



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address

Owner Name

Folio

SEARCH:

255 giralda

Suite



[Back to Search Results](#)

PROPERTY INFORMATION

Folio: 03-4108-006-3010

Sub-Division:
CORAL GABLES SEC K

Property Address
253 GIRALDA AVE
255 GIRALDA AVE

Owner
GIRALDA COMPLEX LLC

Mailing Address
2222 PONCE DE LEON #150
CORAL GABLES, FL 33134

PA Primary Zone
6400 COMMERCIAL - CENTRAL

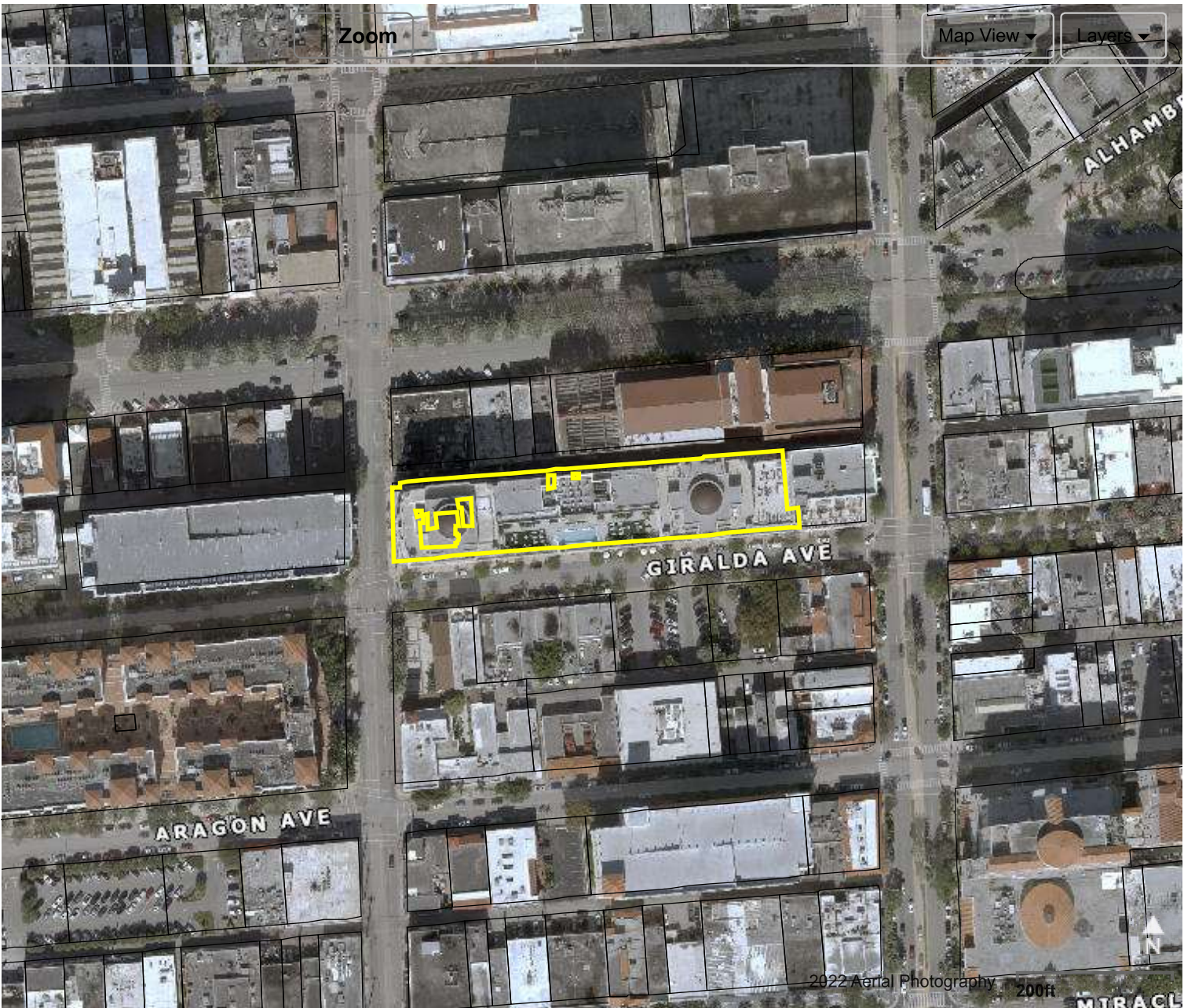
Primary Land Use
1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING

Beds / Baths / Half 0 / 0 / 0

Floors 8

Living Units 0

Actual Area	93,600 Sq.Ft
Living Area	93,600 Sq.Ft
Adjusted Area	93,600 Sq.Ft
Lot Size	47,820 Sq.Ft
Year Built	2019



Featured Online Tools

- [Comparable Sales](#)
- [PA Additional Online Tools](#)

- [Glossary](#)
- [Property Record Cards](#)

Property Search Help
 Report Discrepancies
 Special Taxing Districts and Other Non-Ad valorem Assessments
 Tax Estimator
 Value Adjustment Board

Property Taxes
 Report Homestead Fraud
 Tax Comparison
 TRIM Notice

ASSESSMENT INFORMATION

Year	2022	2021	2020
Land Value	\$9,783,972	\$9,783,972	\$9,783,972
Building Value	\$9,116,028	\$8,894,528	\$7,316,028
Extra Feature Value	\$0	\$0	\$0
Market Value	\$18,900,000	\$18,678,500	\$17,100,000
Assessed Value	\$18,900,000	\$18,678,500	\$17,100,000

TAXABLE VALUE INFORMATION

	2022	2021	2020
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,900,000	\$18,678,500	\$17,100,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,900,000	\$18,678,500	\$17,100,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,900,000	\$18,678,500	\$17,100,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,900,000	\$18,678,500	\$17,100,000

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

CORAL GABLES SEC K
PB 8-33
LOTS 29 THRU 48 & A PORT OF 28
DESC AS BEG NE COR OF LOT 25 BLK
28 TH S03 DEG E 73.48FT N86 DEG E
12.50FT S03 DEG E 26.56FT S86 DEG
W 12.50FT N03 DEG W 26.56FT TO
POB LESS PORT DESC AS RESIDENTIAL
LOT NAU 03 4108 006 3012 PER
OR 31084-1979 AKA COMMERCIAL LOT

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
04/24/2018	\$100	30955-4059	Corrective, tax or QCD; min consideration
07/01/2004	\$5,900,000	22538-0267	Other disqualified
09/01/1998	\$6,200,000	18277-4190	Deeds that include more than one parcel
06/01/1992	\$2,550,000	15581-3340	Deeds that include more than one parcel
06/01/1992	\$0	15581-3337	Sales which are disqualified as a result of examination of the deed
10/01/1981	\$1,170,900	11252-1619	Other disqualified

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.	29,
GENERAL	CB	6400 - COMMERCIAL - CENTRAL	Square Ft.	17,

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 accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj
1	1	2019	13,505	13,505	
1	2	2019	80,095	80,095	

 Current Building Sketches Available

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 accurate values.

Description	Year Built
Chill Water A/C (Aprox 300 sqft/Ton)	2019
Elevator - Passenger	2019
Sprinkler System/Auto - Wet	2019

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:	MX2 -
Existing Land Use:	170 - OFFICE AND/OR BUSINESS AND OTHER SERVICES (GROUND LEVEL) / RESIDENTIAL (UPPER LEVELS). LOW-DENSITY < 15 DWELLINGS PER ACRE OR 4 FLOORS.

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

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>

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

Version: 2.0.3

EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

[More >](#)

REAL ESTATE

40 Yr Building
Re-Certification

Appealing Your Assessment

Defective Drywall

Folio Numbers

Mortgage Fraud

[More >](#)

TANGIBLE PERSONAL PROPERTY

Appealing your Assessment

Assessment Information Search

Exemptions

Extension Requests

Filing Returns

[More >](#)

PUBLIC RECORDS

Address Blocking

[Change of Name](#)

[Change of Address](#)

[Change of Ownership & Title](#)

[Declaration of Condominium](#)

[More >](#)

ONLINE TOOLS

[Property Search](#)

[Property Sales](#)

[Tax Estimator](#)

[Tax Comparison](#)

[Homestead Exemption and Portability](#)

[More >](#)

TAX ROLL ADMINISTRATION

[Appealing your Assessment](#)

[Reports](#)

[More >](#)