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| | | | |
|-------------------------------|---|---------|-----------------|
| Site Address | 900-906 NW 6 STREET, FORT LAUDERDALE FL 33311 | ID # | 5042 04 05 0010 |
| Property Owner | FPA II LLC | Millage | 0312 |
| Mailing Address | 900 NW 6 ST # 201 FORT LAUDERDALE FL 33311-8004 | Use | 12-02 |
| Abbreviated Legal Description | TUSKEGEE PARK 3-9 B LOT 1,2 LESS RD BLK 1 | | |

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 2023 Exemptions and Taxable Values as reflected on the Nov. 1, 2023 tax bill. | | | | | |
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2024 | \$137,700 | \$1,129,100 | \$1,266,800 | \$857,920 | |
| 2023 | \$137,700 | \$1,129,100 | \$1,266,800 | \$779,930 | \$24,144.74 |
| 2022 | \$137,700 | \$1,129,100 | \$1,266,800 | \$709,030 | \$22,455.96 |

| 2024 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-------------|--------------|-------------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$1,266,800 | \$1,266,800 | \$1,266,800 | \$1,266,800 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$857,920 | \$1,266,800 | \$857,920 | \$857,920 |
| 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 | \$857,920 | \$1,266,800 | \$857,920 | \$857,920 |

| Sales History -- Search Subdivision Sales | | | |
|---|-------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 12/29/2016 | WD*-D | \$1,500,000 | 114126747 |
| 11/19/2015 | CE*-D | \$300 | 113465246 |
| 3/22/2010 | DR*-T | | 46957 / 282 |
| 1/29/2010 | QC*-T | \$100 | 46929 / 1191 |
| 1/6/2010 | CE*-D | \$500 | 46818 / 206 |

* Denotes Multi-Parcel Sale (See Deed)

| Land Calculations | | |
|---------------------------------|--------|-------|
| Price | Factor | Type |
| \$11.00 | 12,518 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 12134 |
| Eff./Act. Year Built: 1980/1955 | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | F2 | | |
| C | | | | | | | | |
| 12134 | | | | | | 12518 | | |

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