



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2012-2014 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 30 0280
Property Owner	JUNNY INVESTMENT GROUP LLC	Millage	0312
Mailing Address	12801 MUSTANG TRL SOUTHWEST RANCHES FL 33330	Use	11
Abbr Legal Description	RIVER BEND 25-50 B LOT A W 39.5 OF E 139.5 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 include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

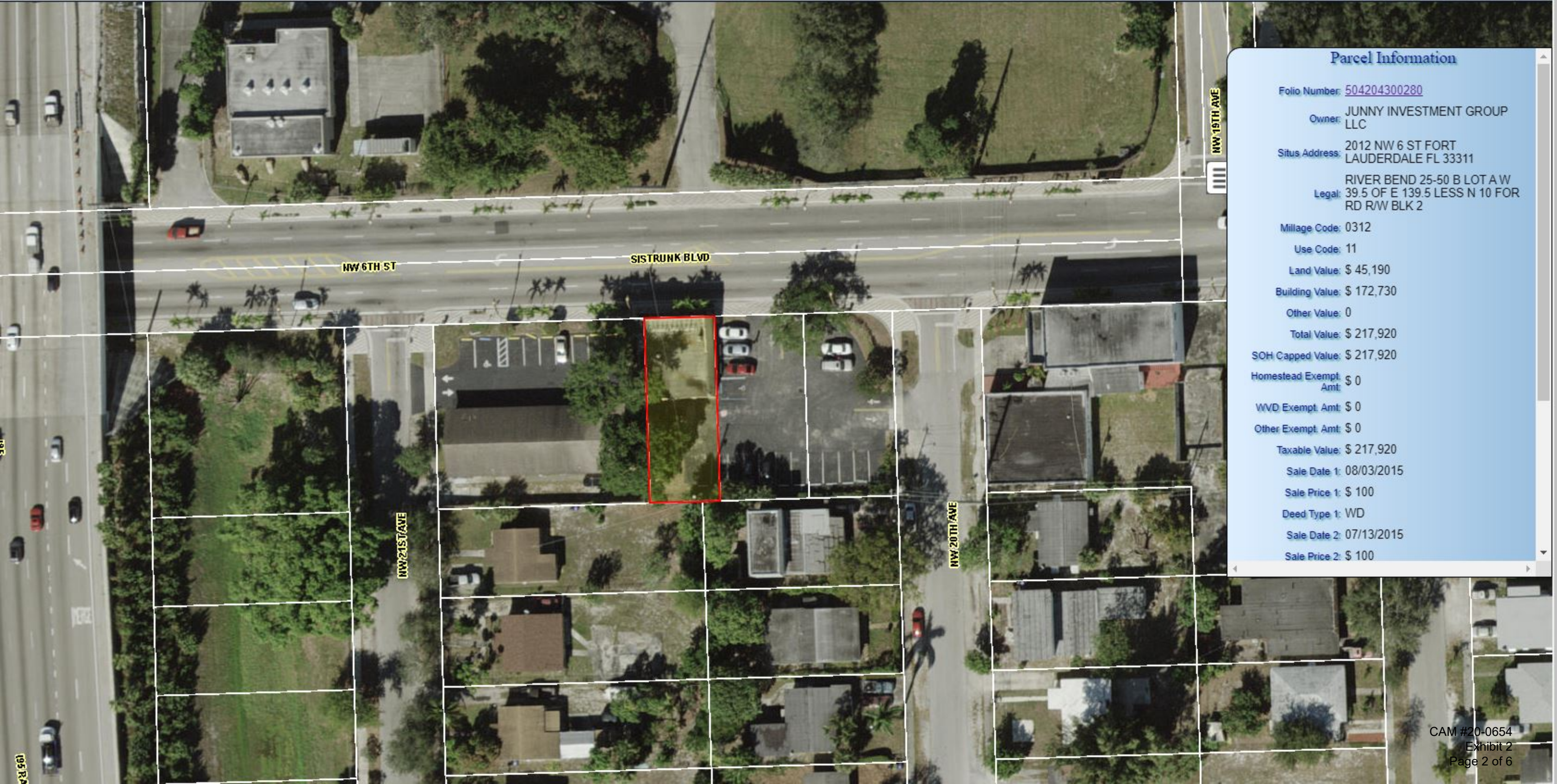
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$45,190	\$172,730	\$217,920	\$217,920	
2019	\$45,190	\$172,730	\$217,920	\$217,920	\$4,525.97
2018	\$45,190	\$172,730	\$217,920	\$217,800	\$4,367.80

