



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 07/18/2023

PROPERTY INFORMATION	
<b>Folio:</b>	03-4108-100-2250
<b>Sub-Division:</b>	TEN ARAGON CONDO
<b>Property Address:</b>	55 CORAL WAY UNIT: CU-201
<b>Owner:</b>	CGI 55MM LLC, C/O CGI MERCHANT GROUP
<b>Mailing Address:</b>	801 BRICKELL AVE #700 MIAMI, FL 33131
<b>Primary Zone:</b>	6400 COMMERCIAL - CENTRAL
<b>Primary Land Use:</b>	1118 STORE : CONDOMINIUM - COMMERCIAL
<b>Beds / Baths / Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	1
<b>Actual Area</b>	
<b>Living Area</b>	1,132 Sq.Ft
<b>Adjusted Area</b>	1,132 Sq.Ft
<b>Lot Size</b>	0 Sq.Ft
<b>Year Built</b>	2004

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
<b>Land Value</b>	\$0	\$0	\$0	
<b>Building Value</b>	\$0	\$0	\$0	
<b>Extra Feature Value</b>	\$0	\$0	\$0	
<b>Market Value</b>	\$402,992	\$402,992	\$391,672	
<b>Assessed Value</b>	\$402,992	\$402,992	\$391,672	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
TEN ARAGON CONDO	
UNIT CU-201	
UNDIV 0.4674%	
INT IN COMMON ELEMENTS	
OFF REC 23415-2013	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$402,992	\$402,992	\$391,672
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$402,992	\$402,992	\$391,672
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$402,992	\$402,992	\$391,672
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$402,992	\$402,992	\$391,672

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/18/2013	\$21,496,552	28879-0010	Qual on DOS, multi-parcel sale
12/30/2011	\$14,570,669	27947-2597	Financial inst or "In Lieu of Foreclosure" stated
12/01/2004	\$79,477,114	22938-1841	Deeds that include more than one parcel