

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	615 NE 2 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5920
Property Owner	FLL LAND HOLDINGS LLC	Millage	0312
Mailing Address	20801 BISCAYNE BLVD STE 501 AVENTURA FL 33180	Use	01
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 16 S 10, LOTS 17, 18, BLK 318		

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	\$16,200	\$301,050	\$317,250	\$317,250	
2015	\$16,200	\$140,170	\$156,370	\$156,370	\$3,516.40
2014	\$16,200	\$119,760	\$135,960	\$135,960	\$3,166.06

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$317,250	\$317,250	\$317,250	\$317,250
Portability	0	0	0	0
Assessed/SOH	\$317,250	\$317,250	\$317,250	\$317,250
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	\$317,250	\$317,250	\$317,250	\$317,250

Sales History			
Date	Type	Price	Book/Page or CIN
7/27/2015	WD-Q	\$352,500	113138936
7/1/2014	SWD-Q-DS	\$185,000	112509058
8/14/2013	AC*-T		111750351
7/3/2013	CE*-T	\$100	111696460
12/1/2004	WD	\$400,000	38651 / 700

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$2.00	8,100	SF
Adj. Bldg. S.F. (Card, Sketch)		1416
Units		2

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
R								
2								



Site Address	NE 2 AVENUE, FORT LAUDERDALE	ED #	4942 34 07 5931
Property Owner	FLL LAND HOLDINGS LLC	Millage	0312
Mailing Address	20801 BISCAYNE BLVD STE 501 AVENTURA FL 33180	Use	00
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 19, BLK 318		

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	\$135,000		\$135,000	\$135,000	
2015	\$27,000		\$27,000	\$27,000	\$529.48
2014	\$27,000		\$27,000	\$27,000	\$539.39

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$135,000	\$135,000	\$135,000	\$135,000
Portability	0	0	0	0
Assessed/SOH	\$135,000	\$135,000	\$135,000	\$135,000
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	\$135,000	\$135,000	\$135,000	\$135,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/17/2015	WD-Q	\$155,000	112935790	\$40.00	3,375	SF
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Gerb	Light	Drain	Inpr	Safe	Storm	Clean	Misc
03								
L								
1								

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	607 NE 2 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5940
Property Owner	FLL LAND HOLDINGS LLC	Millage	0312
Mailing Address	20801 BISCAYNE BLVD STE 501 AVENTURA FL 33180	Use	00
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 20,21 BLK 318		

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	\$166,790		\$166,790	\$166,790	
2015	\$111,380		\$111,380	\$111,380	\$2,184.17
2014	\$111,380		\$111,380	\$111,380	\$2,225.02

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$166,790	\$166,790	\$166,790	\$166,790
Portability	0	0	0	0
Assessed/SOH	\$166,790	\$166,790	\$166,790	\$166,790
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	\$166,790	\$166,790	\$166,790	\$166,790

Sales History			
Date	Type	Price	Book/Page or CIN
4/7/2015	SW*-E	\$750,000	112925614
8/14/2013	AC*-T		111750351
7/3/2013	CE*-T	\$100	111696460
2/10/2005	WD	\$280,000	39056 / 470
4/25/2002	WD	\$65,000	33054 / 304

Land Calculations		
Price	Factor	Type
\$24.71	6,750	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	601 NE 2 AVENUE, FORT LAUDERDALE	ID #	4942 34 07 5950
Property Owner	FLL LAND HOLDINGS LLC	Millage	0312
Mailing Address	20801 BISCAYNE BLVD STE 501 AVENTURA FL 33180	Use	00

Abbreviated Legal Description	PROGRESSO 2-18 D LOT 22 TO 24 BLK 318
-------------------------------	---------------------------------------

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	\$250,190		\$250,190	\$250,190	
2015	\$167,060		\$167,060	\$167,060	\$3,276.04
2014	\$167,060		\$167,060	\$167,060	\$3,337.33

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$250,190	\$250,190	\$250,190	\$250,190
Portability	0	0	0	0
Assessed/SOH	\$250,190	\$250,190	\$250,190	\$250,190
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	\$250,190	\$250,190	\$250,190	\$250,190

Sales History			
Date	Type	Price	Book/Page or CIN
4/7/2015	SW*-E	\$750,000	112925614
8/14/2013	AC*-T		111750351
7/3/2013	CE*-T	\$100	111696460
11/10/2004	SW*	\$911,300	38526 / 534
1/9/2001	WD	\$100	31185 / 1837

Land Calculations		
Price	Factor	Type
\$24.71	10,125	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Inpr	Safe	Storm	Clean	Misc
03								
L								
1								

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	103 NE 6 STREET, FORT LAUDERDALE	ID #	4942 34 07 5960
Property Owner	FLL LAND HOLDINGS LLC	Millage	0312
Mailing Address	20801 BISCAYNE BLVD STE 501 AVENTURA FL 33180	Use	00
Abbreviated Legal Description	PROGRESSO 2-18 D LOT 25 TO 27 BLK 318		

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	\$250,190		\$250,190	\$250,190	
2015	\$167,060		\$167,060	\$167,060	\$3,276.04
2014	\$167,060		\$167,060	\$167,060	\$3,337.33

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$250,190	\$250,190	\$250,190	\$250,190
Portability	0	0	0	0
Assessed/SOH	\$250,190	\$250,190	\$250,190	\$250,190
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	\$250,190	\$250,190	\$250,190	\$250,190

Sales History			
Date	Type	Price	Book/Page or CIN
4/7/2015	SW*-E	\$750,000	112925614
8/14/2013	AC*-T		111750351
7/3/2013	CE*-T	\$100	111696460
11/10/2004	SW*	\$911,300	38526 / 534
1/9/2001	WD	\$100	31185 / 1829

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$24.71	10,125	SF
Adj. Bldg. S.F.		

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