



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 07/18/2023

PROPERTY INFORMATION	
<b>Folio:</b>	03-4117-005-0020
<b>Sub-Division:</b>	CORAL GABLES CRAFTS SEC
<b>Property Address:</b>	374 CORAL WAY
<b>Owner:</b>	URBANO UNO LLC
<b>Mailing Address:</b>	201 S BISCAYNE BLVD STE 800 MIAMI, FL 33131
<b>Primary Zone:</b>	6400 COMMERCIAL - CENTRAL
<b>Primary Land Use:</b>	1111 STORE : RETAIL OUTLET
<b>Beds / Baths / Half</b>	0 / 0 / 0
<b>Floors</b>	1
<b>Living Units</b>	0
<b>Actual Area</b>	
<b>Living Area</b>	
<b>Adjusted Area</b>	4,782 Sq.Ft
<b>Lot Size</b>	8,954 Sq.Ft
<b>Year Built</b>	1950



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$4,477,000	\$3,805,450	\$3,805,450
<b>Building Value</b>	\$291,941	\$478,200	\$519,550
<b>Extra Feature Value</b>	\$9,728	\$0	\$0
<b>Market Value</b>	\$4,778,669	\$4,283,650	\$4,325,000
<b>Assessed Value</b>	\$4,712,015	\$4,283,650	\$4,325,000

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$66,654		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
17 54 41
CORAL GABLES CRAFTS SEC PB 10-40
LOTS 2 & 3 BLK 1
LOT SIZE IRREGULAR

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,712,015	\$4,283,650	\$4,325,000
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,778,669	\$4,283,650	\$4,325,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,712,015	\$4,283,650	\$4,325,000
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$4,712,015	\$4,283,650	\$4,325,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/21/2016	\$100	30358-2869	Corrective, tax or QCD; min consideration
07/10/2016	\$5,000,000	30172-2514	Qual by exam of deed
11/14/2011	\$100	27905-4468	Corrective, tax or QCD; min consideration
11/08/2011	\$100	27905-4470	Corrective, tax or QCD; min consideration