

1258 OBISPO AVE

ECONOMIC HARDSHIP REQUEST – CERTIFICATE OF APPROPRIATENESS

Folio: 03-4107-016-0260

Sub-Division:

CORAL GABLES SEC E PB 8-13

Property Address

1258 OBISPO AVE

Owner

JAVIER AVILA
JENNIFER RUIZ

Mailing Address

343 MAJORCA AVE 410
CORAL GABLES, FL 33134

PA Primary Zone

0100 SINGLE FAMILY - GENERAL

Primary Land Use

0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT

Beds / Baths /Half 2 / 1 / 0

Floors 1

Living Units 1

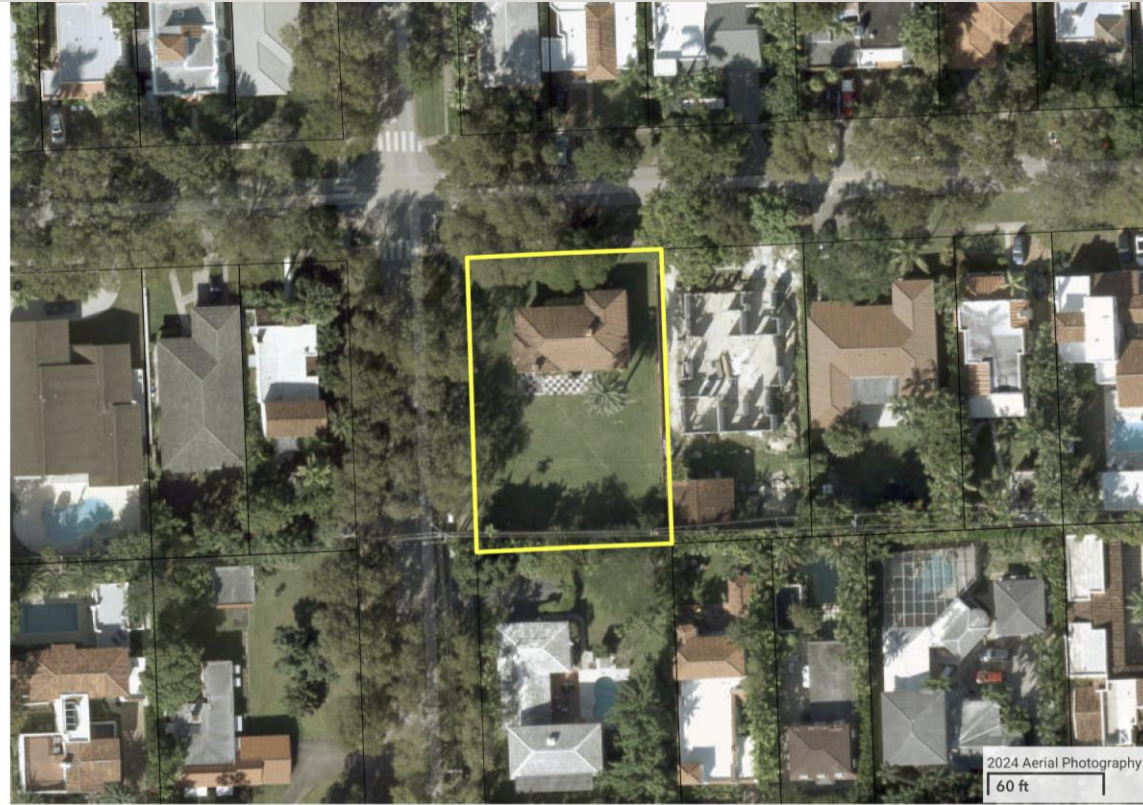
Actual Area 1,343 Sq.Ft

Living Area 1,343 Sq.Ft

Adjusted Area 1,343 Sq.Ft

Lot Size 15,000 Sq.Ft

Year Built 1946



MIAMI-DADE PROPERTY APPRAISAL

CURRENT BUILDING VALUATION

ASSESSMENT INFORMATION ⓘ			
Year	2025	2024	2023
Land Value	\$1,455,000	\$1,875,000	\$1,350,000
Building Value	\$21,152	\$21,152	\$20,427
Extra Feature Value	\$5,957	\$6,037	\$6,117
Market Value	\$1,482,109	\$1,902,189	\$1,376,544
Assessed Value	\$1,482,109	\$1,514,198	\$1,376,544

