

Click here to display your 2021 TRIM Notice.

| | | | |
|------------------------|--|----------------|-----------------|
| Site Address | 501 NE 2 STREET, FORT LAUDERDALE FL 33301 | ID # | 5042 10 11 0240 |
| Property Owner | 505 NE SECOND STREET OWNER LLC %NAFTALI GROUP | Millage | 9312 |
| Mailing Address | 152 W 57 ST, 45 FLOOR NEW YORK NY 10019 | Use | 18-02 |

| | |
|--------------------------------------|--|
| Abbreviated Legal Description | GEO M PHIPPENS SUB LOTS 3 TO 6 BLK 1 & LOTS 3 TO 10 INC BLK 14 FT LAUD B-146 D LOT 1 BLK B |
|--------------------------------------|--|

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
Click here to see 2021 Exemptions and Taxable Values as reflected on the Nov. 1, 2021 tax bill.

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|------|-----------|------------------------|---------------------|----------------------|------------|
| 2022 | \$818,580 | \$404,850 | \$1,223,430 | \$825,670 | |
| 2021 | \$389,800 | \$360,810 | \$750,610 | \$750,610 | \$1,468.42 |
| 2020 | \$389,800 | \$360,810 | \$750,610 | \$750,610 | \$1,468.42 |

2022 Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|-----------------------|-------------|--------------|-------------|-------------|
| Just Value | \$1,223,430 | \$1,223,430 | \$1,223,430 | \$1,223,430 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$825,670 | \$1,223,430 | \$825,670 | \$825,670 |
| 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 30 | \$825,670 | \$1,223,430 | \$825,670 | \$825,670 |
| Taxable | 0 | 0 | 0 | 0 |

| Sales History -- Search Subdivision Sales | | | |
|--|------|-----------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 7/31/2022 | WD-T | \$100 | 118312838 |
| 8/19/1996 | WD | \$135,000 | 25305 / 664 |
| 10/1/1982 | WD | \$91,000 | 10464 / 991 |
| 12/1/1968 | WD | \$22,300 | |
| 11/1/1964 | WD | \$15,900 | |

| Land Calculations | | |
|--|--------|------|
| Price | Factor | Type |
| \$105.00 | 7,796 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 2710 |
| Eff./Act. Year Built: 1984/1983 | | |

| Special Assessments | | | | | | | | |
|----------------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | F2 | | |
| C | | | | | | | | |
| 2710 | | | | | | 7796 | | |

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