



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/19/2021

Property Information	
Folio:	03-4108-007-1100
Property Address:	1901 PONCE DE LEON BLVD Coral Gables, FL 33134-4412
Owner	1901 SILVERBACK INVESTMENTS LLC
Mailing Address	1901 Ponce De Leon Blvd Coral Gables, FL 33134-4481
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 4 / 0
Floors	4
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	13,912 Sq.Ft
Lot Size	5,003 Sq.Ft
Year Built	1982



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,200,720	\$1,250,750	\$1,025,675
Building Value	\$1,114,250	\$1,099,250	\$1,124,325
XF Value	\$0	\$0	\$0
Market Value	\$2,314,970	\$2,350,000	\$2,150,000
Assessed Value	\$2,314,970	\$2,350,000	\$2,147,750

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction			\$2,250

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

Short Legal Description
CORAL GABLES SEC L PB 8-85 LOTS 3 & 4 BLK 11 LOT SIZE 50.030 X 100 OR 14806-349 1190 1

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,314,970	\$2,350,000	\$2,147,750
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,314,970	\$2,350,000	\$2,150,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,314,970	\$2,350,000	\$2,147,750
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,314,970	\$2,350,000	\$2,147,750

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/12/2013	\$2,825,000	28800-0168	Qual by exam of deed
11/01/1990	\$1,275,000	14806-349	Sales which are qualified
07/01/1988	\$980,000	13747-370	Sales which are qualified
08/01/1979	\$115,000	10501-0103	Sales which are qualified

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