

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	540 NE 8 STREET, FORT LAUDERDALE	ID #	4942 34 07 2300
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	18

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 1 THRU 5 & 44 THRU 48 BLK 292
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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	\$1,687,550	\$509,840	\$2,197,390	\$2,197,390	
2015	\$1,687,550	\$509,840	\$2,197,390	\$2,197,390	\$46,542.83
2014	\$413,450	\$1,970,340	\$2,383,790	\$2,383,790	\$51,072.74

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	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390
Portability	0	0	0	0
Assessed/SOH	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390
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	\$2,197,390	\$2,197,390	\$2,197,390	\$2,197,390

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/23/2014	WD*-E	\$9,012,000	112378624	\$50.00	33,751	SF
7/27/2007	WD-Q	\$6,900,000	44727 / 1300			
1/31/2006	QCD		41397 / 54			
1/31/2006	WD	\$6,700,000	41397 / 52			
11/3/2005	WD	\$4,050,000	40851 / 642			
				Adj. Bldg. S.F. (Card, Sketch)		16702

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	711 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2400
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	39

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 18 TO 21 BLK 292
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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	\$675,000	\$151,490	\$826,490	\$826,490	
2015	\$675,000	\$151,490	\$826,490	\$826,490	\$16,898.46
2014	\$162,000	\$268,100	\$430,100	\$430,100	\$9,283.06

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	\$826,490	\$826,490	\$826,490	\$826,490
Portability	0	0	0	0
Assessed/SOH	\$826,490	\$826,490	\$826,490	\$826,490
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	\$826,490	\$826,490	\$826,490	\$826,490

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354
			5092 / 865

Land Calculations		
Price	Factor	Type
\$50.00	13,500	SF
Adj. Bldg. S.F. (Card, Sketch)		3448
Units		12

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2450
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 29 BLK 292
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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	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

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	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
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	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
8/18/2015	DR*-T		113178964
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2460
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 30 BLK 292
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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	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

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	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
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	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/28/2005	WD*	\$2,430,000	39993 / 191
12/17/2002	WD*	\$610,000	34393 / 687
4/20/1995	WD*	\$490,000	23410 / 354
			5092 / 865

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	711 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2640
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	39

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 29,30, LESS STATE RD BLK 293
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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	\$170,000	\$152,060	\$322,060	\$322,060	
2015	\$170,000	\$152,060	\$322,060	\$322,060	\$7,006.61
2014	\$85,000	\$160,800	\$245,800	\$245,800	\$5,601.31

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$322,060	\$322,060	\$322,060	\$322,060
Portability	0	0	0	0
Assessed/SOH	\$322,060	\$322,060	\$322,060	\$322,060
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	\$322,060	\$322,060	\$322,060	\$322,060

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/23/2014	WD*-E	\$9,012,000	112378624	\$50.00	3,400	SF
6/28/2005	WD*	\$2,430,000	39993 / 191			
12/17/2002	WD*	\$610,000	34393 / 687			
4/20/1995	WD*	\$490,000	23410 / 354			
				Adj. Bldg. S.F. (Card, Sketch)		2167
				Units		9

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	719 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2390
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 14 TO 17 BLK 292
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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	\$675,000		\$675,000	\$675,000	
2015	\$675,000		\$675,000	\$675,000	\$13,236.78
2014	\$222,750		\$222,750	\$222,750	\$4,449.85

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	\$675,000	\$675,000	\$675,000	\$675,000
Portability	0	0	0	0
Assessed/SOH	\$675,000	\$675,000	\$675,000	\$675,000
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	\$675,000	\$675,000	\$675,000	\$675,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
2/1/1990	WD	\$65,000	17150 / 582

Land Calculations		
Price	Factor	Type
\$50.00	13,500	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	721 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2380
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 12,13 BLK 292
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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	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$111,370	\$2,224.89

