



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 06/02/2024

PROPERTY INFORMATION	
Folio	03-4117-005-1020
Property Address	2501 GALIANO ST CORAL GABLES, FL 33134-6111
Owner	2093 US HIGHWAY 92 LLC , C/O ACHS MANAGEMENT CORP
Mailing Address	1412 BROADWAY FL# 3 NEW YORK, NY 10018
Primary Zone	5004 MIXED-USE 2
Primary Land Use	2313 FINANCIAL INSTITUTION : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	4,520 Sq.Ft
Living Area	4,520 Sq.Ft
Adjusted Area	2,580 Sq.Ft
Lot Size	12,500 Sq.Ft
Year Built	1984



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$4,375,000	\$3,875,000	\$3,875,000
Building Value	\$198,144	\$203,190	\$10,000
Extra Feature Value	\$6,880	\$6,988	\$0
Market Value	\$4,580,024	\$4,085,178	\$3,885,000
Assessed Value	\$3,234,869	\$2,940,790	\$2,673,446

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$1,345,155	\$1,144,388	\$1,211,554

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

SHORT LEGAL DESCRIPTION
CORAL GABLES CRAFTS SEC PB 10-40
LOTS 5 THRU 9 BLK 5
LOT SIZE 125.000 X 100
OR 16958-3193 1095 5

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,234,869	\$2,940,790	\$2,673,446
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,580,024	\$4,085,178	\$3,885,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,234,869	\$2,940,790	\$2,673,446
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,234,869	\$2,940,790	\$2,673,446

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/2023	\$0	33874-4946	Corrective, tax or QCD; min consideration
06/05/2023	\$3,000,000	33749-4827	Financial inst or "In Lieu of Forclosure" stated
10/01/1995	\$0	16958-3193	Sales which are disqualified as a result of examination of the deed
10/05/1977	\$93,750	9823-1424	Sales which are disqualified as a result of examination of the deed

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