



Site Address	1801 NW 49 STREET, FORT LAUDERDALE FL 33309	ID #	4942 16 15 0010
Property Owner	GVAOII 1801 NW LLC	Millage	0312
Mailing Address	3390 PEACHTREE RD NE STE 1200 ATLANTA GA 30326	Use	18
Abbr Legal Description	COMMERCE PARK 112-18 B PORTION TRACTS A,C & D DESC AS COMM NW COR TR A,E 178 TO POB,E 22,S 230,E 328.34,ELY ARC DIST 91.72,SELY ARC DIST 143.18,SW 363.14,SE 416.01,WLY ARC DIST OF 179.12,SW 100,NWLY ARC DIST OF 212.06,NW 160,NWLY ARC DIST OF 196.93,NE 305.01,N 105.46,SW 69.56,NWLY ARC 73.83,N 205 TO POB		

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
2018	\$2,079,850	\$6,458,740	\$8,538,590	\$8,538,590	
2017	\$2,079,850	\$5,920,150	\$8,000,000	\$8,000,000	\$176,709.40
2016	\$2,079,850	\$6,485,670	\$8,565,520	\$8,565,520	\$192,103.30

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$8,538,590	\$8,538,590	\$8,538,590	\$8,538,590
Portability	0	0	0	0
Assessed/SOH	\$8,538,590	\$8,538,590	\$8,538,590	\$8,538,590
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	\$8,538,590	\$8,538,590	\$8,538,590	\$8,538,590

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/19/2015	SWD-Q	\$8,487,000	112757495	\$8.00	259,981	SF
9/18/2000	WD*	\$11,385,000	30876 / 1123			
1/28/1998	SW*	\$1,105,300	27729 / 805			
			1371 / 324			
Adj. Bldg. S.F. (Card, Sketch)						74318
Eff./Act. Year Built: 2000/1999						

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
74318								

Aerial Location Map
1801 NW 49 Street
Fort Lauderdale, FL 33309
Folio # 4942-16-15-0010

