



Site Address	2050 SPECTRUM BOULEVARD, FORT LAUDERDALE FL 33309-3008	ID #	4942 16 15 0100
Property Owner	SPECTRUM INVESTORS LLC	Millage	0312
Mailing Address	1063 HILLSBORO MILE #909 HILLSBORO BEACH FL 33062	Use	18
Abbr Legal Description	COMMERCE PARK 112-18 B POR OF TR J & PT OF CANAL EASE DESC AS BEG SW COR OF SAID TR J, NLY 504.96,ELY 37.50,NLY 14.44, NE 21.95,ELY 1.97,NLY 25,ELY 426.04,SLY 640 TO S/L OF CANAL EASEMENT,WLY 479.99,NLY 80 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
2019	\$2,516,070	\$10,423,400	\$12,939,470	\$12,939,470	
2018	\$2,516,070	\$10,423,400	\$12,939,470	\$12,939,470	
2017	\$2,516,070	\$9,643,930	\$12,160,000	\$12,160,000	\$274,214.65

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$12,939,470	\$12,939,470	\$12,939,470	\$12,939,470
Portability	0	0	0	0
Assessed/SOH	\$12,939,470	\$12,939,470	\$12,939,470	\$12,939,470
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	\$12,939,470	\$12,939,470	\$12,939,470	\$12,939,470

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/30/2018	SW*-E	\$11,525,000	115239941	\$8.25	266,646	SF
10/1/1988	WD		15852 / 573	\$359,370	0.88	AC
Adj. Bldg. S.F. (Card, Sketch)						136155
Eff./Act. Year Built: 1990/1989						

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
136155								



Site Address	NW 49 STREET, FORT LAUDERDALE FL 33309	ID #	4942 16 15 0091
Property Owner	SPECTRUM INVESTORS LLC	Millage	0312
Mailing Address	1063 HILLSBORO MILE #909 HILLSBORO BEACH FL 33062	Use	28
Abbr Legal Description	COMMERCE PARK 112-18 B PORTION OF TRACTS I & J & POR OF 80' CANAL EASEMENT DESC AS:BEG NW COR TR I,E 102.08,S 640.00,W 136.00,N 640.00,E 33.92 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
2019	\$696,310	\$141,600	\$837,910	\$837,910	
2018	\$696,310	\$141,600	\$837,910	\$837,910	
2017	\$696,310	\$141,600	\$837,910	\$837,910	\$15,480.64

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$837,910	\$837,910	\$837,910	\$837,910
Portability	0	0	0	0
Assessed/SOH	\$837,910	\$837,910	\$837,910	\$837,910
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	\$837,910	\$837,910	\$837,910	\$837,910

Sales History			
Date	Type	Price	Book/Page or CIN
7/30/2018	SW*-E	\$11,525,000	115239941
8/1/1994	WD	\$403,000	22550 / 336

Land Calculations		
Price	Factor	Type
\$8.00	87,039	SF
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								

Aerial Location Map
2050 Spectrum Boulevard
Fort Lauderdale, FL 33309
Folios # 4942-16-15-0100 & 4942-16-15-0091

