



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 06/28/2024

PROPERTY INFORMATION	
Folio	03-4108-009-3640
Property Address	1516 PONCE DE LEON BLVD CORAL GABLES, FL 33134-3903
Owner	1516 PONCE LLC , C/O DLA PIPER LLP
Mailing Address	355 ALHAMBRA CIR 1550 CORAL GABLES, FL 33134
Primary Zone	5005 MIXED-USE 3
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	9,359 Sq.Ft
Living Area	9,359 Sq.Ft
Adjusted Area	9,033 Sq.Ft
Lot Size	11,564 Sq.Ft
Year Built	1948



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$4,047,400	\$4,047,400	\$2,891,000
Building Value	\$1,448,600	\$1,448,600	\$895,600
Extra Feature Value	\$0	\$0	\$0
Market Value	\$5,496,000	\$5,496,000	\$3,786,600
Assessed Value	\$3,982,352	\$3,620,320	\$3,291,200

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,513,648	\$1,875,680	\$495,400

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
LOT 10 & LOT 11 BLK 35
LOT SIZE 110.000 X 105
OR 11754-1946 0383 6

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,982,352	\$3,620,320	\$3,291,200
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,496,000	\$5,496,000	\$3,786,600
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,982,352	\$3,620,320	\$3,291,200
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,982,352	\$3,620,320	\$3,291,200

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/07/2015	\$3,000,000	29818-2420	Qual by exam of deed
10/28/2013	\$1,875,000	28899-0422	Qual by exam of deed
05/01/2008	\$0	26418-0636	Sales which are disqualified as a result of examination of the deed
03/01/1983	\$850,000	11754-1946	Other disqualified

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