



Property Address	900 NW 2 STREET, FORT LAUDERDALE FL 33311-8912	ID #	5042 04 01 0390
Property Owner	SJW INVESTMENT IRREV TR	Millage	0312
Mailing Address	11651 NW 4 ST PLANTATION FL 33325	Use	01-01
Abbr Legal Description	SEMINOLE ADD F R OLIVERS AMEN PLAT 1-88 D LOT 1 LESS S 40,2 LESS S 40 BLK 205		

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\(8\)](#).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026	\$30,000	\$227,370	\$257,370	\$180,040	
2025	\$30,000	\$231,350	\$261,350	\$163,680	\$4,431.40
2024	\$30,000	\$214,140	\$244,140	\$148,800	\$4,030.38

2026 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$257,370	\$257,370	\$257,370	\$257,370
Portability	0	0	0	0
Assessed/SOH	\$180,040	\$257,370	\$180,040	\$180,040
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	\$180,040	\$257,370	\$180,040	\$180,040

Sales History

Date	Type	Price	Book/Page or CIN
3/13/2020	WD-D	\$147,000	116431738

Land Calculations

Price	Factor	Type
\$3.00	10,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1120
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1963/1962		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		