CURRENT EXISTING WORK BID



ATLAS CONSTRUCTION COMPANY

13275 SW 136 St #14

Miami, Florida 33186

Tel. 305.310.9929 • Fax 305.663.5700

www.atlascgo.com • info@atlascgo.com • CGC 1516267

Proposal Submitted To: Javier Avila	Date: 4/18/2023
Address: 1258 Obispo Ave	Phone: 305-215-9601
Coral Gables, Florida	Fax:
Project Name: Structural Repairs	E-mail: javi@signatureimpactwindows.net
Address:	Fax:
Architect:	Phone:
	Fax:

We propose to furnish the following at the above referenced project:

- 1 Remove all damaged Plywood , subfloor joists, & Roof Joists
- 2 Provide & install new Wood subfloor joists
- 3 Provide & install new plywood subfloor
- 4 Provide & install new Roof Joists in damaged areas
- 5 Provide & install new wood sheathing
- 6 Brace the exterior CMU walls to the ground floor wood joists w/ some metal hurricane proof
- 7 Fill cells in CMU walls

TOTAL: \$175,857.50

Exclusions: Permits

APPRAISAL VALUATION AT PURCHASE

LAND APPRAISAL REPORT										File No.: 230174																																																																																																																																																																																																																																																																																																									
☒ For ☐ Not to exceed any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																																																																																																																																																																																																																																																																																			
Data Source(s): Miami-Dade.gov and Realquest																																																																																																																																																																																																																																																																																																																			
1st Prior Subject Sale Transfer																																																																																																																																																																																																																																																																																																																			
Date: 03/31/2022																																																																																																																																																																																																																																																																																																																			
Price: \$150,000																																																																																																																																																																																																																																																																																																																			
Source(s): MDCPA/Realquest																																																																																																																																																																																																																																																																																																																			
2nd Prior Subject Sale Transfer																																																																																																																																																																																																																																																																																																																			
Date: 10/01/2021																																																																																																																																																																																																																																																																																																																			
Price: \$1,025,000																																																																																																																																																																																																																																																																																																																			
Source(s): MDCPA/Realquest																																																																																																																																																																																																																																																																																																																			
<table><thead><tr><th colspan="2">SUBJECT PROPERTY</th><th colspan="2">COMPARABLE NO. 1</th><th colspan="2">COMPARABLE NO. 2</th><th colspan="2">COMPARABLE NO. 3</th></tr></thead><tbody><tr><td colspan="2">Address: 1258 Osipow Ave</td><td colspan="2">1248 Sorolla Ave</td><td colspan="2">3909 Anderson Rd</td><td colspan="2">800 Madeira Ave</td></tr><tr><td colspan="2">Coral Gables, FL 33134</td><td colspan="2">Coral Gables, FL 33134</td><td colspan="2">Coral Gables, FL 33134</td><td colspan="2">Coral Gables, FL 33134</td></tr><tr><td colspan="2">Proximity to Subject</td><td colspan="2">0.07 miles N</td><td colspan="2">1.47 miles SE</td><td colspan="2">0.90 miles E</td></tr><tr><td colspan="2">Sale Price</td><td colspan="2">\$ 1,170,000</td><td colspan="2">\$ 1,375,000</td><td colspan="2">\$ 1,116,000</td></tr><tr><td colspan="2">Price/ Sq Ft</td><td colspan="2">\$ 78.00</td><td colspan="2">\$ 91.67</td><td colspan="2">\$ 76.46</td></tr><tr><td colspan="2">Data Source(s)</td><td colspan="2">MDCPA-Realquest</td><td colspan="2">MLS-A11136445</td><td colspan="2">MLS-A11100240</td></tr><tr><td colspan="2">Verification Source(s)</td><td colspan="2">Realquest MLS, Deep MDCPA</td><td colspan="2">Realquest MLS, Deep MDCPA</td><td colspan="2">Realquest MLS, Deep MDCPA</td></tr><tr><td colspan="2">VALUE ADJUSTMENT</td><td colspan="2">DESCRIPTION</td><td colspan="2">DESCRIPTION</td><td colspan="2">DESCRIPTION</td></tr><tr><td colspan="2">Sales or Financing</td><td colspan="2">Cash Transaction</td><td colspan="2">Cash Transaction</td><td colspan="2">Cash Transaction</td></tr><tr><td colspan="2">Concessions</td><td colspan="2">None Disclosed</td><td colspan="2">None Disclosed</td><td colspan="2">None Disclosed</td></tr><tr><td colspan="2">Date of Sale/Time</td><td colspan="2">04/2021</td><td colspan="2">04/2022</td><td colspan="2">09/2022</td></tr><tr><td colspan="2">Rights Appraised</td><td colspan="2">Fee Simple</td><td colspan="2">Fee Simple</td><td colspan="2">Fee Simple</td></tr><tr><td colspan="2">Location</td><td colspan="2">Residential/good</td><td colspan="2">Residential/good</td><td colspan="2">Residential/good</td></tr><tr><td colspan="2">Site