

Site Address	NW 24 AVENUE, UNINCORPORATED FL 33311	ID #	5042 05 07 1410
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0012
	REDEVELOPMENT AGENCY	Use	80- <mark>01</mark>
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301-1016		J
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 20 N 50 LESS E 25 BLK 7		

	* 20	25 val	ues are c	onside	ered "workin	g values	s" a	and	are subject to	chan	ge.	8
rinnen som som stad hvor en han som en en han han at den som				Pro	perty Asses	ssment	Va	lues	5			
Year	Land		Building / Just Improvement							ssessed / OH Value	Тах	
2025	\$84,380					Ç	\$84	4,38	0	()	36,370	
2024	\$84,380					5	\$84	4,38	0	\$	33,070	
2023	\$60,270					Ş	\$60	0,27	0	\$	30,070	
		202	5 Exemp	tions	and Taxabl	e Values	s b	ру Та	axing Author	rity		
			Co	unty	S	chool B	oa	ard	Muni	cipal	In	dependent
Just Value			\$84	,380		\$84	1,3	80	\$84	,380		\$84,380
Portability				0				0		0		0
Assessed/S	ЮН		\$36	6,370		\$84	4,3	80	\$36	,370		\$36,370
Homestead				0				0		0		0
Add. Home	stead			0				0		0		0
Wid/Vet/Dis				0				0		0		0
Senior				0				0		0		0
Exempt Typ	be 15		\$36	6,370		\$84	4,3	80	\$36	5,370		\$36,370
Taxable				0				0		0		0
		Sale	s History	() 			1		Lan	d Cal	culations	
Date	Туре	1	Price	Bo	ook/Page or	r CIN			Price		Factor	Туре
5/29/2001	DRR		2		31647 / 160	63	11		\$14.00		6,027	SF
5/5/2001	WD*	\$12	20,200	31633 / 282		11						
8/29/1997	WD	\$1	8,000		26952 / 85	4						
					ananin margalarat sent ta ta ta data da		╢	1000000000	Adj. Blo		F	

* Denotes Multi-Parcel Sale (See Deed)

	Special Assessments										
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc			
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**Please see map disclaimer



October 23, 2024

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Site Address	NW 24 AVENUE, UNINCORPORATED FL 33311	ID #	5042 05 07 1370
	FORT LAUDERDALE COMMUNITY	Millage	0012
	REDEVELOPMENT AGENCY	Use	80- <mark>01</mark>
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301-1016		
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 19 BLK 7		

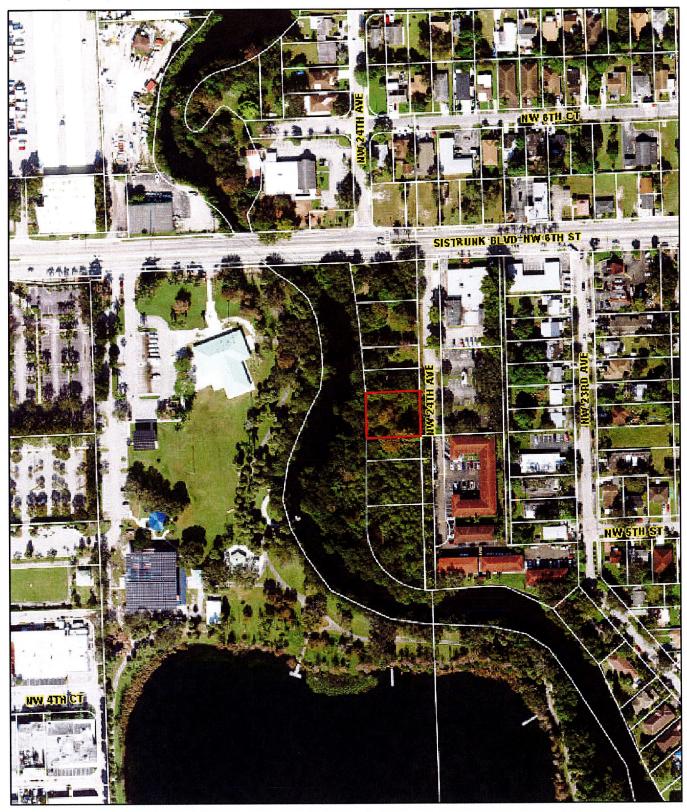
	* 20	25 va	lues are c	onsider	ed "workin	g values	and	are subject to	o chan	ge.		
				Prop	erty Asses	sment	Value	S				
Year	Land		Building / Improvement			Ju	Just / Market Value		Assessed / SOH Value		Тах	
2025	\$167,970)					\$167,	970	\$	572,420		
2024	\$167,970)					\$167,	970	\$	65,840		
2023	\$119,980						\$119,9	980	\$	59,860		
		202	25 Exemp	tions a	nd Taxable	e Values	s by T	axing Autho	rity			
			С	ounty	S	ichool E	Board	Mun	icipal	In	dependent	
Just Value			\$16	67,970		\$16	7,970	\$16	7,970		\$167,970	
Portability				0			0		0		0	
Assessed/	SOH		\$7	72,420		\$16	7,970	\$7	2,420	2	\$72,420	
Homestead				0			0		0		0	
Add. Home	stead			0			0		0		0	
Wid/Vet/Dis	5			0		ad photosocial contractions of the	0		0		0	
Senior				0			0		0		0	
Exempt Ty	<mark>pe</mark> 15		\$7	72,420		\$16	7,970	\$7	2,420		\$72,420	
Taxable				0			0		0		0	
		Sale	s History					Lar	nd Calo	culations		
Date	Туре	I	Price	Boo	ok/Page or	CIN		Price	F	actor	Туре	
5/5/2001	WD*	\$12	20,200	31633 / 282		2		\$14.00	1	1,998	SF	
8/29/1997	WD	\$3	2,000	00 26977 / 81								
3/30/1995	WD*	\$	5100	100 23293 / 645		5						
	Aulti Danaal C							Adj. Bl	dg. S.F			

