

LOCATION MAP





Site Address	2162 W SISTRUNK BOULEVARD, FORT LAUDERDALE FL	ID#	5042 05 07 0240
Site Audress	33311	Millage	0312
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Use	80
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016		
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 7 LESS RD BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and

			Prope	rty Assessmen	t Value	S			
Year	Land	E Imj	uilding oroveme	ı j	ust / M Valu	arket		ssed / Value	Tax
2019	\$51,440				\$51,440		\$27	\$27,950	
2018	\$51,440				\$51,4	40	\$25	,410	
2017	\$51,440		and Karaja	ing and the second of the seco	\$51,4	40	\$23	,100	
		2019 Exemp	tions ar	ıd Taxable Valu	es by 1	Taxing Auth	ority		
		Co	ounty	School	Board	Mur	nicipal	Ind	ependent
Just Value		\$5	1,440	\$	51,440	\$!	51,440		\$51,440
Portability			0		0		0	11.	0
Assessed	SOH	\$2	7,950	\$	\$51,440		27,950		\$27,950
Homestea	estead		0			0		0	
Add. Hom	estead	ead 0			4	0		0	
Wid/Vet/D	/et/Dis		0			0		0	
Senior			0		0		0		0
Exempt Ty	pe 15	\$2	7,950	\$	\$	27,950		\$27,950	
Taxable			0		0		0		0
		Sales Histor	y			L	and Calcu	lations	
Date	Type	Price	Во	ok/Page or CIN	e or CIN Price			tor	Туре
4/22/200	9 WD-D	\$380,000		46227 <i>l</i> 734		\$7.35	6,999		SF
10/1/199	1 WD	\$35,000		18924 / 73	\Box				
3/1/1986	WD	\$57,500					4		
6/1/1985	TXD	\$7,800			7		-		1
10/1/196	7 TXD	\$2,300			ᅵᆜ				
i i i i i sala na	and the second section of the second	Orentzari Zameriania (Adj. E	3ldg. S.F.		
			S	pecial Assessn	nents				
Fire	Garb	Light	Drain	Impr	Safe	Stor	m	Clean	Misc
03					1.				
L									
1									

	Special Assessments											
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc				
03												
L												
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Site Address	2140 NW 6 STREET, FORT LAUDERDALE FL 33311-7730	ID#	5042 05 07 0020
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312
	REDEVELOPMENT AGENCY	Use	80
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016]	
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BL	K 1	

			Proper	ty Assessment V	alues				
Year	Land		ilding <i>l</i> ovemen		t / Marl Value	ket	Asses SOH \		Tax
2019	\$51,440			\$	51,440		\$27,250		
2018	\$51,440			\$	\$51,440			780	
2017	\$51,440			\$	51,440	\$22,5	30		
		2019 Exempti	ons and	l Taxable Values	by Tax	ing Auth	ority		
		Cou	_	School Bo	_		icipal	Ind	ependent
Just Value		\$51,	440	\$51,	440	\$5	1,440		\$51,440
Portability	rtability				0		0	0	
Assessed/S	sessed/SOH \$27			250 \$51,4		440 \$27,250		1. 1.	\$27,250
Homestead			0		0		0		0
Add. Home	ld. Homestead		0		0		0		Ò
Wid/Vet/Di	•		0		0		O		0
Senior			0	0			0		0
Exempt Ty	pe 15	\$27	,250	\$51	,440	\$2	27,250		\$27,250
Taxable			0		0		0	<u>a felir i</u>	0
		Sales History				Le	and Calcul	ations	
Date	Type	Price	Bool	k/Page or CIN		Price	Fact	or	Type
3/23/200	4 WD*	\$415,000	37	7165 / 1490	\$	7.35	6,999	9	SF
11/26/200	3 SW*	\$196,800		36738 / 6			1		
5/27/200	3 CE*	\$100	3	35284 / 1745			1		
4/29/200	3 DR*	\$100	3	5054 / 1396					
					<u> </u>	Adi P	ldg. S.F.		

	Special Assessments											
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc				
03					11.0							
L.												
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Site Address	2136 W SISTRUNK BOULEVARD, FORT LAUDERDALE FL	ID#	5042 05 07 0011
olfé Mudiese	33311	Millage	0312
	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Use	80
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016	4	
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 2 LESS N 10 FOR RD R/W BL	K 1	

