



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	237,600	237,600
334	111,700	8,400	0.455	237,600	357,700
Total Card 111,700 8,400 0.910 475,200 595,300					
Total Parcel 257,900 8,900 0.910 475,200 742,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 713.79		/Parcel: 240.05	

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: Own Occ: N
Postal: 33316 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	031	FV	250,200	13800	.91	429,800	693,800	693,800	Year End Roll	10/19/2021
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

SALES INFORMATION

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

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 VENR Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/30/2021	C-21-0043	CELL TOW	18,000	O				Remove Sprint Tele
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	

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	7.	1.713	R1									475,243	101	50				475,200	

Total AC/HA: 0.91000	Total SF/SM: 39639.60	Parcel LUC: 031 031	Prime NB Desc RES CAT 1	Total: 475,243	SpI Credit	Total: 475,200
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