



Site Address	300 NW 2 STREET, FORT LAUDERDALE FL 33311	ID #	5042 10 01 1570
Property Owner	FLL PROPERTY VENTURES LLC ATTN LEGAL DEPARTMENT	Millage	9312
Mailing Address	2855 LE JEUNE RD 4TH FL CORAL GABLES FL 33134	Use	00

Abbreviated Legal Description	FT LAUDERDALE B-40 D PORTION OF BLK 10 DESC AS BEG AT NW COR OF LOT 1 BLK 10,E 304.12, SE 209.29,SW 33.94,NW 71.79,SW 270.23,NW 137.50 TO POB
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The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values as reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$1,105,750		\$1,105,750	\$1,105,750	
2016	\$1,105,750		\$1,105,750	\$1,105,750	\$22,203.57
2015	\$181,250		\$181,250	\$181,250	\$3,742.89

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,105,750	\$1,105,750	\$1,105,750	\$1,105,750
Portability	0	0	0	0
Assessed/SOH	\$1,105,750	\$1,105,750	\$1,105,750	\$1,105,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,105,750	\$1,105,750	\$1,105,750	\$1,105,750

Sales History			
Date	Type	Price	Book/Page or CIN
2/8/2013	SW*-D	\$2,600,000	111319620
5/11/2011	CE*-T	\$100	47959 / 1327
11/18/2004	WD*	\$3,100,000	38590 / 747
7/27/2000	WD*	\$666,700	30737 / 607
8/1/1979	WD	\$50,000	8364 / 912

Land Calculations		
Price	Factor	Type
\$25.00	44,230	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								