			Property	Assessment \	/alues		<u> </u>			
Year	Land		ilding / ovement		t / Mái Value	ket	Assess SOH Va		Tax	
2019 \$	43,740			\$	43,740		\$27,95	\$27,950		
2018 \$	43,740			\$	43,740 \$2			10		
2017 \$	43,740			\$	43,740 \$2			00		
		2019 Exempt	ons and	Taxable Values	by Ta	xing Auth	ority			
		Cou	inty	School Bo	ard	Mun	icipal	Ind	ependent	
Just Value		\$43,	740	\$43	740	\$4	3,740		\$43,740	
Portability	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -				0		0		0	
Assessed/SOH	ssessed/SOH \$27,95			0 \$43,740			\$27,950		\$27,950	
Homestead	omestead				0		0		0	
Add. Homestea	dd. Homestead		0		0		0		0	
Wid/Vet/Dis			0		0		0		0	
Senior			0		0		0		0	
Exempt Type	15	\$27	950	\$43	,740	\$2	7,950		\$27,950	
Taxable			0		0	0 0		0		
		Sales History				La	nd Calculat	ions		
Date	Туре	Price	Book	Page or CIN		Price	Facto	r	Type	
3/23/2004	WD*	\$415,000	371	165 / 1490		\$6.25	6,999		SF	
11/26/2003	SW*	\$196,800	3	6738 / 6						
5/27/2003	CE*	\$100	35284 / 1745					_		
4/29/2003	DR*	\$100	350	054 / 1396			1	 -		
3/11/2003	QC*	\$100	35	017 / 402		4.44 ==	ldg. S.F.	-+		

Special Assessments													
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc					
03													
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Site Address	2132 NW 6 STREET, FORT LAUDERDALE FL 33311	ID#	5042 05 07 0010
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312
	REDEVELOPMENT AGENCY	Use	80
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016		
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 1 LESS N 10 FOR RD RW BL	K1	

and a second second			Property	Assessment \	/alues				
Year	Land		ilding / ovement	Jus	t / Ma Value	2 5 5	Asset SOH		Tax
2019	\$43,740			\$	43,740)	\$27,	\$27,250	
2018	\$43,740			\$	43,740 \$2		\$24,	24,780	
2017	\$43,740			\$	43,740)	\$22,	530	
		2019 Exempti	ons and T	axable Values	by Ta	xing Auth	ority		
		Cou	nty	School Bo	pard	Mur	icipal	Ind	ependent
Just Value		\$43,	740	\$43	,740	\$4	13,740		\$43,740
Portability			0		0		0		0
Assessed/SC	sessed/SOH \$27,		250	50 \$43,740		10 \$27,250		\$27,250	
Homestead	estead		0		0		0		0
Add. Homest	nestead		0		0		0		0
Wid/Vet/Dis			0		0		0		0
Senior	•		0		0		0		
Exempt Type	15	\$27	250	\$43	,740	\$	27,250		\$27,250
Taxable			0		0		0		0
		Sales History				Li	and Calcul	ations	
Date	Туре	Price	Book/F	age or CIN		Price	Fact	or	Туре
3/23/2004	WD*	\$415,000	3710	35 / 1490		\$6.25	6,99	9	SF
11/26/2003	SW*	\$196,800	36	738 / 6					
3/27/2003	CE*	\$100	352	84 / 1745	╟─		1		
4/29/2003	DR*	\$100	350	54 / 1396]				
]	Adi t	Bldg. S.F.		
* Denotes Mi	ılti-Parcel S	ale (See Deed))			val.	nag. On.		

			Spec	ial Assess				
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								y e e
L			tan Maria da maria					
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Site Address	2156 NW 6 STREET, FORT LAUDERDALE FL 33311	ID#	5042 05 07 0230
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	70
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W	BLK 2	

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and

************			Property	Assessment \	/alues			· · · · · · · · · · · · · · · · · · ·	
Year	Land	Buildir Improve		Just / Ma Value		Asses SOH V		Tax	
2019	\$43,740			\$43,74	0	\$43,7	740		
2018	\$43,740				Ó	\$43,	740	\$794.07	
2017	\$43,740				0	\$25,4	110	\$589.34	
		2019 Exemption	ons and	Taxable Values	by Taxi	ng Authorit	ÿ		
	****	Cou	nty	School Bo	pard	Municip	al	Independent	
Just Value	ust Value \$		740	\$43	740	\$43,7	40	\$43,740	
Portability	ortability		0	0		0		0	
Assessed/SOH \$43		\$43,	740	\$43,740		\$43,740		\$43,740	
Homestead	omestead .		0		0		0	0	
Add. Home	dd. Homestead 0		0		0		0	0	
Wld/Vet/Dis			0	0			0	0	
Senior			0	0		0		0	
Exempt Typ	e		0	0		0		0.	
Taxable		\$43,	740	\$43	,740 \$43,740			\$43,740	
		Sales History				Land	Calculatio	ns	
Date	Type	Price	Book	/Page or CIN	Р	rice	Factor	Type	
10/9/2018	WD*-D	\$25,500	11	15376718	\$6	.25	6,999	SF	
9/18/2018	WD*-D	\$120,000	11	15374147]				
8/26/2017	QCD-D	\$5,000	11	14591366					
2/27/2012	WD*-D	\$85,000	48	551 / 1615	 				
9/28/2001	DRR	\$18,500	3	2174 / 95]	Adj. Bldg			