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$217,920	\$217,920	\$217,920	\$217,920
Portability	0	0	0	0
Assessed/SOH	\$217,920	\$217,920	\$217,920	\$217,920
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	\$217,920	\$217,920	\$217,920	\$217,920

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/3/2015	WD-T	\$100	113180166	\$11.00	4,108	SF
7/13/2015	WD-T	\$100	113147168			
8/15/2002	WD*	\$135,000	33656 / 1035			
				Adj. Bldg. S.F. (Card, Sketch)		1794
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1968/1959		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
1794								



Parcel Information

Folio Number: [504204300280](#)

Owner: JUNNY INVESTMENT GROUP LLC

Situs Address: 2012 NW 6 ST FORT LAUDERDALE FL 33311

Legal: RIVER BEND 25-50 B LOT A W
39.5 OF E 139.5 LESS N 10 FOR RD R/W BLK 2

Millage Code: 0312

Use Code: 11

Land Value: \$ 45,190

Building Value: \$ 172,730

Other Value: 0

Total Value: \$ 217,920

SOH Capped Value: \$ 217,920

Homestead Exempt Amt: \$ 0

WVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0

Taxable Value: \$ 217,920

Sale Date 1: 08/03/2015

Sale Price 1: \$ 100

Deed Type 1: WD

Sale Date 2: 07/13/2015

Sale Price 2: \$ 100



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Site Address	NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 30 0261
Property Owner	JUNNY INVESTMENT GROUP LLC	Millage	0312
Mailing Address	12801 MUSTANG TRL SOUTHWEST RANCHES FL 33330	Use	28
Abbr Legal Description	RIVER BEND 25-50 B LOT A W 50 OF E 100 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 include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

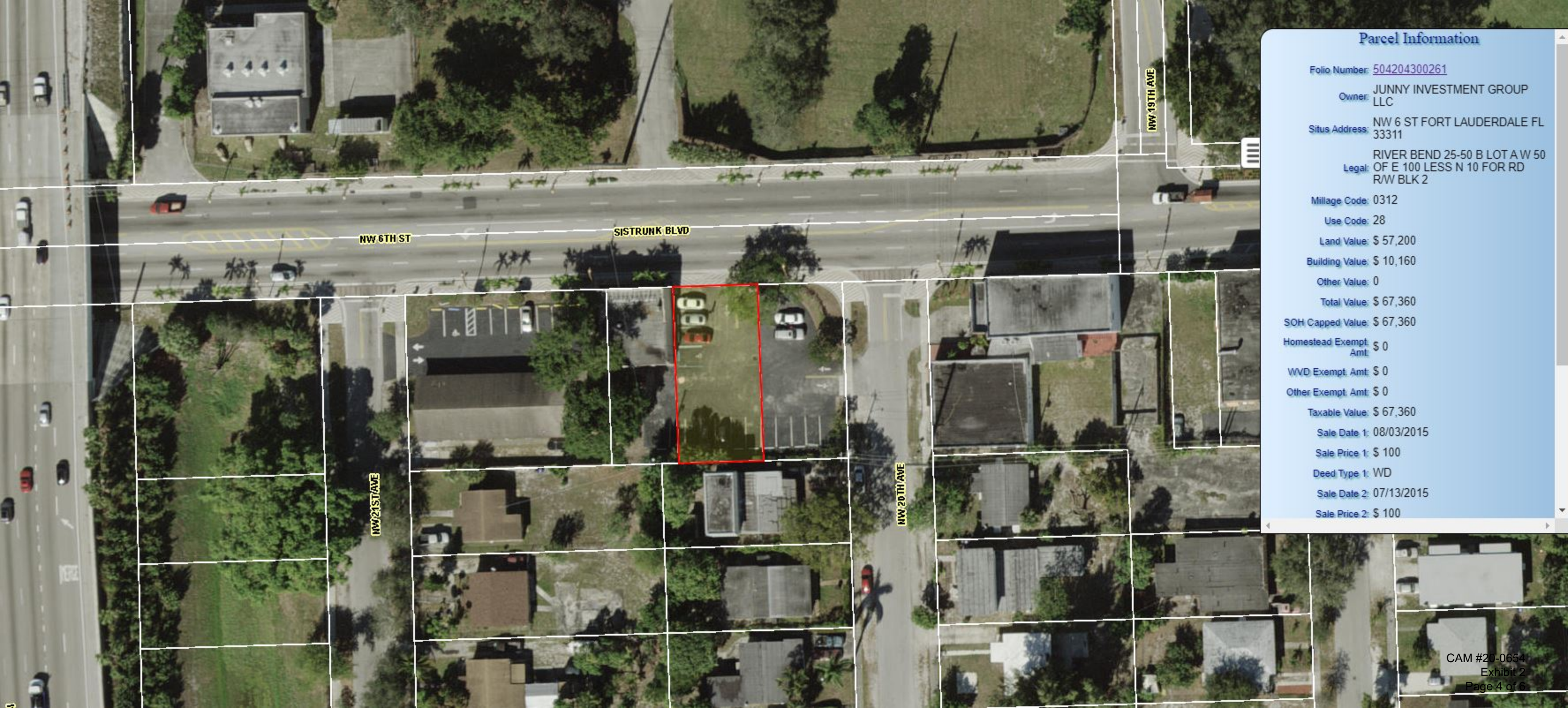
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$57,200	\$10,160	\$67,360	\$67,360	
2019	\$57,200	\$10,160	\$67,360	\$67,360	\$1,251.89
2018	\$57,200	\$10,160	\$67,360	\$67,360	\$1,222.90

