



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		CAMBRIDGE TP, LINCOLN

OWNERSHIP

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:

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

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

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	5.5	1.713	R1									373,405	101	50				373,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101			0.455	186,700	186,700
334	113,800	13,100	0.455	186,700	313,600
Total Card		113,800	13,100	0.910	373,400
Total Parcel		249,700	13,800	0.910	636,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		599.88	/Parcel: 206.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2013	031	FV	222,300	25800	1.	227,900	476,000	476,000	Year End Roll	10/25/2012

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		100000	No	No	

BUILDING PERMITS

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

Sign: VERIFICATION OF VISIT NOT DATA

