



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/8/2022

Property Information	
Folio:	03-4108-009-2120
Property Address:	1206 DOUGLAS RD Coral Gables, FL 33134-0000
Owner	FIPRO HOLDINGS LLC C/O JOSE L BALOYRA ESQ
Mailing Address	201 ALHAMBRA CIR #601 CORAL GABLES, FL 33134 USA
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	40 / 20 / 0
Floors	2
Living Units	20
Actual Area	17,560 Sq.Ft
Living Area	17,560 Sq.Ft
Adjusted Area	15,754 Sq.Ft
Lot Size	26,400 Sq.Ft
Year Built	1947



Assessment Information			
Year	2021	2020	2019
Land Value	\$2,376,000	\$2,508,000	\$2,244,000
Building Value	\$393,850	\$10,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$2,769,850	\$2,518,000	\$2,254,000
Assessed Value	\$2,727,340	\$2,479,400	\$2,254,000

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$42,510	\$38,600	

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

Short Legal Description
CORAL GABLES DOUGLAS SEC
PB 25-69
LOTS 11 TO 14 INC BLK 23
LOT SIZE 220.000 X 120
OR 18756-2759 0899 1

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,727,340	\$2,479,400	\$2,254,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,769,850	\$2,518,000	\$2,254,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,727,340	\$2,479,400	\$2,254,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,727,340	\$2,479,400	\$2,254,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/30/2014	\$2,520,000	29421-2319	Qual by exam of deed
11/01/2004	\$3,000,000	22813-4972	Sales which are qualified
08/01/1999	\$1,375,000	18756-2759	Sales which are qualified
10/01/1995	\$1,000,000	16946-3601	Sales which are qualified

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