*De	notes	: Multi-	Parcel 9	Sale (See Deed)

	Special Assessments (Assessments (Assessment										
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc			
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Site Address	2154 NW 6 STREET, FORT LAUDERDALE FL 33311	ID#	5042 05 07 0220
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	70
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 5 LESS N 10 FOR RD RW B	LK 2	

			Property	Assessment V	alues				
Year	Land	Buildin Improve		Just / Ma Value			sessed / OH Value		Tax
2019	\$43,740			\$43,740		\$43,740			
2018	\$43,740		1.1	\$43,74	0	\$	43,740		\$794,07
2017	\$43,740			\$43,74	0	\$	25,410		\$989.32
	2	019 Exemption	ns and 1	axable Values	by Ta	xing Auth	ority		
		Coul	nty	School Bo	ard	Mur	icipal	I	ndependent
Just Value	st Value \$43,740		40	\$43,	740	\$4	13,740		\$43,740
Portability	tability 0		0	0			0	0	
Assessed/S	Assessed/SOH \$43,740		40	\$43,740		\$43,740		\$43,740	
Homestead	lomestead		0		0		0		0
Add. Homestead		0		0		0		0	
Wid/Vet/Dis			0				0		0
Senior			0					0	
Exempt Typ	€ .		0	0 0		0 0		0	
Taxable		\$43,7	740	\$43	740	0 \$43,740			\$43,740
	S	ales History				L	and Calcula	ations	
Date	Type	Price	Book	Page or CIN		Price	Fact	or	Type
10/9/2018	WD*-D	\$25,500	11	5376718		\$6.25	6,999)	SF
9/18/2018	WD*-D	\$120,000	115374147					-	
8/26/2017	QCD-D	\$5,000	11	4591365					
2/27/2012	WD*-D	\$85,000	485	51 / 1615					
11/12/2002	WD	\$20,000	341	58 / 1907	 	A 40 W	<u> </u>		
* Denotes M	ulti-Parcel Sal	e (See Deed)			<u> </u>	Adj. E	ldg. S.F.		1

		and processing the comme	Spe	cial Assess	ments			nty scopins annobation
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
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Site Address	2152 NW 6 STREET, FORT LAUDERDALE FL 33311	ID#	5042 05 07 0210
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	70
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W	BLK 2	

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and

			Property	Assessment \	/alues				
Year	Land	Buildin Improve		Just / Ma Valu			essed / I Value	Tax	
2019	\$34,990			\$34,99	\$34,990		,990		
2018	\$34,990				0	\$34	,990	\$635.22	
2017	\$34,990				0 :	\$20),320	\$471.35	
		2019 Exemptio	ons and	Taxable Values	by Taxi	ng Author	itý		
		Cour		School Bo		Munic		Independent	
lust Value \$34,990		90	\$34	,990	\$34	990	\$34,990		
Portability			0		0	0		0	
Assessed/SOH		\$34,9	90	\$34	,990	\$34	,990	\$34,990	
Homestead	lomestead 0		0		0		0	0	
Add. Home	stead		0		0		0	0	
Wid/Vet/Di	3		0	0			0	0	
Senior			0	0		0		C	
Exempt Ty	pe		0		0		0	0	
Taxable		\$34,9	990	\$34,990		\$34	,990	\$34,990	
		Sales History				Lan	d Calculatio	ons	
Date	Type	Price	Book	Page or CIN	P	rice	Factor	Type	
10/9/2018	WD*-D	\$25,500	11	5376718	\$6	3.25	5,599	SF	
9/18/2018	WD*-D	\$120,000	11	5374147					
8/26/2017	QCD-D	\$5,000	11	14591364	 				
2/27/2012	. WD*-D	\$85,000	48	551 / 1615	l				
5/4/2001	WD	\$25,000	31	31601 / 737		Adj. Bio			

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



Site Address	2150 NW 6 STREET, FORT LAUDERDALE FL 33311	ID#	5042 05 07 0200
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	70
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD RW	BLK 2	