* Denotes Multi-Parcel Sale (See Deed)

	Special Assessments											
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc				
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**Please see map disclaimer



October 23, 2024

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Site Address	NW 24 AVENUE, UNINCORPORATED FL 33311	ID #	5042 05 07 1390
	FORT LAUDERDALE COMMUNITY	Millage	0012
	REDEVELOPMENT AGENCY	Use	80- <mark>01</mark>
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301-1016		J
Abbr Legal Description	RIVER GARDENS 19-23 B THAT PT OF LOT 20 LYING OUTSI LAUDERDALE LESS N 150 BLK 7	DE CITY LI	MITS OF FT

	* 20	25 va	lues are c	onsider	ed "working	g values	s" an	nd a	ire subject to	o chang	ge.	
				Prop	erty Asses	sment	Valu	ues				
Year	Land			Buildin proven		Just / Market Value			Assessed / SOH Value		Тах	
2025	\$271,70)					\$271	1,70	00	\$	117,180	
2024	\$271,70)				:	\$27 ⁻	1,70	00	\$	106,530	
2023	\$194,07)					\$194	4,07	70	\$	96,850	
		202	25 Exemp	tions a	nd Taxable	e Values	s by	Ta	xing Autho	rity		
			C	ounty	S	chool E	Boar	rd	Mun	icipal	Ine	dependent
Just Value			\$27	1,700		\$27	1,70	00	\$27	1,700		\$271,700
Portability				0			0 0			0		
Assessed/	SOH		\$11	7,180		\$27	1,70	00	\$11	7,180		\$117,180
Homestea	d			0				0		0		0
Add. Home	estead			0				0		0		0
Wid/Vet/Di	s			0				0		0		
Senior				0				0		0		0
Exempt Ty	pe 15		\$11	7,180		\$27	1,70	00	\$11	7,180		\$117,180
Taxable				0				0		0		0
	ning ang ang ang ang ang ang ang ang ang a	Sale	es History						Lar	nd Calo	culations	
Date	Туре		Price	Boo	ok/Page or	CIN			Price	F	actor	Туре
5/5/2001	WD*	\$1	20,200		31633 / 28	2		\$	14.00	1	9,407	SF
8/29/1997	7 WD*	\$6	60,000		26952 / 853							
10/2/1975	5 WD*	\$1	15,000		6353 / 456	5	╟╴					
							1⊢		Adj. Bl	da. S F		
* D	Aulti-Parcel	Dala (Can Dood						7.01.01	-9. 01	-	

* Denotes Multi-Parcel Sale (See Deed)

	Special Assessments											
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc				
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**Please see map disclaimer



October 23, 2024

0	112.5		450 ft		
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Flight Date : Jan 1, 2024 & Jan 29, 2024 Broward County Property Appraiser CAM #24-1068 Exhibit 2 Page 6 of 10



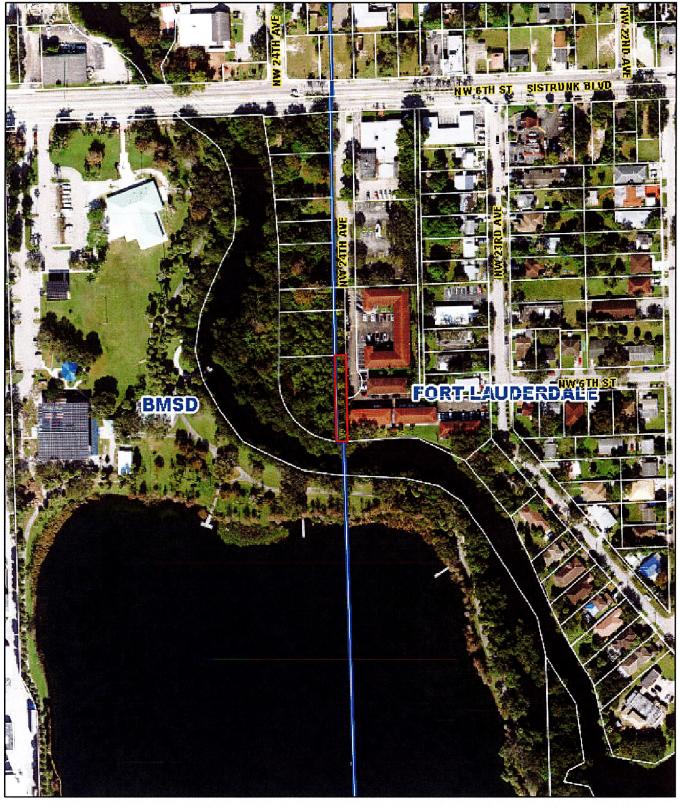
Site Address	NW 24 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 05 07 1380
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312
	REDEVELOPMENT AGENCY	Use	94-01
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301-1016		
Abbr Legal Description	RIVER GARDENS 19-23 B THAT PT OF LOT 20 LYING WITHIN LESS N 150 BLK 7	N CITY LIM	ITS OF FT LAUD

