



Site Address	101 NE 3 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 10 11 0840
Property Owner	IVY TOWER 101 PROPERTY LLC %IVY REALTY	Millage	9312
Mailing Address	102 CHESTNUT RIDGE RD #204 MONTVALE NJ 07645	Use	18
Abbr Legal Description	GEO M PHIPPENS SUB LOTS 3-6 BLK 1,3-10 BLK 14 FT LAUD B-146 D LOT 1 LESS E 20 FOR ST,3,5,7 & 9 BLK E		

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	\$2,437,500	\$49,983,950	\$52,421,450	\$52,421,450	
2018	\$2,437,500	\$49,562,500	\$52,000,000	\$52,000,000	\$1,060,627.00
2017	\$2,437,500	\$48,038,200	\$50,475,700	\$50,475,700	\$1,047,905.49

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$52,421,450	\$52,421,450	\$52,421,450	\$52,421,450
Portability	0	0	0	0
Assessed/SOH	\$52,421,450	\$52,421,450	\$52,421,450	\$52,421,450
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	\$52,421,450	\$52,421,450	\$52,421,450	\$52,421,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/6/2016	SWD-Q	\$56,300,000	113449292	\$65.00	37,500	SF
7/25/2012	SWD-D	\$30,100,000	48953 / 946			
6/10/1998	WD	\$4,270,000	28385 / 571			
7/1/1984	WD	\$495,000	11884 / 369			
10/1/1981	WD	\$100				
					Adj. Bldg. S.F. (Card, Sketch) 444326	
Eff./Act. Year Built: 1990/1987						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
S								
444326								