

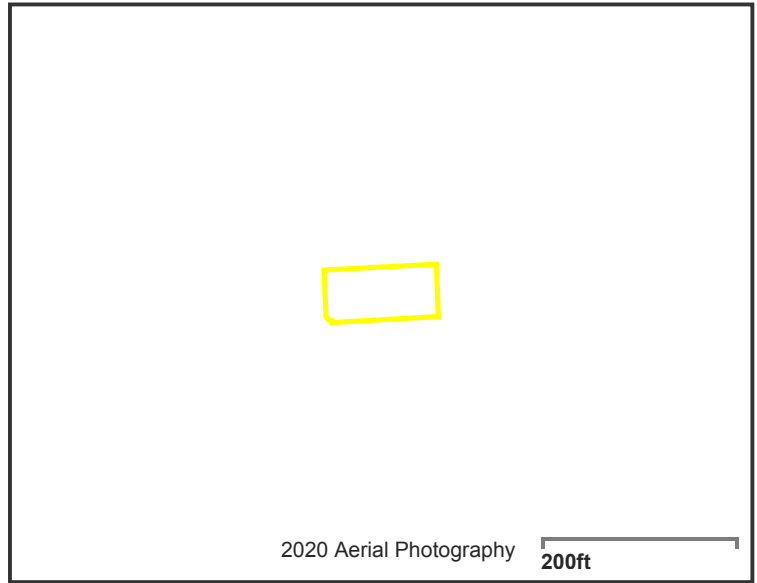


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 1/7/2021

Property Information	
Folio:	03-4117-005-8870
Property Address:	3195 PONCE DE LEON BLVD Coral Gables, FL 33134-6801
Owner	FOUR ACES PROPERTIES II LLC
Mailing Address	201 ALHAMBRA CIRCLE STE 1205 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	5
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	24,039 Sq.Ft
Lot Size	6,210 Sq.Ft
Year Built	1971



Assessment Information			
Year	2020	2019	2018
Land Value	\$2,484,000	\$2,018,250	\$1,397,250
Building Value	\$1,315,262	\$1,255,478	\$1,278,305
XF Value	\$79,718	\$79,718	\$81,167
Market Value	\$3,878,980	\$3,353,446	\$2,756,722
Assessed Value	\$3,335,633	\$3,032,394	\$2,756,722

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$543,347	\$321,052	

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

Short Legal Description
C GAB CRAFTS SEC PB 10-40 LOTS 25 & 26 BLK 40 LOT SIZE 54.000 X 115 OR 13003-293 0886 2

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,335,633	\$3,032,394	\$2,756,722
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,878,980	\$3,353,446	\$2,756,722
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,335,633	\$3,032,394	\$2,756,722
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,335,633	\$3,032,394	\$2,756,722

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/20/2017	\$6,700,000	30472-2469	Non-market financing or assumption of lease
03/20/2017	\$4,425,000	30466-4313	Qual on DOS, multi-parcel sale
08/01/1986	\$1,700,000	13003-0293	Deeds that include more than one parcel
06/01/1977	\$1	09726-0370	Sales which are disqualified as a result of examination of the deed

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