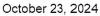
	* 20	25 val	lues are c	onside	ered "working va	alues	an" an	d are subject	to char	ige.		
				Pro	perty Assessm	nent	Valu	es			n de versen en en en en en en de server de server en	
Year	Land			Building / Improvement			Just / Market Value			Assessed / SOH Value		
2025	\$2,430				¢.	2,43	30	5	\$2,430			
2024	\$2,430					\$	2,43	30	Ş	\$2,430		
2023	\$2,380				,	\$	52,38	30	Ş	\$2,380		
		202	5 Exemp	tions	and Taxable Va	alues	s by	Taxing Autho	ority			
			Co	unty	Scho	ol B	oard	Mun	icipal		Independent	
Just Value			\$2	,430		\$2	,430	\$	2,430	\$2,430		
Portability	ortability			0		0			0		0	
Assessed/S	Assessed/SOH			\$2,430		\$2,430		\$	\$2,430		\$2,430	
Homestead				0		0			0		0	
Add. Homestead				0		0		-	0		0	
Wid/Vet/Dis				0			0		0		0	
Senior				0			0		0		0	
Exempt Typ	e 15		\$2	\$2,430		\$2,430		\$	2,430	\$2,4		
Taxable						0 0				0		
		Sale	s History				Land Calculations					
Date	Туре	F	Price	Bo	ook/Page or Cli	N		Price	Factor		Туре	
5/5/2001	WD*	\$12	20,200				\$0.51		4,759		SF	
8/29/1997	WD*	\$6	D,000 26952 / 8		26952 / 853			5 - 100 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 - 200 -				
3/30/1995	WD*	\$	100 23		23293 / 645						1	
10/2/1975	WD*	\$1			6353 / 456		-				+	
							\vdash	Adj. Bl			+	
D	Ilti-Parcel S							Auj. Di	uy. 0.1	•		

* Denotes Multi-Parcel Sale (See Deed)

	Special Assessments											
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc				
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**Please see map disclaimer





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0			,t.,t,-	 20 m



Site Address	NW 24 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 05 07 1420
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312
	REDEVELOPMENT AGENCY	Use	94- <mark>01</mark>
Mailing Address	101 NE 3 AVE STE 2100 FORT LAUDERDALE FL 33301-1016		
Abbr Legal Description	RIVER GARDENS 19-23 B THAT PT OF S 100 OF N 150 OF LO LIMITS OF FT LAUD BLK 7	OT 20 LYIN	G WITHIN CITY

	* 20	25 va	ues are c	onside	ered "worki	ng values	s" an	id are subject	to char	ige.		
				Pro	perty Asse	essment	Valu	ies				
Year	Land			Building / Improvement			t / N Valı	larket ue	Assessed / SOH Value		Tax	
2025	\$1,280					¢	51,28	80		\$1,280		
2024	\$1,280					\$	51,28	80	Ş	\$1,280		
2023	\$1,250					\$	51,25	50	S	\$1,250		
		202	5 Exemp	tions	and Taxab	le Values	s by	Taxing Auth	ority			
			Co	unty	S	School Be	oarc	l Mun	icipal		Independent	
Just Value			\$1	,280		\$1	,280) \$	51,280		\$1,280	
Portability				0			C)	0			
Assessed/S	ЮН		\$1	,280	\$1,2		,280) \$	\$1,280 \$1			
Homestead				0			C)	0			
Add. Homes	Add. Homestead			0		0)	0	C C		
Wid/Vet/Dis				0			C)	0		0	
Senior				0			C)	0		0	
Exempt Typ	e 15		\$1	\$1,280		\$1,280		\$	51,280	\$1,2		
Taxable				0			0		0		0	
		Sale	s History	k.				Land Calculations				
Date	Туре	F	Price	Bo	ook/Page o	or CIN		Price	F	actor	Туре	
5/5/2001	WD*	\$12	20,200	0,200 31633 / 28			\$0.51		2,500		SF	
8/29/1997	WD	\$5	,300	300 26940 / 7						-		
3/1/1991	TXD	\$	500 18210 / 5			9						
							\vdash	Adi R	dg. S.F			
Denster M	ulti-Parcel S							Auj. Di	uy. 0.1	•		

* Denotes Multi-Parcel Sale (See Deed)

	Special Assessments											
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc				
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October 23, 2024