



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 10/28/2024

PROPERTY INFORMATION	
Folio	03-4117-005-6510
Property Address	2940 PONCE DE LEON BLVD CORAL GABLES, FL 33134-6811
Owner	UNIQUE SURFACES LLC
Mailing Address	2940 PONCE DE LEON BLVD CORAL GABLES, FL 33146
Primary Zone	5004 MIXED-USE 2
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	4,093 Sq.Ft
Living Area	4,093 Sq.Ft
Adjusted Area	4,080 Sq.Ft
Lot Size	7,142 Sq.Ft
Year Built	1974

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$3,392,450	\$3,071,060	\$2,785,380
Building Value	\$1,000	\$1,000	\$1,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$3,393,450	\$3,072,060	\$2,786,380
Assessed Value	\$3,371,519	\$3,065,018	\$2,786,380

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$21,931	\$7,042	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
C GABLES CRAFTS SEC PB 10-40	
LOTS 22 THRU 25 BLK 26	
LOT SIZE SITE VALUE	
OR 12566-791 0685 5	
COC 21922-0312 12 2003 5	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,371,519	\$3,065,018	\$2,786,380
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,393,450	\$3,072,060	\$2,786,380
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,371,519	\$3,065,018	\$2,786,380
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,371,519	\$3,065,018	\$2,786,380

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/02/2019	\$3,000,000	31755-1608	Qual by exam of deed
12/01/2003	\$0	21922-0312	Sales which are disqualified as a result of examination of the deed

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