



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address

Owner Name

Folio

SEARCH:

4950 sw 8

Suite



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PROPERTY INFORMATION

Folio: 03-4107-004-0020

Sub-Division:
GRANADA GROVES

Property Address
4950 SW 8 ST

Owner
GDJARD INVESTMENT LLC

Mailing Address
4950 SW 8 ST
CORAL GABLES, FL 33134

PA Primary Zone
6400 COMMERCIAL - CENTRAL

Primary Land Use
1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING

Beds / Baths / Half 0 / 0 / 0

Floors 2

Living Units 0

Actual Area

Living Area

Adjusted Area

37,134 Sq.Ft

Lot Size

21,244 Sq.Ft

Year Built

1985



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ASSESSMENT INFORMATION

| Year | 2022 | 2021 | 2020 |
|-----------------------|--------------------|--------------------|--------------------|
| Land Value | \$1,593,300 | \$1,593,300 | \$1,593,300 |
| Building Value | \$3,006,700 | \$2,856,700 | \$2,856,700 |
| Extra Feature Value | \$0 | \$0 | \$0 |
| Market Value | \$4,600,000 | \$4,450,000 | \$4,450,000 |
| Assessed Value | \$4,600,000 | \$4,450,000 | \$4,450,000 |

TAXABLE VALUE INFORMATION

| | 2022 | 2021 | 2020 |
|---------------------|-------------|-------------|-------------|
| COUNTY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$4,600,000 | \$4,450,000 | \$4,450,000 |
| SCHOOL BOARD | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$4,600,000 | \$4,450,000 | \$4,450,000 |
| CITY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$4,600,000 | \$4,450,000 | \$4,450,000 |
| REGIONAL | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$4,600,000 | \$4,450,000 | \$4,450,000 |

BENEFITS INFORMATION

| Benefit | Type | 2022 | 2021 | 2020 |
|----------------------------------------------------------------------------------------------------------|------|------|------|------|
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

FULL LEGAL DESCRIPTION

GRANADA GROVES

PB 13-12

LOTS 1 THRU 4 BLK 1 & LOT 16

BLK 1 OF PB 18-34

LOT SIZE 196.7 X 108

OR 17838-0018 1097 1

SALES INFORMATION

| Previous Sale | Price | OR Book-Page | Qualification Description | Previous Owner 1 |
|---------------|-------------|--------------|-----------------------------------------|----------------------------|
| 03/17/2017 | \$5,100,000 | 30494-4934 | Qual by exam of deed | 4950 SW EIGHTH LLC |
| 10/01/2015 | \$8,000,000 | 29838-4556 | Affiliated parties | PREFERRED MEDICAL PLAN INC |
| 10/01/1997 | \$1,420,000 | 17838-0018 | Sales which are qualified | |
| 07/01/1993 | \$1,100,000 | 16004-1216 | Deeds that include more than one parcel | |
| 01/01/1992 | \$3,500,000 | 15338-2902 | Deeds that include more than one parcel | |
| 12/01/1986 | \$2,350,000 | 13129-808 | Deeds that include more than one parcel | |
| 03/01/1982 | \$360,000 | 11396-1969 | Deeds that include more than one parcel | |
| 01/01/1981 | \$340,000 | 11051-0318 | Deeds that include more than one parcel | |
| 11/01/1979 | \$275,000 | 10576-0366 | Deeds that include more than one parcel | |

For more information about the Department of Revenue's Sales Qualification Codes.

2022

2021

2020

LAND INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain

| Land Use | Muni Zone | PA Zone | Unit Type |
|----------|-----------|-----------------------------|----------------|
| GENERAL | CB | 6400 - COMMERCIAL - CENTRAL | Square Ft. 21, |

BUILDING INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain

| Building Number | Sub Area | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj |
|-----------------|----------|------------|---------------|---------------|-----|
| 1 | 1 | 1985 | | | |
| 1 | 2 | 1985 | | | |

EXTRA FEATURES

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain

| Description | Year Built |
|---------------------------------------------|------------|
| Cent A/C - Comm (Aprox 300 sqft/Ton) | 1988 |
| Cent A/C - Comm (Aprox 300 sqft/Ton) | 1987 |
| Elevator - Passenger | 1985 |
| Light Standard - 10-30 ft High - 2 Fixtures | 1985 |
| Patio - Concrete Slab | 1985 |
| Plumbing Fixtures - Hi-Rise | 1985 |
| Sprinkler System/Auto - Wet | 1985 |
| Wall - CBS unreinforced | 1985 |

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District: NONE
Community Redevelopment Area: NONE
Empowerment Zone: NONE
Enterprise Zone: NONE
Urban Development: INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code: MX1 -
Existing Land Use: 113 - OFFICE BUILDING.

Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
Childrens Trust
City of Coral Gables
Environmental Considerations
Florida Inland Navigation District
PA Bulletin Board
Special Taxing District and Other Non-Ad valorem Assessment
School Board
South Florida Water Mgmt District
Tax Collector

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For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

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