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$67,360	\$67,360	\$67,360	\$67,360
Portability	0	0	0	0
Assessed/SOH	\$67,360	\$67,360	\$67,360	\$67,360
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	\$67,360	\$67,360	\$67,360	\$67,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/3/2015	WD-T	\$100	113180169	\$11.00	5,200	SF
7/13/2015	WD-T	\$100	113147167			
8/15/2002	WD*	\$135,000	33656 / 1035			
4/1/1963	WD	\$5,800				
				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								



Parcel Information

Folio Number: [504204300261](#)
Owner: JUNNY INVESTMENT GROUP LLC
Situs Address: NW 6 ST FORT LAUDERDALE FL 33311
Legal: RIVER BEND 25-50 B LOT A W 50 OF E 100 LESS N 10 FOR RD R/W BLK 2
Millage Code: 0312
Use Code: 28
Land Value: \$ 57,200
Building Value: \$ 10,160
Other Value: 0
Total Value: \$ 67,360
SOH Capped Value: \$ 67,360
Homestead Exempt Amt: \$ 0
WVD Exempt Amt: \$ 0
Other Exempt Amt: \$ 0
Taxable Value: \$ 67,360
Sale Date 1: 08/03/2015
Sale Price 1: \$ 100
Deed Type 1: WD
Sale Date 2: 07/13/2015
Sale Price 2: \$ 100



MARTY KIARD
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 COUNTY
 PROPERTY APPRAISER

Site Address	NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 30 0260
Property Owner	JUNNY INVESTMENT GROUP LLC	Millage	0312
Mailing Address	12801 MUSTANG TRL SOUTHWEST RANCHES FL 33330	Use	28
Abbr Legal Description	RIVER BEND 25-50 B LOT A E 50 LESS RD R/W BLK 2		

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
2020	\$57,200	\$7,660	\$64,860	\$64,860	
2019	\$57,200	\$7,660	\$64,860	\$64,860	\$1,205.39
2018	\$57,200	\$7,660	\$64,860	\$64,860	\$1,177.51

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$64,860	\$64,860	\$64,860	\$64,860
Portability	0	0	0	0
Assessed/SOH	\$64,860	\$64,860	\$64,860	\$64,860
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	\$64,860	\$64,860	\$64,860	\$64,860

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/16/2018	QCD-T	\$100	115461340	\$11.00	5,200	SF
8/27/2015	WD-T	\$100	113200686			
7/13/2015	WD-T	\$100	113147171			
8/15/2002	WD*	\$135,000	33656 / 1035			
12/1/1968	WD	\$7,000				
				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								



Parcel Information

Folio Number: [504204300260](#)
Owner: JUNNY INVESTMENT GROUP LLC
Situs Address: NW 6 ST FORT LAUDERDALE FL 33311
Legal: RIVER BEND 25-50 B LOT A E 50 LESS RD R/W BLK 2
Millage Code: 0312
Use Code: 28
Land Value: \$ 57,200
Building Value: \$ 7,660
Other Value: 0
Total Value: \$ 64,860
SOH Capped Value: \$ 64,860
Homestead Exempt Amt: \$ 0
WVD Exempt Amt: \$ 0
Other Exempt Amt: \$ 0
Taxable Value: \$ 64,860
Sale Date 1: 11/16/2018
Sale Price 1: \$ 100
Deed Type 1: QCD
Sale Date 2: 08/27/2015
Sale Price 2: \$ 100