



Site Address	610 NW 9 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 8450
Property Owner	PROVIDENT FORT LAUDERDALE LLC	Millage	0312
Mailing Address	2229 SHERIDAN ST HOLLYWOOD FL 33020	Use	28
Abbr Legal Description	PROGRESSO 2-18 D LOT 29,30 BLK 328		

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\(8\)](#).

* 2020 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$108,000	\$8,970	\$116,970	\$91,540	
2019	\$74,250	\$8,970	\$83,220	\$83,220	\$1,546.62
2018	\$74,250	\$8,970	\$83,220	\$83,220	\$1,510.83

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$116,970	\$116,970	\$116,970	\$116,970
Portability	0	0	0	0
Assessed/SOH	\$91,540	\$116,970	\$91,540	\$91,540
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	\$91,540	\$116,970	\$91,540	\$91,540

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/23/2017	WD*-E	\$550,000	114423371	\$16.00	6,750	SF
6/8/2011	CE*-T	\$100	48024 / 336			
10/4/1999	PR*	\$165,000	29928 / 428			
1/31/1979	WD*	\$85,000	8017 / 140			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						6750		



Site Address	612-618 NW 9 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 8460
Property Owner	PROVIDENT FORT LAUDERDALE LLC	Millage	0312
Mailing Address	900 NW 6 ST STE 201 FORT LAUDERDALE FL 33311	Use	11
Abbr Legal Description	PROGRESSO 2-18 D LOT 31 TO 34 BLK 328		

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\(8\)](#).

* 2020 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$148,500	\$306,440	\$454,940	\$452,950	
2019	\$148,500	\$263,280	\$411,780	\$411,780	\$10,028.82
2018	\$148,500	\$306,440	\$454,940	\$454,940	\$10,324.22

2020* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$454,940	\$454,940	\$454,940	\$454,940
Portability	0	0	0	0
Assessed/SOH	\$452,950	\$454,940	\$452,950	\$452,950
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	\$452,950	\$454,940	\$452,950	\$452,950

Sales History

Date	Type	Price	Book/Page or CIN
5/23/2017	WD*-E	\$550,000	114423371
6/8/2011	CE*-T	\$100	48024 / 336
10/4/1999	PR*	\$165,000	29928 / 428
1/31/1979	WD*	\$85,000	8017 / 140

Land Calculations

Price	Factor	Type
\$11.00	13,500	SF
Adj. Bldg. S.F. (Card, Sketch)		5514
Eff./Act. Year Built: 1959/1958		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
5514						13500		

* Denotes Multi-Parcel Sale (See Deed)