

## Location Map



**Proposed Sistrunk Station**







**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	616-620 NW 2 AVENUE, FORT LAUDERDALE FL 33311	<b>ID #</b>	5042 03 17 0010
<b>Property Owner</b>	NORTH WEST 6TH INVESTMENTS LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	2755 E OAKLAND PARK BLVD #304 FORT LAUDERDALE FL 33306	<b>Use</b>	48
<b>Abbr Legal Description</b>	S & R INVESTMENT CO PLAT 76-26 B TR A & VAC ALLEY LYING N & ADJ TO TR A & LYING S & ADJ TO LOT 33 BLK 320 OF PROGRESSO & THAT POR OF W1/2 OF 15' VAC ALLEY IN BLK 320 OF PROGRESSO LYING E & ADJ TO PREVIOUSLY MENTIONED VAC ALLEY PER QCD 39078/1785 & PER ORD C-04-7 (OR 37116/980)		

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	\$411,120	\$1,390,820	\$1,801,940	\$1,801,940				
2018	\$411,120	\$718,200	\$1,129,320	\$1,096,070	\$21,333.49			
2017	\$411,120	\$622,420	\$1,033,540	\$996,430	\$19,874.01			
2019 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940				
Portability	0	0	0	0				
Assessed/SOH	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940				
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	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
4/25/2018	SWD-Q	\$2,000,000	115083831	\$8.00	51,390	SF		
6/30/2010	WD*-D	\$1,500,000	47189 / 1201					
3/31/2005	WD	\$1,400,000	39362 / 644					
2/1/2005	QCD	\$100	39078 / 1785					
12/17/2002	WD	\$700,000	34392 / 1016					
* Denotes Multi-Parcel Sale (See Deed)				Adj. Bldg. S.F. (Card, Sketch)		20891		
				Eff./Act. Year Built: 1950/1945				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
20891								