Area (in Sq Ft)</td><td colspan="2">15,000</td><td colspan="2">015,000</td><td colspan="2">014,999</td></tr><tr><td colspan="2">Street</td><td colspan="2">Paved Asphalt</td><td colspan="2">Paved Asphalt</td><td colspan="2">Paved Asphalt</td></tr><tr><td colspan="2">Improvements</td><td colspan="2">Yes</td><td colspan="2">None</td><td colspan="2">0/Yes</td></tr><tr><td colspan="2">Days on Market</td><td colspan="2">N/A</td><td colspan="2">62</td><td colspan="2">46</td></tr><tr><td colspan="2">Zoning</td><td colspan="2">SFR</td><td colspan="2">SFR</td><td colspan="2">SFR</td></tr><tr><td colspan="2">Approved Plans Included</td><td colspan="2">None Noted</td><td colspan="2">Yes</td><td colspan="2">None Noted</td></tr><tr><td colspan="2">Net Adjustment (Total, in \$)</td><td colspan="2">\$ -</td><td colspan="2">\$ -200,000</td><td colspan="2">\$ -</td></tr><tr><td colspan="2">Adjusted Sale Price (in \$)</td><td colspan="2">\$ 1,170,000</td><td colspan="2">\$ 1,175,000</td><td colspan="2">\$ 1,116,000</td></tr><tr><td colspan="11">Summary of Sales Comparison Approach The Comparable Sales used range in price per square foot from \$76.46 to \$91.67 with a mean of \$82.04 and a median of \$78.00. The sales prices range from \$1,116,000 to \$1,375,000 with a mean of \$1,220,333 and a median of \$1,170,000. The adjusted sale prices range from \$1,116,000 and a median of \$1,175,000 and a mean of \$1,150,000 and a median of \$1,170,000. The opinion of market value given of \$1,150,000 or \$76.67 per square foot is within the range of the sale prices, adjusted sale prices and sale prices per square foot. Most weight was given to Comparable Sales 1 and 3 due to having the most overall similarities.</td></tr><tr><td colspan="11">A thorough market search was done in order to obtain comparable sales that were the most applicable and similar to the subject property. After considering location, dates of sale, physical differences and special conditions, in the appraisers judgment, that the comparables used were considered good market indicators for the opinion of market value given.</td></tr><tr><td colspan="11">PROJECT INFORMATION FOR PUBLIC (if applicable) ☐ The Subject is part of a Planned Unit Development</td></tr><tr><td colspan="11">Legal Name of Project:</td></tr><tr><td colspan="11">Describe common elements and recreational facilities:</td></tr><tr><td colspan="11">Indicated Value by Sales Comparison Approach \$ 1,150,000</td></tr><tr><td colspan="11">Final Reconciliation The sales comparison approach offers the most reliable estimate of the appraisers opinion of market value, reflecting the actions of typical buyers and sellers. The cost approach and the income approach are not applicable.</td></tr><tr><td colspan="11">This appraisal is made ☒ "as is" or ☐ subject to the following conditions: The appraisal report is made in "As Is" condition.</td></tr><tr><td colspan="11">☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.</td></tr><tr><td colspan="11">Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certification my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report as \$ 1,150,000 as of 03/20/2023, which is the effective date of this appraisal is indicated above. This Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.</td></tr><tr><td colspan="11">A true and complete copy of this report contains 19 pages including exhibits which are considered an integral part of the report. This appraisal report may not be</td></tr></tbody></table>											SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3		Address: 1258 Osipow Ave		1248 Sorolla Ave		3909 Anderson Rd		800 Madeira Ave		Coral Gables, FL 33134		Coral Gables, FL 33134		Coral Gables, FL 33134		Coral Gables, FL 33134		Proximity to Subject		0.07 miles N		1.47 miles SE		0.90 miles E		Sale Price		\$ 1,170,000		\$ 1,375,000		\$ 1,116,000		Price/ Sq Ft		\$ 78.00		\$ 91.67		\$ 76.46		Data Source(s)		MDCPA-Realquest		MLS-A11136445		MLS-A11100240		Verification Source(s)		Realquest MLS, Deep MDCPA		Realquest MLS, Deep MDCPA		Realquest MLS, Deep MDCPA		VALUE ADJUSTMENT		DESCRIPTION		DESCRIPTION		DESCRIPTION		Sales or Financing		Cash Transaction		Cash Transaction		Cash Transaction		Concessions		None Disclosed		None Disclosed		None Disclosed		Date of Sale/Time		04/2021		04/2022		09/2022		Rights Appraised		Fee Simple		Fee Simple		Fee Simple		Location		Residential/good		Residential/good		Residential/good		Site Area (in Sq Ft)		15,000		015,000		014,999		Street		Paved Asphalt		Paved Asphalt		Paved Asphalt		Improvements		Yes		None		0/Yes		Days on Market		N/A		62		46		Zoning		SFR		SFR		SFR		Approved Plans Included		None Noted		Yes		None Noted		Net Adjustment (Total, in \$)		\$ -		\$ -200,000		\$ -		Adjusted Sale Price (in \$)		\$ 1,170,000		\$ 1,175,000		\$ 1,116,000		Summary of Sales Comparison Approach The Comparable Sales used range in price per square foot from \$76.46 to \$91.67 with a mean of \$82.04 and a median of \$78.00. The sales prices range from \$1,116,000 to \$1,375,000 with a mean of \$1,220,333 and a median of \$1,170,000. The adjusted sale prices range from \$1,116,000 and a median of \$1,175,000 and a mean of \$1,150,000 and a median of \$1,170,000. The opinion of market value given of \$1,150,000 or \$76.67 per square foot is within the range of the sale prices, adjusted sale prices and sale prices per square foot. Most weight was given to Comparable Sales 1 and 3 due to having the most overall similarities.											A thorough market search was done in order to obtain comparable sales that were the most applicable and similar to the subject property. After considering location, dates of sale, physical differences and special conditions, in the appraisers judgment, that the comparables used were considered good market indicators for the opinion of market value given.											PROJECT INFORMATION FOR PUBLIC (if applicable) ☐ The Subject is part of a Planned Unit Development											Legal Name of Project:											Describe common elements and recreational facilities:											Indicated Value by Sales Comparison Approach \$ 1,150,000											Final Reconciliation The sales comparison approach offers the most reliable estimate of the appraisers opinion of market value, reflecting the actions of typical buyers and sellers. The cost approach and the income approach are not applicable.											This appraisal is made ☒ "as is" or ☐ subject to the following conditions: The appraisal report is made in "As Is" condition.											☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.											Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certification my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report as \$ 1,150,000 as of 03/20/2023, which is the effective date of this appraisal is indicated above. This Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.											A true and complete copy of this report contains 19 pages including exhibits which are considered an integral part of the report. This appraisal report may not be										
SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3																																																																																																																																																																																																																																																																																																													
Address: 1258 Osipow Ave		1248 Sorolla Ave		3909 Anderson Rd		800 Madeira Ave																																																																																																																																																																																																																																																																																																													
Coral Gables, FL 33134		Coral Gables, FL 33134		Coral Gables, FL 33134		Coral Gables, FL 33134																																																																																																																																																																																																																																																																																																													
Proximity to Subject		0.07 miles N		1.47 miles SE		0.90 miles E																																																																																																																																																																																																																																																																																																													
Sale Price		\$ 1,170,000		\$ 1,375,000		\$ 1,116,000																																																																																																																																																																																																																																																																																																													
Price/ Sq Ft		\$ 78.00		\$ 91.67		\$ 76.46																																																																																																																																																																																																																																																																																																													
Data Source(s)		MDCPA-Realquest		MLS-A11136445		MLS-A11100240																																																																																																																																																																																																																																																																																																													
Verification Source(s)		Realquest MLS, Deep MDCPA		Realquest MLS, Deep MDCPA		Realquest MLS, Deep MDCPA																																																																																																																																																																																																																																																																																																													
VALUE ADJUSTMENT		DESCRIPTION		DESCRIPTION		DESCRIPTION																																																																																																																																																																																																																																																																																																													
Sales or Financing		Cash Transaction		Cash Transaction		Cash Transaction																																																																																																																																																																																																																																																																																																													
Concessions		None Disclosed		None Disclosed		None Disclosed																																																																																																																																																																																																																																																																																																													
Date of Sale/Time		04/2021		04/2022		09/2022																																																																																																																																																																																																																																																																																																													
Rights Appraised		Fee Simple		Fee Simple		Fee Simple																																																																																																																																																																																																																																																																																																													
Location		Residential/good		Residential/good		Residential/good																																																																																																																																																																																																																																																																																																													
Site Area (in Sq Ft)		15,000		015,000		014,999																																																																																																																																																																																																																																																																																																													
Street		Paved Asphalt		Paved Asphalt		Paved Asphalt																																																																																																																																																																																																																																																																																																													
Improvements		Yes		None		0/Yes																																																																																																																																																																																																																																																																																																													
Days on Market		N/A		62		46																																																																																																																																																																																																																																																																																																													
