



Site Address	701-745 NW 5 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 06 9460
Property Owner	BAYIT INVESTMENTS LLC	Millage	0312
Mailing Address	9232 ABBOTT AVE MIAMI FL 33154	Use	48
Abbr Legal Description	PROGRESSO 2-18 D LOTS 7 THRU 24 BLK 281		

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	\$607,490	\$2,312,030	\$2,919,520	\$2,919,520	
2018	\$607,490	\$2,312,030	\$2,919,520	\$2,910,740	\$54,121.26
2017	\$607,490	\$2,038,640	\$2,646,130	\$2,646,130	\$50,110.05

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,919,520	\$2,919,520	\$2,919,520	\$2,919,520
Portability	0	0	0	0
Assessed/SOH	\$2,919,520	\$2,919,520	\$2,919,520	\$2,919,520
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	\$2,919,520	\$2,919,520	\$2,919,520	\$2,919,520

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/18/2016	WD-Q	\$2,700,000	114056335	\$10.00	60,749	SF
12/8/2008	QC*-T	\$100	45861 / 1597			
11/10/2004	WD*	\$1,658,400	38559 / 1800			
9/8/1993	QCD	\$100	21098 / 567			
				Adj. Bldg. S.F. (Card, Sketch)		32202
				Eff./Act. Year Built: 1974/1973		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
32202								



Photographs for Parcel ID [494234-06-9460](#), displayed on 5/3/2019

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Site Address	744-748 NW 5 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 0200
Property Owner	744-748 NW 5 AVE LLC	Millage	0312
Mailing Address	746 NW 5 AVE FORT LAUDERDALE FL 33311	Use	48
Abbr Legal Description	PROGRESSO 2-18 D LOTS 43 THRU 48 AND W1/2 OF LOTS 38 THRU 42 BLK 282		

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	\$294,040	\$568,720	\$862,760	\$862,760	
2018	\$294,040	\$378,730	\$672,770	\$672,770	\$12,824.80
2017	\$294,040	\$325,590	\$619,630	\$619,630	\$12,058.85

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$862,760	\$862,760	\$862,760	\$862,760
Portability	0	0	0	0
Assessed/SOH	\$862,760	\$862,760	\$862,760	\$862,760
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	\$862,760	\$862,760	\$862,760	\$862,760

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/14/2018	WD-Q	\$1,500,000	115387730	\$10.25	20,250	SF
8/31/2016	WD-D	\$510,000	113924881	\$10.25	8,437	SF
8/31/2016	TD-T	\$100	113924880			
3/2/2005	QCD	\$100	39183 / 205			
6/11/1999	WD	\$275,000	29600 / 1307			
				Adj. Bldg. S.F. (Card, Sketch)		10770
				Eff./Act. Year Built: 1953/1952		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
10770								



Photographs for Parcel ID [494234-07-0200](#), displayed on 5/3/2019

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Site Address	710-726 NW 5 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 0100
Property Owner	710 NW 5TH AVENUE LLC	Millage	0312
Mailing Address	9232 ABBOTT AVE MIAMI FL 33154	Use	48
Abbr Legal Description	PROGRESSO 2-18 D LOTS 21,28 THRU 37 AND E1/2 OF LOTS 38 THRU 42 BLK 282		

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	\$455,630	\$1,163,350	\$1,618,980	\$1,451,930	
2018	\$455,630	\$864,310	\$1,319,940	\$1,319,940	\$24,850.85
2017	\$455,630	\$752,090	\$1,207,720	\$1,186,860	\$22,951.99

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,618,980	\$1,618,980	\$1,618,980	\$1,618,980
Portability	0	0	0	0
Assessed/SOH	\$1,451,930	\$1,618,980	\$1,451,930	\$1,451,930
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	\$1,451,930	\$1,618,980	\$1,451,930	\$1,451,930

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2017	WD-Q	\$1,300,000	114424160	\$10.00	45,563	SF
10/17/2003	WD	\$825,000	36877 / 304			
8/20/2002	WD	\$665,000	33744 / 942			
10/22/1998	QCD	\$100	29140 / 1490			
2/6/1996	QC*	\$100	24531 / 525			
				Adj. Bldg. S.F. (Card, Sketch)		17277
				Eff./Act. Year Built: 1984/1983		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
17277								



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Site Address	413-415 NW 7 STREET, FORT LAUDERDALE FL 33311	ID #	4942 34 07 0120
Property Owner	413 NW 7TH STREET LLC	Millage	0312
Mailing Address	9232 ABBOTT AVE SURFSIDE FL 33154-3012	Use	10
Abbr Legal Description	PROGRESSO 2-18 D LOT 25 TO 27 BLK 282		

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	\$159,470	\$1,790	\$161,260	\$161,260	
2018	\$60,750	\$1,790	\$62,540	\$57,660	\$1,078.03
2017	\$50,630	\$1,790	\$52,420	\$52,420	\$2,509.23

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$161,260	\$161,260	\$161,260	\$161,260
Portability	0	0	0	0
Assessed/SOH	\$161,260	\$161,260	\$161,260	\$161,260
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	\$161,260	\$161,260	\$161,260	\$161,260

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/26/2018	WD-Q	\$180,000	115362827	\$15.75	10,125	SF
5/6/2013	QCD-T	\$100	111531921			
11/14/2012	TXD-D	\$52,000	49253 / 871			
2/8/2002	WD	\$67,000	32762 / 1698			
7/1/1989	CET	\$100	16604 / 198			
				Adj. Bldg. S.F. (Card, Sketch)		

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



Site Address	405 NW 7 STREET, FORT LAUDERDALE FL 33311	ID #	4942 34 07 0110
Property Owner	413 NW 7TH STREET LLC	Millage	0312
Mailing Address	9232 ABBOTT AVE SURFSIDE FL 33154	Use	01
Abbr Legal Description	PROGRESSO 2-18 D LOT 22 TO 24 BLK 282		

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	\$55,690	\$160,600	\$216,290	\$216,290	
2018	\$55,690	\$148,380	\$204,070	\$135,490	\$3,410.87
2017	\$50,630	\$123,070	\$173,700	\$123,180	\$3,118.18

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$216,290	\$216,290	\$216,290	\$216,290
Portability	0	0	0	0
Assessed/SOH	\$216,290	\$216,290	\$216,290	\$216,290
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	\$216,290	\$216,290	\$216,290	\$216,290

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/23/2018	WD-Q	\$225,000	115040465	\$5.50	10,125	SF
5/16/2013	WD-Q	\$104,000	111576163			
1/21/2013	WD-D	\$84,000	111287060			
10/20/2010	SWD-Q-DS	\$46,500	47484 / 1645			
3/25/2010	CET-T	\$100	47007 / 105			
				Adj. Bldg. S.F. (Card, Sketch)		1515
				Units/Beds/Baths		2/6/4
				Eff./Act. Year Built: 1953/1952		

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



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