



Site Address	2980-2990 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 25 04 4560
Property Owner	OB REAL ESTATE HOLDINGS 1692 LLC	Millage	0312
Mailing Address	2477 E COMMERCIAL BLVD FORT LAUDERDALE FL 33308	Use	12

Abbreviated Legal Description	CORAL RIDGE GALT ADD NO 1 31-37 B LOT 2 LESS S 208 BLK 61
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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 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$298,300	\$347,930	\$646,230	\$646,230	
2014	\$298,300	\$322,160	\$620,460	\$620,460	\$14,053.87
2013	\$298,300	\$322,160	\$620,460	\$620,460	\$14,203.72

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$646,230	\$646,230	\$646,230	\$646,230
Portability	0	0	0	0
Assessed/SOH	\$646,230	\$646,230	\$646,230	\$646,230
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	\$646,230	\$646,230	\$646,230	\$646,230

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/25/2012	WD*-D	\$2,449,000	49196 / 1437	\$25.00	11,932	SF
4/11/2003	WD	\$635,000	35330 / 979			
6/27/1995	TD	\$100,000	23645 / 692			
6/30/1995	TD	\$100,000	23645 / 697			
6/30/1995	WD	\$200,000	23645 / 690	Adj. Bldg. S.F. (Card, Sketch)		6596
				Units		2

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
6596								