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	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
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	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
6/1/1994	WD	\$80,000	22371 / 56
4/1/1980	WD	\$80,000	
11/1/1968	WD	\$15,000	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	713 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2650
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 31,32,33,LESS ST RD BLK 293
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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	\$255,000		\$255,000	\$255,000	
2015	\$255,000		\$255,000	\$255,000	\$5,000.55
2014	\$149,180		\$149,180	\$140,250	\$2,868.18

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	\$255,000	\$255,000	\$255,000	\$255,000
Portability	0	0	0	0
Assessed/SOH	\$255,000	\$255,000	\$255,000	\$255,000
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	\$255,000	\$255,000	\$255,000	\$255,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
12/1/1986	WD	\$122,500	14006 / 738

Land Calculations		
Price	Factor	Type
\$50.00	5,100	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	719 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2660
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 34 LESS STATE RD BLK 293
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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	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$46,750	\$956.07

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	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
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	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
4/1/1993	WD	\$38,000	20622 / 500

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	719 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2670
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 35 LESS STATE RD BLK 293
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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	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$46,750	\$956.07

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	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
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	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/23/2005	WD*	\$3,450,000	39949 / 109
6/15/1994	WD*	\$80,000	22371 / 56
5/1/1971	WD	\$38,000	8868 / 445

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	727 NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2320
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 6 THRU 11 BLK 292
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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	\$1,012,500	\$13,820	\$1,026,320	\$1,026,320	
2015	\$1,012,500	\$13,820	\$1,026,320	\$1,026,320	\$20,126.14
2014	\$243,000	\$13,820	\$256,820	\$256,820	\$5,130.48

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2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320
Portability	0	0	0	0
Assessed/SOH	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320
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	\$1,026,320	\$1,026,320	\$1,026,320	\$1,026,320

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
12/1/1989	QCD		17113 / 164

Land Calculations		
Price	Factor	Type
\$50.00	20,250	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

**LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER**



Site Address	723 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2680
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 36 LESS STATE RD BLK 293
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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	\$85,000	\$3,030	\$88,030	\$88,030	
2015	\$85,000	\$3,030	\$88,030	\$88,030	\$1,726.26
2014	\$42,500	\$3,030	\$45,530	\$41,720	\$861.78

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	\$88,030	\$88,030	\$88,030	\$88,030
Portability	0	0	0	0
Assessed/SOH	\$88,030	\$88,030	\$88,030	\$88,030
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	\$88,030	\$88,030	\$88,030	\$88,030

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
4/1/1991	WD		18313 / 92

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	723 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2690
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	28

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 37 LESS STATE RD BLK 293
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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	\$85,000	\$3,030	\$88,030	\$88,030	
2015	\$85,000	\$3,030	\$88,030	\$88,030	\$1,726.26
2014	\$42,500	\$3,030	\$45,530	\$41,720	\$861.78

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	\$88,030	\$88,030	\$88,030	\$88,030
Portability	0	0	0	0
Assessed/SOH	\$88,030	\$88,030	\$88,030	\$88,030
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	\$88,030	\$88,030	\$88,030	\$88,030

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
1/1/1991	WD		18313 / 92

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	727 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2700
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	27

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 38 TO 43, LESS ST RD BLK 293
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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	\$510,000	\$142,060	\$652,060	\$652,060	
2015	\$510,000	\$142,060	\$652,060	\$652,060	\$13,995.92
2014	\$255,000	\$153,430	\$408,430	\$408,430	\$9,368.17

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	\$652,060	\$652,060	\$652,060	\$652,060
Portability	0	0	0	0
Assessed/SOH	\$652,060	\$652,060	\$652,060	\$652,060
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	\$652,060	\$652,060	\$652,060	\$652,060

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
6/22/2005	WD*	\$5,381,800	39949 / 111
5/24/2002	WD*	\$775,000	33209 / 468
6/14/1995	WD*	\$590,000	23587 / 871
12/1/1989	QCD		17113 / 164

Land Calculations		
Price	Factor	Type
\$50.00	10,200	SF
Adj. Bldg. S.F. (Card, Sketch)		3824

