



Address

Owner Name

Folio

### SEARCH:

15 tahiti beach island

Suite



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### PROPERTY INFORMATION

**Folio:** 03-4132-030-0250

**Sub-Division:**  
COCOPLUM SEC 2 PLAT E

**Property Address**  
15 TAHITI BEACH ISLAND RD

**Owner**  
BHAVANA JANAK SHAH

**Mailing Address**  
2110 NW 95 AVE  
MIAMI, FL 33172-2338

**PA Primary Zone**  
0100 SINGLE FAMILY - GENERAL

**Primary Land Use**  
0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

**Beds / Baths / Half** 6 / 6 / 2

**Floors** 3

**Living Units** 1

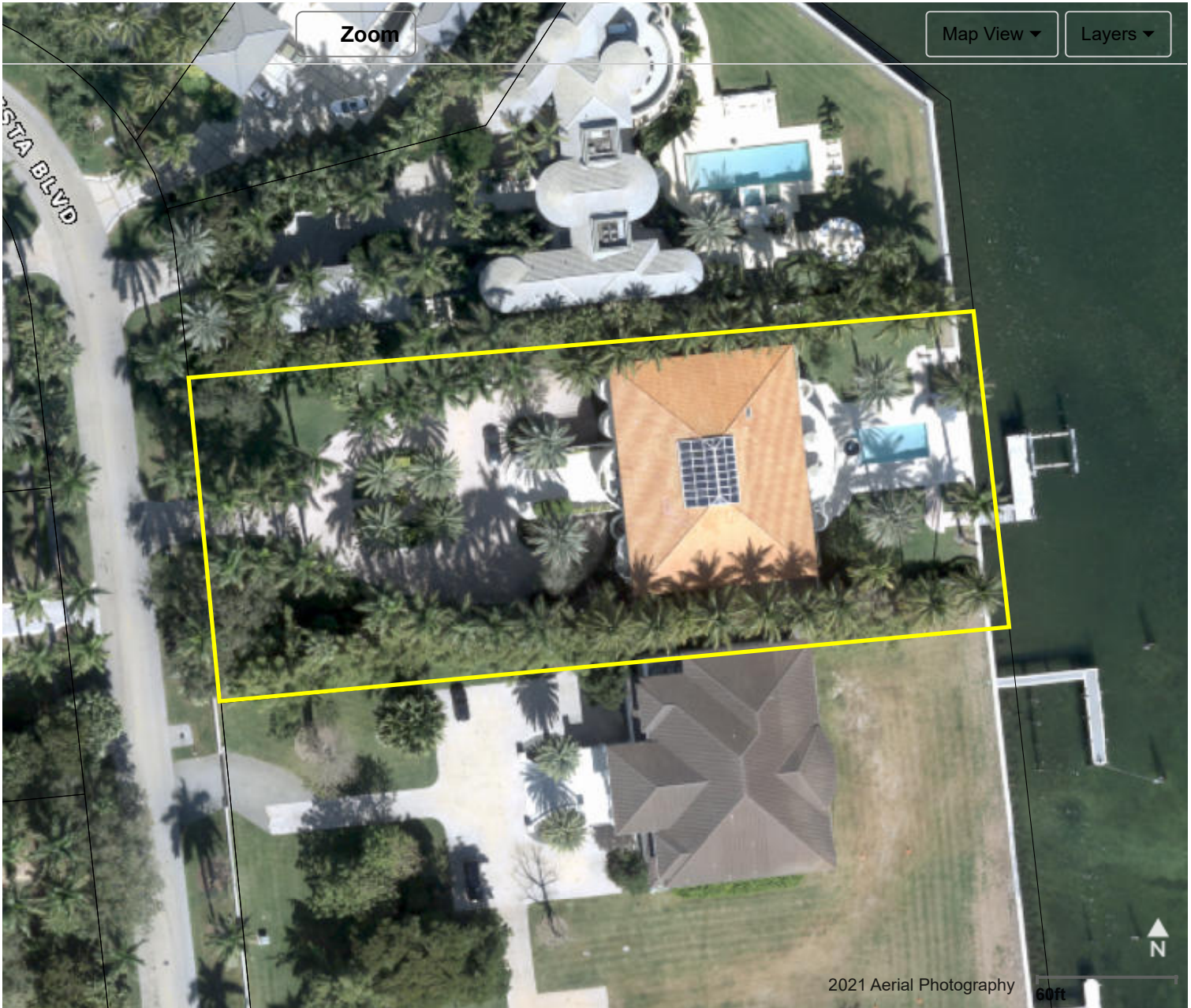
**Actual Area**

**Living Area**

**Adjusted Area** 14,454 Sq.Ft

**Lot Size** 40,590 Sq.Ft

**Year Built** 1996



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Special Taxing Districts and Other Non-Ad valorem Assessments  
 Tax Estimator  
 Value Adjustment Board

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## ASSESSMENT INFORMATION

Year	2021	2020	2019
Land Value	\$7,387,380	\$7,387,380	\$7,387,380
Building Value	\$2,746,260	\$2,782,395	\$2,818,530
Extra Feature Value	\$105,389	\$106,760	\$108,132
<b>Market Value</b>	<b>\$10,239,029</b>	<b>\$10,276,535</b>	<b>\$10,314,042</b>
<b>Assessed Value</b>	<b>\$5,979,471</b>	<b>\$5,896,915</b>	<b>\$5,764,336</b>

## TAXABLE VALUE INFORMATION

	2021	2020	2019
<b>COUNTY</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	<b>\$5,929,471</b>	<b>\$5,846,915</b>	<b>\$5,714,336</b>
<b>SCHOOL BOARD</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	<b>\$5,954,471</b>	<b>\$5,871,915</b>	<b>\$5,739,336</b>
<b>CITY</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	<b>\$5,929,471</b>	<b>\$5,846,915</b>	<b>\$5,714,336</b>
<b>REGIONAL</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	<b>\$5,929,471</b>	<b>\$5,846,915</b>	<b>\$5,714,336</b>

## BENEFITS INFORMATION

Benefit	Type	2021	2020	2019
