



PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		CAMBRIDGE TP, LINCOLN
OWNERSHIP		
Unit#:		
Owner 1: TRACEY TR ROBERT J		
Owner 2: ROBERT J TRACEY REVOCABLE TRST		
Owner 3:		
Street 1: 204 SOUTH EAST 10TH ST		
Street 2:		
Twn/City: FORT LAUDERDALE		
St/Prov:	FL	Cntry: Own Occ: N
Postal:	33316	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101			0.455	214,900	214,900
334	111,700	13,100	0.455	214,900	339,700
Total Card 111,700 13,100 0.910 429,800 554,600					
Total Parcel 250,200 13,800 0.910 429,800 693,800					
Source: Market Adj Cost		Total Value per SQ unit /Card:		664.99	/Parcel: 224.46

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	
10/08/13	

PREVIOUS OWNER

Owner 1:	TRACEY - ROBERT J
Owner 2:	-
Street 1:	204 S E 10TH ST
Twn/City:	FORT LAUDERDALE
St/Prov:	FL Cntry:
Postal:	33316

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	031	FV	249,700	13800	.91	373,400	636,900	636,900	Year End Roll	10/15/2020
2020	031	FV	247,600	13800	.91	241,900	503,300	503,300	Year End Roll	9/26/2019
2019	031	FV	242,000	13800	.91	215,800	471,600	471,600	Create Final value 2019	6/4/2019
2018	031	FV	242,000	13800	.91	215,800	471,600	471,600	Year End Roll	9/28/2017
2017	031	FV	231,500	13800	.91	215,800	461,100	461,100	Year End Roll	9/29/2016
2016	031	FV	222,800	13800	.91	209,600	446,200	446,200	Year End Roll	1/14/2016
2015	031	FV	211,900	13800	.91	166,300	392,000	392,000	Year End	10/2/2014
2014	031	FV	222,700	13800	.91	182,500	419,000	419,000	Year End Roll	1/23/2014

Parcel ID 119 1 0

PRINT

Date	Time
09/30/21	18:44:39

LAST REV

Date	Time
06/08/20	11:50:42

apro 1091

USER DEFINED

Prior Id # 1:	29 27 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains .91 ACRES of land mainly classified as 031 with a(n) GAS STATN Building Built about 1936, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRACEY,ROBERT J	73766-331		12/4/2019	FAMILY	99	No	No			
TRACEY ELIZABET	12318-457		10/31/1972		100,000	No	No			

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/17/2019	R-19-0095	MANUAL	25,000	C				Replace 3 antennas
8/12/1996	1023-96	SHED		C	6/7/1997			
6/14/1994	493-94	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2013	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L EXTERIOR	615	
6/12/2001	MEAS/EXT INS	615	
8/16/1994	MEAS+INSPECTD	185	
6/1/1991	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	5	HEAVY

Sign: VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	SERV ST		39639.6		SQUARE FE	PRIME SITE		0	6.33	1.713	R1									429,756	101	50				429,800	

Total AC/HA:	0.91000	Total SF/SM:	39639.60	Parcel LUC:	031 031	Prime NB Desc:	RES CAT 1	Total:	429,756	Spl Credit:		Total:	429,800
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