



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/8/2022

Property Information	
Folio:	03-4117-008-1111
Property Address:	2524 S LE JEUNE RD Coral Gables, FL 33134-0000
Owner	CORAL GABLES MIRACLE MILE HTL LLC
Mailing Address	2533 SW 19 AVE STE 400 COCONUT GROVE, FL 33133 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	34 / 171 / 34
Floors	7
Living Units	171
Actual Area	184,461 Sq.Ft
Living Area	184,461 Sq.Ft
Adjusted Area	179,909 Sq.Ft
Lot Size	28,164 Sq.Ft
Year Built	2018



Assessment Information			
Year	2021	2020	2019
Land Value	\$906,750	\$650,000	\$650,000
Building Value	\$14,123,250	\$16,740,021	\$21,855,094
XF Value	\$0	\$1,256,131	\$1,256,551
Market Value	\$15,030,000	\$18,646,152	\$23,761,645
Assessed Value	\$15,030,000	\$18,646,152	\$23,761,645

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
CORAL GABLES BILTMORE SEC PB 20-28 LOTS 25 THRU 32 BLK 6 LOT SIZE 28164 SQ FT M/L COC 23877-0413 09 2005 4

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,030,000	\$18,646,152	\$23,761,645
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,030,000	\$18,646,152	\$23,761,645
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,030,000	\$18,646,152	\$23,761,645
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,030,000	\$18,646,152	\$23,761,645

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/11/2012	\$4,000,000	28404-4780	Qual on DOS, multi-parcel sale
06/30/2011	\$2,945,900	27756-2276	Financial inst or "In Lieu of Forclosure" stated
02/11/2011	\$300,100	27600-1333	Financial inst or "In Lieu of Forclosure" stated
09/01/2005	\$0	23877-0413	Sales which are disqualified as a result of examination of the deed

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