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	701 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2620
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	11

Abbreviated Legal Description	PROGRESSO 2-18 D LOTS 25,26,27, LESS STATE RD BLK 293
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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	\$255,000	\$257,850	\$512,850	\$512,850	
2015	\$255,000	\$257,850	\$512,850	\$512,850	\$11,265.98
2014	\$127,500	\$347,640	\$475,140	\$475,140	\$10,700.81

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	\$512,850	\$512,850	\$512,850	\$512,850
Portability	0	0	0	0
Assessed/SOH	\$512,850	\$512,850	\$512,850	\$512,850
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	\$512,850	\$512,850	\$512,850	\$512,850

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
8/31/2000	WD	\$425,600	30817 / 748
4/18/1995	WD	\$250,000	23386 / 941
10/1/1974	WD	\$75,000	5982 / 404

Land Calculations		
Price	Factor	Type
\$50.00	5,100	SF
Adj. Bldg. S.F. (Card, Sketch)		4066

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	707 N FEDERAL HIGHWAY, FORT LAUDERDALE	ID #	4942 34 07 2630
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	10

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 28 LESS STATE RD BLK 293
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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	\$85,000		\$85,000	\$85,000	
2015	\$85,000		\$85,000	\$85,000	\$1,666.86
2014	\$49,730		\$49,730	\$41,050	\$884.62

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	\$85,000	\$85,000	\$85,000	\$85,000
Portability	0	0	0	0
Assessed/SOH	\$85,000	\$85,000	\$85,000	\$85,000
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	\$85,000	\$85,000	\$85,000	\$85,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652
7/1/1973	WD	\$5,000	

Land Calculations		
Price	Factor	Type
\$50.00	1,700	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *



Site Address	NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2420
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 23,24 BLK 292
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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	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$98,050	\$2,057.88

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	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
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	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652
6/1/1967	WD	\$3,300	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 TERRACE, FORT LAUDERDALE	ID #	4942 34 07 2410
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 22 BLK 292
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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	\$168,750		\$168,750	\$168,750	
2015	\$168,750		\$168,750	\$168,750	\$3,309.17
2014	\$55,690		\$55,690	\$44,990	\$978.33

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	\$168,750	\$168,750	\$168,750	\$168,750
Portability	0	0	0	0
Assessed/SOH	\$168,750	\$168,750	\$168,750	\$168,750
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	\$168,750	\$168,750	\$168,750	\$168,750

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
			32151 / 411
9/18/2001	TD*	\$315,000	32151 / 411

Land Calculations		
Price	Factor	Type
\$50.00	3,375	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2430
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 25,26 BLK 292
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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	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$98,050	\$2,057.88

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	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
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	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD*	\$315,000	32151 / 411
5/1/1993	QCD		20749 / 652

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	706 NE 5 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 2440
Property Owner	FLAGLER VILLAGE LAND TR GREENFIELD, STEVEN B TRSTEE	Millage	0312
Mailing Address	6111 BROKEN SOUND PKWY NW #350 BOCA RATON FL 33487	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 27,28 BLK 292
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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	\$337,500		\$337,500	\$337,500	
2015	\$337,500		\$337,500	\$337,500	\$6,618.37
2014	\$111,380		\$111,380	\$90,000	\$1,956.94

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	\$337,500	\$337,500	\$337,500	\$337,500
Portability	0	0	0	0
Assessed/SOH	\$337,500	\$337,500	\$337,500	\$337,500
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	\$337,500	\$337,500	\$337,500	\$337,500

Sales History			
Date	Type	Price	Book/Page or CIN
5/23/2014	WD*-E	\$9,012,000	112378624
8/14/2007	SW*-Q	\$3,753,800	44572 / 826
9/18/2001	TD	\$105,000	32151 / 413
3/1/1994	QCD	\$100	21827 / 951
12/1/1990	WD	\$50,000	

Land Calculations		
Price	Factor	Type
\$50.00	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

* Click here for old map program *