



OFFICE OF THE PROPERTY APPRAISER

Summary Report

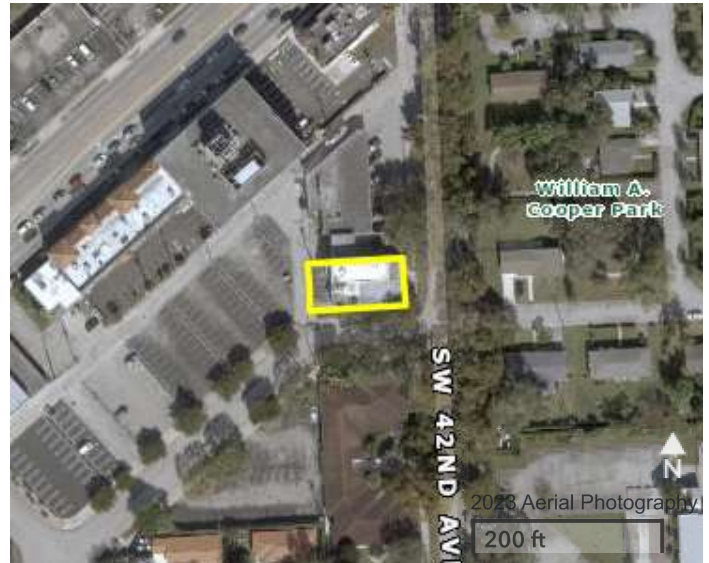
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PROPERTY INFORMATION	
Folio	03-4120-023-2360
Property Address	4944 LE JEUNE RD CORAL GABLES, FL 33146-2208
Owner	BAYSHORE REAL ESTATE LLC
Mailing Address	1825 PONCE DE LEON BLVD 502 CORAL GABLES, FL 33134
Primary Zone	5003 MIXED-USE
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	7,500 Sq.Ft
Living Area	7,500 Sq.Ft
Adjusted Area	7,500 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,375,000	\$1,375,000	\$1,250,000
Building Value	\$2,125,000	\$1,925,000	\$770,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$3,500,000	\$3,300,000	\$2,020,000
Assessed Value	\$2,064,381	\$1,876,710	\$1,706,100

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,435,619	\$1,423,290	\$313,900
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES RIVIERA SEC 2 REV	
PB 28-18	
LOTS 31 & 32 BLK 95	
LOT SIZE 50.000 X 100	
OR 18435-3812 0199 1	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,064,381	\$1,876,710	\$1,706,100
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,500,000	\$3,300,000	\$2,020,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,064,381	\$1,876,710	\$1,706,100
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,064,381	\$1,876,710	\$1,706,100

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/08/2019	\$2,650,000	31403-1967	Qual by exam of deed
01/01/1999	\$840,000	18435-3812	Sales which are qualified
03/01/1985	\$440,000	12457-0048	Sales which are qualified
03/01/1985	\$600,000	12457-0048	Other disqualified

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