



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/01/2023

PROPERTY INFORMATION	
Folio:	03-4108-006-3550
Sub-Division:	CORAL GABLES SEC K
Property Address:	345 CORAL WAY
Owner:	345 MM LLC, C/O MANUEL CHAMIZO III PA
Mailing Address:	1430 S DIXIE HWY STE 110 CORAL GABLES, FL 33146
Primary Zone:	6400 COMMERCIAL - CENTRAL
Primary Land Use:	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	4,680 Sq.Ft
Living Area	4,680 Sq.Ft
Adjusted Area	4,680 Sq.Ft
Lot Size	5,050 Sq.Ft
Year Built	1946



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$2,525,000	\$2,020,000	\$2,146,250
Building Value	\$1,424,000	\$653,750	\$388,680
Extra Feature Value	\$0	\$0	\$0
Market Value	\$3,949,000	\$2,673,750	\$2,534,930
Assessed Value	\$2,886,106	\$2,623,733	\$2,385,212

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$1,062,894	\$50,017	\$149,718
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES SEC K PB 8-33	
LOTS 36 & 37 BLK 36	
LOT SIZE 50.000 X 101	
OR 12825-442 0386 4	
COC 22946-4920 05 2004 5	

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,886,106	\$2,623,733	\$2,385,212
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,949,000	\$2,673,750	\$2,534,930
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,886,106	\$2,623,733	\$2,385,212
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,886,106	\$2,623,733	\$2,385,212

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2008	\$2,450,000	26390-1542	Sales which are qualified
05/01/2004	\$0	22946-4920	Sales which are disqualified as a result of examination of the deed
06/01/1977	\$1	09713-1452	Sales which are disqualified as a result of examination of the deed