



Site Address	NW 4 STREET, FORT LAUDERDALE	ID #	5042 10 01 0671
Property Owner	315 FLAGLER LP	Millage	9312
Mailing Address	300 SW 1 AVE SUITE 106 FORT LAUDERDALE FL 33301	Use	28

Abbreviated Legal Description	FT LAUDERDALE B-40 D LOT 2 N 50 LESS E 155 BLK 3
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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 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$10,600	\$1,900	\$12,500	\$10,320	
2015	\$10,600	\$1,900	\$12,500	\$9,390	\$216.54
2014	\$10,600	\$1,900	\$12,500	\$8,540	\$209.66

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$12,500	\$12,500	\$12,500	\$12,500
Portability	0	0	0	0
Assessed/SOH	\$10,320	\$12,500	\$10,320	\$10,320
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	\$10,320	\$12,500	\$10,320	\$10,320

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/21/2016	SW*-E	\$1,900,000	113484178	\$12.00	883	SF
3/20/2006	WD*	\$1,100,000	41732 / 260			
11/19/1998	WD*	\$240,000	29077 / 1363			
2/1/1987	WD		14291 / 122			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Site Address	333 NW 1 AVENUE, FORT LAUDERDALE	ID #	5042 10 01 0670
Property Owner	315 FLAGLER LP	Millage	9312
Mailing Address	300 SW 1 AVE SUITE 106 FORT LAUDERDALE FL 33301	Use	17

Abbreviated Legal Description	FT LAUDERDALE B-40 D LOT 2 N 50 OF E 155 BLK 3
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Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$90,890	\$418,410	\$509,300	\$509,300	
2015	\$90,890	\$418,410	\$509,300	\$509,300	\$11,726.31
2014	\$90,890	\$411,340	\$502,230	\$490,310	\$11,644.04

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$509,300	\$509,300	\$509,300	\$509,300
Portability	0	0	0	0
Assessed/SOH	\$509,300	\$509,300	\$509,300	\$509,300
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	\$509,300	\$509,300	\$509,300	\$509,300

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/21/2016	SW*-E	\$1,900,000	113484178	\$12.00	7,574	SF
3/20/2006	WD*	\$1,100,000	41732 / 260			
11/19/1998	WD*	\$240,000	29077 / 1363			
10/1/1973	WD	\$50,000	4291 / 122			
10/1/1973	WD	\$50,000				
Adj. Bldg. S.F. (Card, Sketch)						4331

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Site Address	315 NW 1 AVENUE, FORT LAUDERDALE	ID #	5042 10 01 0680
Property Owner	315 FLAGLER LP	Millage	9312
Mailing Address	300 SW 1 AVE SUITE 106 FORT LAUDERDALE FL 33301	Use	28

Abbreviated Legal Description	FT LAUDERDALE B-40 D LOT 2 S 100 OF N 150 LESS W 14 BLK 3
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Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$169,130	\$28,000	\$197,130	\$197,130	
2015	\$169,130	\$28,000	\$197,130	\$197,130	\$4,070.85
2014	\$169,130	\$28,000	\$197,130	\$197,130	\$4,159.78

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$197,130	\$197,130	\$197,130	\$197,130
Portability	0	0	0	0
Assessed/SOH	\$197,130	\$197,130	\$197,130	\$197,130
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	\$197,130	\$197,130	\$197,130	\$197,130

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/21/2016	SW*-E	\$1,900,000	113484178	\$12.00	14,094	SF
4/6/2005	QC*	\$100	39500 / 1453			
7/15/1997	QC*	\$592,200	26770 / 112			
			4034 / 387			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	NW 4 STREET, FORT LAUDERDALE	ID #	5042 10 01 0830
Property Owner	315 FLAGLER LP	Millage	9312
Mailing Address	300 SW 1 AVE SUITE 106 FORT LAUDERDALE FL 33301	Use	28

Abbreviated Legal Description	FT LAUDERDALE B-40 D LOT 2 W 14 OF S 100 OF N 150 BLK 3
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Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$20,980	\$2,600	\$23,580	\$15,760	
2015	\$20,980	\$2,600	\$23,580	\$14,330	\$363.21
2014	\$20,980	\$2,600	\$23,580	\$13,030	\$353.41

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$23,580	\$23,580	\$23,580	\$23,580
Portability	0	0	0	0
Assessed/SOH	\$15,760	\$23,580	\$15,760	\$15,760
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	\$15,760	\$23,580	\$15,760	\$15,760

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/21/2016	SW*-E	\$1,900,000	113484178	\$12.00	1,748	SF
4/6/2005	QC*	\$100	39500 / 1453			
7/15/1997	QC*	\$592,200	26770 / 112			
			4034 / 387			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc