



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 | 227,450 | 227,450 |
| 334 | 111,700 | 8,400 | 0.455 | 227,450 | 347,550 |
| Total Card | | | | | |
| | 111,700 | 8,400 | 0.910 | 454,900 | 575,000 |
| Total Parcel | | | | | |
| | 258,200 | 8,900 | 0.910 | 454,900 | 722,000 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 689.45 | /Parcel: 233.58 |

| 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 |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 031 | FV | 257,900 | 8900 | .91 | 475,200 | 742,000 | 742,000 | Year end | 11/3/2022 |
| 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 |

PRINT

| Date | Time |
|----------|----------|
| 09/13/23 | 19:10:47 |

LAST REV

| Date | Time |
|----------|----------|
| 02/15/22 | 11:44:35 |

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 |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|
| 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.

| | |
|----------|------|
| blakeley | 1091 |
|----------|------|

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descip | 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+INSPCTD | 185 | |
| 6/1/1991 | INSPECTED | 601 | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 |

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 Infru | 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 | 6.7 | 1.713 | R1 | | | | | | | | | 454,876 | 101 | 50 | | | | 454,900 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|---------|----------------|-----------|--------|---------|-------------|--|--------|---------|
| Total AC/HA: | 0.91000 | Total SF/SM: | 39639.60 | Parcel LUC: | 031 031 | Prime NB Desc: | RES CAT 1 | Total: | 454,876 | SpI Credit: | | Total: | 454,900 |
|--------------|---------|--------------|----------|-------------|---------|----------------|-----------|--------|---------|-------------|--|--------|---------|

EXTERIOR INFORMATION

Table with exterior details: Type: 68 - GAS STATN, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 3, Foundation: 6 - SLAB, Frame: 1 - WOOD, Prime Wall: 8 - BRICK VENR, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

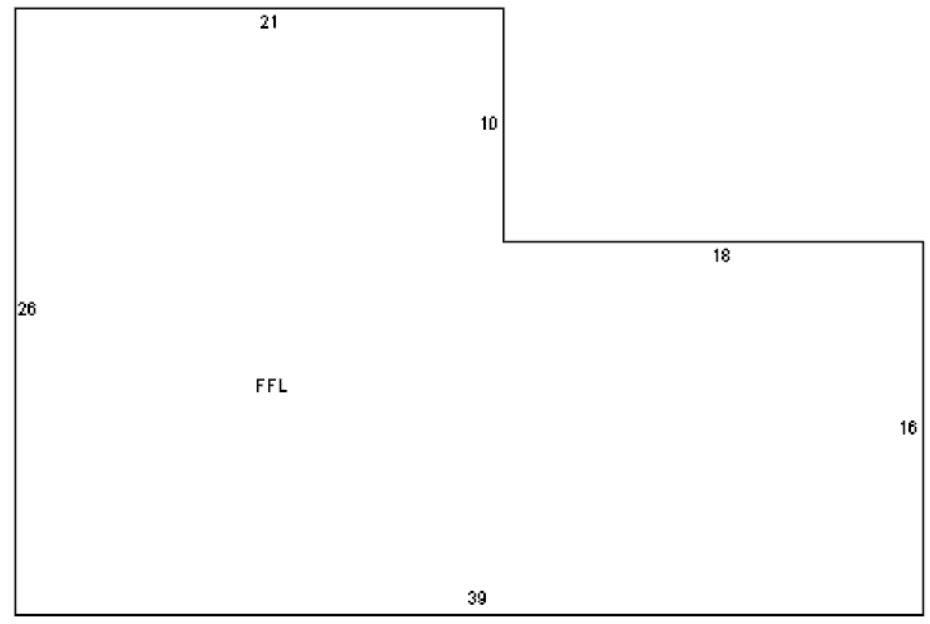
BATH FEATURES

Table with bath features: Full Bath, Rating: , A Bath, Rating: , 3/4 Bath, Rating: , A 3QBth, Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth, Rating: , OthrFix, Rating:

COMMENTS

TRACEY'S GARAGE

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1936, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs: , BRs: , Baths: , HB 1

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 8 - PLYWD PANL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 12 - CONCRETE, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 7 - UNIT HTRS, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 36.%, Functional: %, Economic: %, Special: %, Override: %, Total: 36%

REMODELING

Table with remodeling items: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals

CALC SUMMARY

COMPARABLE SALES

Table with calc summary: Basic \$ / SQ: 142.00, Size Adj.: 1.39999998, Const Adj.: 0.93904072, Adj \$ / SQ: 186.681, Other Features: 3000, Grade Factor: 1.10, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 174561, Depreciation: 62842, Depreciated Total: 111719

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, 205.35, Special Features: 0, Val/Su Net: 133.93, Final Total: 111700, Val/Su SzAd: 133.93

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 834, Total: 155,692, Size Ad: 834, Gross Area: 834, FinArea: 834

SUB AREA DETAIL

SPEC FEATURES/YARD ITEMS

Table with spec features: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

PARCEL ID

119 1 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 8,900, Total Special Features: , Total: 8,900