

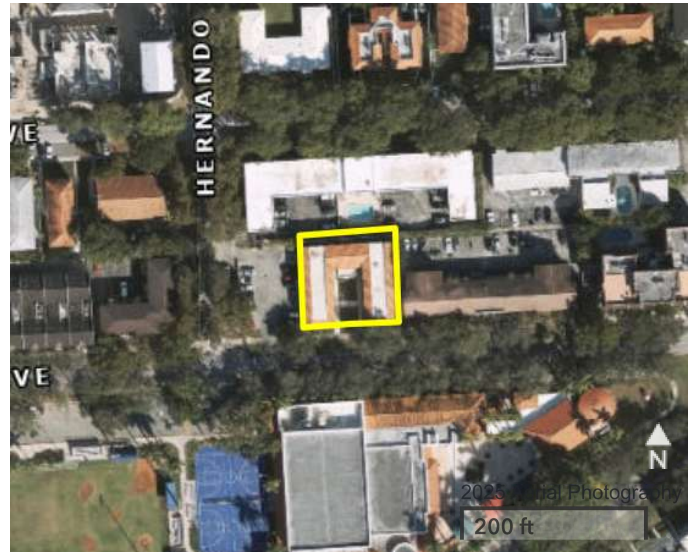


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/30/2026

PROPERTY INFORMATION				
Folio	03-4117-008-5520			
Property Address	449 ANASTASIA AVE CORAL GABLES, FL 33134-0000			
Owner	GABLES MAYFAIR LLC			
Mailing Address	1825 PONCE DE LEON BLVD PMB 97 CORAL GABLES, FL 33134			
Primary Zone	3803 MULTI-FAMILY 3			
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS			
Beds / Baths /Half	20 / 20 / 0			
Floors	2			
Living Units	20			
Actual Area	11,981 Sq.Ft			
Living Area	11,981 Sq.Ft			
Adjusted Area	10,455 Sq.Ft			
Lot Size	10,000 Sq.Ft			
Year Built	Multiple (See Building Info.)			
ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,800,000	\$1,600,000	\$1,350,000	
Building Value	\$1,360,000	\$1,400,000	\$1,481,200	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$3,160,000	\$3,000,000	\$2,831,200	
Assessed Value	\$3,160,000	\$3,000,000	\$2,811,072	
BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction			\$20,128
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
CORAL GABLES BILTMORE SEC				
PB 20-28				
LOTS 22 & 23 BLK 35				
LOT SIZE 100.000 X 100				
OR 12273-1489 0984 5				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,160,000	\$3,000,000	\$2,811,072
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,160,000	\$3,000,000	\$2,831,200
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,160,000	\$3,000,000	\$2,811,072
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,160,000	\$3,000,000	\$2,811,072

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/18/2009	\$1,500,000	27132-3281	Forced sale; under duress; foreclosure prevention
09/01/2006	\$2,084,000	25023-3864	Deeds that include more than one parcel
02/01/2006	\$0	24277-1299	Sales which are disqualified as a result of examination of the deed

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