Zoning		SFR		SFR		SFR																																																																																																																																																																																																																																																																																																													
Approved Plans Included		None Noted		Yes		None Noted																																																																																																																																																																																																																																																																																																													
Net Adjustment (Total, in \$)		\$ -		\$ -200,000		\$ -																																																																																																																																																																																																																																																																																																													
Adjusted Sale Price (in \$)		\$ 1,170,000		\$ 1,175,000		\$ 1,116,000																																																																																																																																																																																																																																																																																																													
Summary of Sales Comparison Approach The Comparable Sales used range in price per square foot from \$76.46 to \$91.67 with a mean of \$82.04 and a median of \$78.00. The sales prices range from \$1,116,000 to \$1,375,000 with a mean of \$1,220,333 and a median of \$1,170,000. The adjusted sale prices range from \$1,116,000 and a median of \$1,175,000 and a mean of \$1,150,000 and a median of \$1,170,000. The opinion of market value given of \$1,150,000 or \$76.67 per square foot is within the range of the sale prices, adjusted sale prices and sale prices per square foot. Most weight was given to Comparable Sales 1 and 3 due to having the most overall similarities.																																																																																																																																																																																																																																																																																																																			
A thorough market search was done in order to obtain comparable sales that were the most applicable and similar to the subject property. After considering location, dates of sale, physical differences and special conditions, in the appraisers judgment, that the comparables used were considered good market indicators for the opinion of market value given.																																																																																																																																																																																																																																																																																																																			
PROJECT INFORMATION FOR PUBLIC (if applicable) ☐ The Subject is part of a Planned Unit Development																																																																																																																																																																																																																																																																																																																			
Legal Name of Project:																																																																																																																																																																																																																																																																																																																			
Describe common elements and recreational facilities:																																																																																																																																																																																																																																																																																																																			
Indicated Value by Sales Comparison Approach \$ 1,150,000																																																																																																																																																																																																																																																																																																																			
Final Reconciliation The sales comparison approach offers the most reliable estimate of the appraisers opinion of market value, reflecting the actions of typical buyers and sellers. The cost approach and the income approach are not applicable.																																																																																																																																																																																																																																																																																																																			
This appraisal is made ☒ "as is" or ☐ subject to the following conditions: The appraisal report is made in "As Is" condition.																																																																																																																																																																																																																																																																																																																			
☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.																																																																																																																																																																																																																																																																																																																			
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certification my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report as \$ 1,150,000 as of 03/20/2023, which is the effective date of this appraisal is indicated above. This Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.																																																																																																																																																																																																																																																																																																																			
A true and complete copy of this report contains 19 pages including exhibits which are considered an integral part of the report. This appraisal report may not be																																																																																																																																																																																																																																																																																																																			

