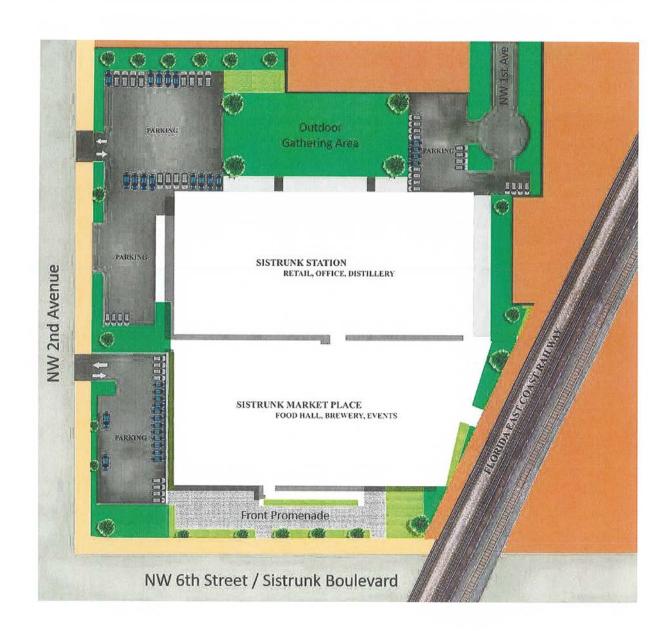
Location Map





Proposed Sistrunk Station



010-020 NW 2 AVENUE Page 1 of 1



Site Address	616-620 NW 2 AVENUE, FORT LAUDERDALE FL 33311	ID#	5042 03 17 0010
Property Owner	NORTH WEST 6TH INVESTMENTS LLC	Millage	0312
Mailing Address	2755 E OAKLAND PARK BLVD #304 FORT LAUDERDALE FL 33306	Use	48
Abbr Legal Description	S & R INVESTMENT CO PLAT 76-26 B TR A & VAC ALLEY LY LYING S & ADJ TO LOT 33 BLK 320 OF PROGRESSO & THA ALLEY IN BLK 320 OF PROGRESSO LYING E & ADJ TO PRE ALLEY PER QCD 39078/1785 & PER ORD C-04-7 (OR 37116/	FPOR OF Y	W1/2 OF 15' VAC
	- d- l 11-1		

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)

include	a reduction	n for costs o	f sale	and	other ad	jus	tment	s requir	ed by	Sec. 193	.011(8).	
			Prope	erty /	Assessmen	t Va	alues					
Year	Land	Building / Improvement		Just / Market Value		t	Assessed / SOH Value			Tax		
2019	\$411,120	\$1,390,8	\$1,390,820			\$1,801,940			,940			
2018	\$411,120	\$718,20	00	\$1,129,320				\$1,096,070		\$21,	\$21,333.49	
2017	017 \$411,120 \$622,42		20	\$1,033,540			\$996,430		\$19,874.01			
		2019 Exempti	ons ar	nd Ta	xable Value	es k	y Taxi	ng Autho	ority			
		C	County		School Board			Municipal		In	Independent	
Just Value		\$1,80	\$1,801,940		\$1,801,940			\$1,801,940		\$1,801,940		
Portability			0		0			0		0		
Assessed/		\$1,80	\$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	
	xempt Type		0		0			0			0	
Taxable		\$1,80	1,940		\$1,8	01,9	940	0 \$1,801,940			\$1,801,940	
						nd Cal	alculations					
Date	Type	Price	Во	ok/Page or CIN		\bot	Price		Factor		Type	
4/25/2018		\$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		7			L			
12/17/2002	2 WD	\$700,000	34392 / 1016			٦,			_	d, Sketch)	20891	
* Denotes N	Iulti-Parcel Sa	le (See Deed)						Eff./Act.	Year B	Built: 1950/1	945	
			Sp	ecia	Assessme	ents						
Fire	Garb	Light	Dra	in	Impr		Safe	Storr	n	Clean	Misc	
03												
14/								I			1	

	Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		
03										
W										
20891										