



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	901 PROGRESSO DRIVE, FORT LAUDERDALE FL 33304	ID #	4942 34 06 2280
Property Owner	URBAN NORTH LLC	Millage	0312
Mailing Address	919 SE 6 CT FORT LAUDERDALE FL 33301	Use	12
Abbr Legal Description	PROGRESSO 2-18 D TRIANGULAR TR LYING S OF BLK214 & E OF BLK 256		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$201,560	\$684,880	\$886,440	\$886,440	
2018	\$201,560	\$684,880	\$886,440	\$886,440	\$18,207.38
2017	\$201,560	\$631,490	\$833,050	\$787,900	\$16,830.08

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$886,440	\$886,440	\$886,440	\$886,440
Portability	0	0	0	0
Assessed/SOH	\$886,440	\$886,440	\$886,440	\$886,440
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 50	\$443,220	0	0	0
Taxable	\$443,220	\$886,440	\$886,440	\$886,440

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/30/2005	WD*	\$1,500,000	39364 / 1342	\$15.00	13,437	SF
8/30/1996	WD	\$240,000	25411 / 670			
3/1/1986	WD	\$295,000	13265 / 384			
				Adj. Bldg. S.F. (Card, Sketch)		12314
				Eff./Act. Year Built: 1946/1935		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
12314								



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NE 9 STREET, FORT LAUDERDALE FL 33304	ID #	4942 34 06 2290
Property Owner	URBAN NORTH LLC	Millage	0312
Mailing Address	919 SE 6 CT FORT LAUDERDALE FL 33301	Use	28
Abbr Legal Description	PROGRESSO 2-18 D LOT 1 BLK 256		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$35,070	\$2,920	\$37,990	\$37,990	
2018	\$35,070	\$2,920	\$37,990	\$37,990	\$689.69
2017	\$35,070	\$2,920	\$37,990	\$37,990	\$701.88

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$37,990	\$37,990	\$37,990	\$37,990
Portability	0	0	0	0
Assessed/SOH	\$37,990	\$37,990	\$37,990	\$37,990
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	\$37,990	\$37,990	\$37,990	\$37,990

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/30/2005	WD*	\$1,500,000	39364 / 1342	\$11.00	3,188	SF
4/25/1996	WD*	\$65,000	24829 / 132			
			9109 / 489			

* Denotes Multi-Parcel Sale (See Deed)

Adj. Bldg. S.F. (Card, Sketch)

* Denotes Multi-Parcel Sale (See Deed)

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



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	841-841 NE 3 AVENUE, FORT LAUDERDALE FL 33304	ID #	4942 34 06 2300
Property Owner	URBAN NORTH LLC	Millage	0312
Mailing Address	919 SE 6 CT FORT LAUDERDALE FL 33301	Use	28
Abbr Legal Description	PROGRESSO 2-18 D LOT 2 BLK 256		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$35,070	\$5,360	\$40,430	\$40,430	
2018	\$35,070	\$5,360	\$40,430	\$40,430	\$733.99
2017	\$35,070	\$5,360	\$40,430	\$40,430	\$746.95

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$40,430	\$40,430	\$40,430	\$40,430
Portability	0	0	0	0
Assessed/SOH	\$40,430	\$40,430	\$40,430	\$40,430
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	\$40,430	\$40,430	\$40,430	\$40,430

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/30/2005	WD*	\$1,500,000	39364 / 1342	\$11.00	3,188	SF
4/25/1996	WD*	\$65,000	24829 / 132			
			9109 / 489			

* Denotes Multi-Parcel Sale (See Deed)

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



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NE 3 AVENUE, FORT LAUDERDALE FL 33304	ID #	4942 34 06 2310
Property Owner	URBAN NORTH LLC	Millage	0312
Mailing Address	919 SE 6 CT FORT LAUDERDALE FL 33301	Use	28
Abbr Legal Description	PROGRESSO 2-18 D LOT 3 BLK 256		

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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$35,060	\$5,900	\$40,960	\$40,960	
2018	\$35,060	\$5,900	\$40,960	\$40,960	\$743.62
2017	\$35,060	\$5,900	\$40,960	\$40,960	\$756.77

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$40,960	\$40,960	\$40,960	\$40,960
Portability	0	0	0	0
Assessed/SOH	\$40,960	\$40,960	\$40,960	\$40,960
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	\$40,960	\$40,960	\$40,960	\$40,960

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/30/2005	WD*	\$1,500,000	39364 / 1342	\$11.00	3,187	SF
4/25/1996	WD*	\$65,000	24829 / 132			
			9109 / 489			

* Denotes Multi-Parcel Sale (See Deed)

Adj. Bldg. S.F. (Card, Sketch)

* Denotes Multi-Parcel Sale (See Deed)

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