



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

IMPORTANT:

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
 If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount.
 If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you.
 If you own a home in Florida, and want to see how much portability will save you, try our **Portability Estimator**.

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Site Address	1310-1312 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 06 0600
Property Owner	NWRD LLC	Millage	0312
Mailing Address	250 W SUNRISE BLVD FORT LAUDERDALE FL 33311-6207	Use	10
Abbreviated Legal Description	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 4 LESS RD R/W BLK 4		

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 2021 Exemptions and Taxable Values as reflected on the Nov. 1, 2021 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$59,460		\$59,460	\$50,920	
2021	\$43,600	\$29,650	\$73,250	\$73,250	\$2,707.72
2020	\$43,600	\$29,650	\$73,250	\$73,250	\$2,700.55
2022 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$59,460	\$59,460	\$59,460	\$59,460	
Portability	0	0	0	0	
Assessed/SOH	\$50,920	\$59,460	\$50,920	\$50,920	
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	\$50,920	\$59,460	\$50,920	\$50,920	

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/8/2017	WD-Q	\$155,000	114374052	\$15.00	3,964	SF
5/4/2017	QCD-T	\$100	114374050			
2/13/2017	TD-T	\$100	114223663			
4/11/2012	DR*-T		48671 / 1287			
4/11/2012	PR*-T	\$100	48662 / 1845			
				Adj. Bldg. S.F.		

CAM #22-0733

Exhibit 2

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* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						3964		

If you see a factual error on this page, please [click here](#) to notify us.



Photographs for Parcel ID [504204-06-0600](#), displayed on 7/8/2022











More pictures may be available on an external website called Google Street View.
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