



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/7/2023

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	2022	2021	2020
Land Value	\$34,630,250	\$24,241,175	\$21,886,318
Building Value	\$10,000	\$100,000	\$1,513,682
XF Value	\$0	\$0	\$0
Market Value	\$34,640,250	\$24,341,175	\$23,400,000
Assessed Value	\$26,775,292	\$24,341,175	\$22,653,620

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$7,864,958		\$746,380

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

Short Legal Description
30 54 41 3.18 AC
REPLAT OF PART OF CORAL GABLES
RIVIERA SEC PT 8 PB 46-100
THAT PT OF TR A THAT LIES NELY OF
FOLLOWING DESC/L COMM AT NELY X

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,775,292	\$24,341,175	\$22,653,620
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$34,640,250	\$24,341,175	\$23,400,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,775,292	\$24,341,175	\$22,653,620
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$26,775,292	\$24,341,175	\$22,653,620

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

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version: