



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/14/2023

Property Information	
Folio:	03-4108-121-0340
Property Address:	1607 PONCE DE LEON BLVD UNIT: PH-D Coral Gables, FL 33134-4011
Owner	OMBU INVESTMENTS AND CAPITAL HOLDING LLC
Mailing Address	1607 PONCE DE LEON BLVD #PH-D CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	3 / 3 / 0
Floors	0
Living Units	0
Actual Area	Sq.Ft
Living Area	1,562 Sq.Ft
Adjusted Area	1,562 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2008



Assessment Information			
Year	2023	2022	2021
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$665,483	\$511,910	\$497,000
Assessed Value	\$563,101	\$511,910	\$497,000

Benefits Information				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$102,382		

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

Short Legal Description
THE PONCE DE LEON CONDO UNIT PH-D UNDIV 2.0442% INT IN COMMON ELEMENTS OFF REC 26524-1059

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$563,101	\$511,910	\$497,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$665,483	\$511,910	\$497,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$563,101	\$511,910	\$497,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$563,101	\$511,910	\$497,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/30/2017	\$100	30413-1095	Corrective, tax or QCD; min consideration
01/30/2017	\$780,000	30413-1092	Qual by exam of deed
08/28/2013	\$100	28801-3954	Corrective, tax or QCD; min consideration
08/25/2008	\$900,000	26541-2898	Sales which are qualified

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