

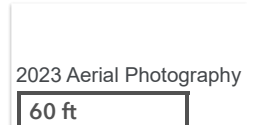


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 02/21/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-009-1170
<b>Property Address</b>	3 SANTILLANE AVE CORAL GABLES, FL 33134-3115
<b>Owner</b>	FIPRO HOLDINGS LLC , C/O JOSE L BALOYRA ESQ
<b>Mailing Address</b>	201 ALHAMBRA CIR STE 601 CORAL GABLES, FL 33134
<b>Primary Zone</b>	3801 MULTI-FAMILY MED DENSITY
<b>Primary Land Use</b>	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths /Half</b>	8 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	4
<b>Actual Area</b>	2,666 Sq.Ft
<b>Living Area</b>	2,666 Sq.Ft
<b>Adjusted Area</b>	2,523 Sq.Ft
<b>Lot Size</b>	7,320 Sq.Ft
<b>Year Built</b>	1953



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$1,098,000	\$878,400	\$658,800
<b>Building Value</b>	\$170,681	\$9,000	\$49,745
<b>Extra Feature Value</b>	\$715	\$715	\$715
<b>Market Value</b>	\$1,269,396	\$888,115	\$709,260
<b>Assessed Value</b>	\$858,204	\$780,186	\$709,260

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$411,192	\$107,929	

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

SHORT LEGAL DESCRIPTION
8 54 41 PB 25-69
CORAL GABLES DOUGLAS SEC
LOT 12 BLK 13
LOT SIZE 60.000 X 122
OR 13241-1112 0287 4

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$858,204	\$780,186	\$709,260
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,269,396	\$888,115	\$709,260
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$858,204	\$780,186	\$709,260
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$858,204	\$780,186	\$709,260

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/30/2014	\$3,480,000	29414-2450	Qual on DOS, multi-parcel sale
08/01/2005	\$995,000	23710-1732	Sales which are qualified
11/01/1986	\$125,000	13082-2903	Sales which are qualified

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