			Proper	ty Assessment \	/alues				
Year	Land	Buildi Improve		Just / Ma Value			sessed / OH Value	Тах	
2019	\$43,740			\$43,74	\$43,740		43,740		
2018	\$43,740			\$43,74	\$43,740		43,740	\$794.07	
2017	\$43,740			\$43,74	\$43,740		25,410	\$589.34	
		2019 Exempti	ons and	Taxable Values	by Tax	xing Auth	ority		
		Cou		School Bo			icipal	Independent	
Just Válue				3,740	\$43,740				
Portability	ortability		0			0		0	
Assessed/S0	Assessed/SOH \$43,7		740	\$43,740		\$43,740		\$43,740	
lomestead		0		0		0	0		
Add. Homestead		0		0		0	0		
Wid/Vet/Dis			0	0			0	0	
Senior			0		0	0 0		0	
Exempt Type	•		0	0 0		0		0	
Taxable		\$43,	740	\$43,740			13,740	\$43,740	
		Sales History				La	nd Calculati	ons	
Date	Type	Price	Book	/Page or CIN		Price	Factor	Туре	
10/9/2018	WD*-D	\$25,500	1	15376718		6.25	6,999	SF	
9/18/2018	WD*-D	\$120,000	1	15374147	-		7,000		
8/26/2017	QCD-D	\$5,000	1	14591363	-				
2/27/2012	WD*-D	\$85,000	48	551 / 1615					
5/4/2001	WD	\$25,000	3	1601 / 735	 		ldg. S.F.		

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



Site Address	2146 W SISTRUNK BOULEVARD, FORT LAUDERDALE FL	ID#	5042 05 07 0190
Site Address	33311	Millage	0312
Property Owner	STKR SISTRUNK LLC	Use	70
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316]	<u> </u>
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2		

			Property	Assessment V	alues			•	
Year	Land	Buildji Improve		Just / Market Value		Assessed / SOH Value		Tax	
2019	\$102,890			\$102,890)	\$102	890		
2018	\$102,890			\$102,890)	\$102	890	\$1,867.9	1
2017	\$102,890)	\$50,	790	\$1,819.0	4
		2019 Exemption	ons and	Taxable Values	by Taxi	ng Author	rity		
		Co	unty	School Bo	ard	Muni	cipal	Indepe	ndent
Just Value		\$102	,890	\$102	,890	\$102	2,890	\$10	2,890
Portability			0	0		0		0	
Assessed/S	ОН	\$102	,890	\$102,890		\$102,890		\$102,890	
Homestead			0	0		0		0	
Add. Homes			0	0			0		0
Wid/Vet/Dis			0		0		0		0
Senior	Senior		0		0		0		0
Exempt Typ	e		0		0		0	0	
Taxable		\$102	2,890	\$102	,890	\$102	2,890	\$10	2,890
		Sales History				Lar	d Calculat	ions	
Date	Туре	Price		Page or CIN	Pi	ice	Factor	T	ype
10/9/2018	WD*-D	\$25,500		5376718	\$7.	\$7.35 13,		S	F
9/18/2018	WD*-D	\$120,000	11	5374147					
8/26/2017	QCD-D	\$5,000	11	114591362					
2/27/2012	WD*-D	\$85,000	48	48551 / 1615			 		
8/1/2002	SW*		33	33606 / 703		Adj. Bldg. S.F.			
* Denotes M	ulti-Parcel Sa	le (See Deed)				Aaj. Bi	ug, ə.r.		

- react of the transfer of the	, A visualitation in the		Spec	ial Assess	ments	vertualises ("Jameserska" (") 3 m room		
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
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Site Address	534 NW 22 AVENUE, FORT LAUDERDALE FL 33311	ID#	5042 05 07 0390
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	00
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 25 BLK 2		

			Property	/ Assessment V	alues		•			
Year	Land	Building Improven		Just / Market Value		Assessed / SOH Value		Tax		
2019	25,500					\$25	,500			
2018	25,500					\$18	,510	\$	380.78	
2017	617,000					\$16	,830	\$1	,109.20	
		2019 Exemption	ons and	Taxable Values	by Tax	ing Auth	ority			
					ard	Mur	lcipal	li	ndependent	
Just Value		\$25,	500	\$25,	500	\$2	25,500		\$25,500	
Portability			0		0		0	0		
Assessed/S	ЭН	\$25,	\$25,500		\$25,500		\$25,500		\$25,500	
Homestead	omestead			0		0 0		0		
Add. Homestead			0		0		0		0	
Wid/Vet/Dis	Nid/Vet/Dis		0		0		0		0	
Senior			0	0			0		0	
Exempt Typ	8		0		0		0		0	
Taxable		\$25,	500	\$25	500	\$	25,500	1	\$25,500	
		Sales History				L	and Calcula	itions		
Date	Type	Price	Book	/Page or CIN	F	rice	· Fact	or	Туре	
10/9/2018	WD*-D	\$25,500	1.	15376718	\$	3.00	8,499		SF	
9/18/2018	WD*-D	\$120,000	1	15374147	 		 			
2/21/2008	WD-Q	\$70,000	45	45122 / 1934						
3/10/2005	WD	\$68,000	39	345 / 1870				1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		
2/1/2005	CET	\$28,600	39	024 / 1395			Idg. S.F.		<u> </u>	

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Fir	'e	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03									
L									
1									4