<b>Save Our Homes Cap</b>	Assessment Reduction	\$4,259,558	\$4,379,620	\$4,549,706
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

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

### FULL LEGAL DESCRIPTION

COCOPLUM SEC 2 PLAT E  
 PB 131-76  
 LOT 6 BLK 22  
 LOT SIZE 40590 SQ FT  
 OR 15554-3772 0692 1

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1992	\$1,250,000	15554-3772	Sales which are qualified
01/01/1988	\$850,000	13559-3547	Sales which are qualified

For more information about the Department of Revenue's Sales Qualification Codes.

2021    2020    2019

### LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SFR	0100 - SINGLE FAMILY - GENERAL	Square Ft.	40,590.00	\$7,387,380

### BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1996			14,454	\$2,746,260

### EXTRA FEATURES

Description	Year Built	Units	Calc Value
Dock - Steel Pilings, Wd Deck w/ Railings &Fenders	1996	371	\$13,022
Elevator - Passenger	1996	3	\$28,080
Aluminum Modular Fence	1996	220	\$5,834
Patio - Brick, Tile, Flagstone	1996	3,872	\$32,370

Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1996	1	\$22,800
Jacuzzi	1996	36	\$3,283

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

### LAND USE AND RESTRICTIONS

<b>Community Development District:</b>	NONE
<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NONE
<b>Enterprise Zone:</b>	NONE
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY
<b>Zoning Code:</b>	SFR -
<b>Existing Land Use:</b>	13 - SINGLE-FAMILY, LOW-DENSITY (UNDER 2 DU/GROSS ACRE).
Government Agencies and Community Services	

### OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives  
 Childrens Trust  
 City of Coral Gables  
 Environmental Considerations  
 Florida Inland Navigation District  
 PA Bulletin Board  
 Special Taxing District and Other Non-Ad valorem Assessment  
 School Board  
 South Florida Water Mgmt District  
 Tax Collector

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