PRIOR CITY COMMENTS REGARDING LACK OF ARCHITECTURAL MERIT

HISTORICAL STRUCTURE FORM		BDA095R2	
DESCRIPTION (continued)			
Window Descriptions Metal casement; recessed			
Main Entrance Description (stylistic details) Tiled stairs lead to landing, brick columns at front door			
Porches: Open 1 #closed #enclosed Location(s)			
Porch Roof Type(s)			
Exterior Ornament Scuppers, wood shutters, planter boxes			
Interior Plan Unknown Other Interior Plan			
Condition Fair			
Structure Surroundings			
Commercial: NONE of this category		Residential: ALL this category	
Institutional: NONE of this category		Undeveloped: NONE of this category	
Ancillary Features (Number / type of outbuildings, major landscape features)			
Archaeological Remains (describe):			
If archaeological remains are present, was an Archaeological Site Form completed?			
Narrative Description (optional)			
HISTORY			
Construction year 1946			
Architect (last name first): Merriam, William		Builder (last name first): Stohn-Winters	
Changes in Locations or Conditions			
Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Unspecified;c1990;Roof replaced			
Structure Use History			
Use	Year Use Started	Year Use Ended	>> Residence--private;1946;
Other Structure Uses			
Ownership History (especially original owner, dates, profession, etc.)			
RESEARCH METHODS			
Research Methods		>> Examine local property records	
Other research methods			
SURVEYOR'S EVALUATION OF SITE			
Potentially Eligible for a Local Register?	NO	Name of Local Register if Eligible Coral Gables	
Individually Eligible for National Register?	NO		
Potential Contributor to NR District?	YES		
Area(s) of historical significance		>> Architecture	
Other Historical Associations			
Explanation of Evaluation (required) This building lacks sufficient architectural merit and historical import for individual local designation or NRHP listing, but it does contribute to the Osipov Ave RD as an example of domestic architecture from the district's period of significance.			

PROFESSIONAL OPINION TO DEMOLISH AND UNSAFE STRUCTURE

Recommendations:

1-The roofing system and tiles, the roof plywood sheathing, and a big portion of the roof wood joists, the ceiling wood joists, must be removed and replaced. Also, we strongly recommend to cover the whole house with a tent and fumigate in order to eliminate any possibility of alive termites and avoid any future deterioration of the wood elements.

2-The wood floor and subfloor and maybe a significant portion of the wood joists at ground floor need to be replaced, also we recommend to brace the exterior CMU walls to the ground floor wood joists (above the crawl space) w/ some connectors, in order to reduce the wall slenderness for lateral wind suction.

3-All the exterior windows and doors must be replaced.

Note:

It is our professional opinion, that this residence has significant damage and should not be inhabited. If possible that necessary repairs to restore the structural integrity of the home would over exceed the cost of a new construction.

If you should have any questions regarding this matter, please do not hesitate to contact us.

"As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible".

Respectfully,



Antonio
Canelas

Digitally signed by Antonio
Canelas
DN: c=US, o=TC ENGINEERING
INC,
ou=A01410D0000017199E86B3
F000032F8, cn=Antonio Canelas
Date: 2023.02.24 19:21:00 -05'00'

Antonio Canelas, P.E.

BOARDS ABILITY AND TEST TO APPROVE DEMOLITION

C. As a condition of granting any Certificate of Appropriateness, standard or special, for demolition of buildings or improvements designated as historic landmarks or located in an historic landmark district, the Board may require at the owner's expense, salvage and preservation of specified classes of building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties. The Board may also require, at the owner's expense, the recording of the improvement for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and scaled architectural drawings.