



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/30/2021

Property Information	
Folio:	03-4130-004-0010
Property Address:	1250 S DIXIE HWY Coral Gables, FL 33146-2902
Owner	UNIVERSITY SHOPPING CENTER LLP
Mailing Address	2875 NE 191 ST 605 AVENTURA, FL 33180 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1611 COMMUNITY SHOPPING CENTER : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	58,260 Sq.Ft
Lot Size	138,521 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$24,241,175	\$21,886,318	\$20,684,088
Building Value	\$1,558,825	\$1,513,682	\$1,558,825
XF Value	\$0	\$0	\$0
Market Value	\$25,800,000	\$23,400,000	\$22,242,913
Assessed Value	\$24,918,982	\$22,653,620	\$20,594,200

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$881,018	\$746,380	\$1,648,713

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

Short Legal Description
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Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$24,918,982	\$22,653,620	\$20,594,200
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$25,800,000	\$23,400,000	\$22,242,913
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$24,918,982	\$22,653,620	\$20,594,200
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$24,918,982	\$22,653,620	\$20,594,200

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/09/2015	\$4,196,200	29531-0367	Affiliated parties
01/01/1992	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
02/01/1977	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version: