

LOCATION MAP



**Proposed Location for Jamaican Jerk Shack Restaurant
at Shoppes on Arts Avenue**



Site Address	510-570 NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 23 0020
Property Owner	MJDC AOA LLC % MILTON JONES DEV CORP	Millage	0312
Mailing Address	P.O BOX 357 DANIA BEACH FL 33004	Use	11-05
Abbr Legal Description	NORTHWEST FORT LAUDERDALE COMMERCIAL PLAT 148-25 B PARCEL B & D TOGETHER WITH POR OF RD VACATED PER ORD C-92-14 & ORD C-10-49 TOGETHER WITH POR OF NORTH LAUDERDALE 1-48 D DESC AS BEING LOTS 47-52 LESS RD R/W & LESS POR DESC IN OR 48619/1731		

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\(8\)](#).

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023	\$1,216,300	\$3,899,770	\$5,116,070	\$5,116,070				
2022	\$1,216,300	\$3,899,770	\$5,116,070	\$5,116,070				
2021	\$1,216,300	\$3,578,410	\$4,794,710	\$4,794,710	\$111,404.30			
2023 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$5,116,070	\$5,116,070	\$5,116,070	\$5,116,070				
Portability	0	0	0	0				
Assessed/SOH	\$5,116,070	\$5,116,070	\$5,116,070	\$5,116,070				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wld/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$5,116,070	\$5,116,070	\$5,116,070	\$5,116,070				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/24/2011	QC*-T	\$100	48263 / 1768	\$8.00	152,037	SF		
				Adj. Bldg. S.F. (Card, Sketch)		36058		
				Eff./Act. Year Built: 2013/2012				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
36058						152037		