



OFFICE OF THE PROPERTY APPRAISER

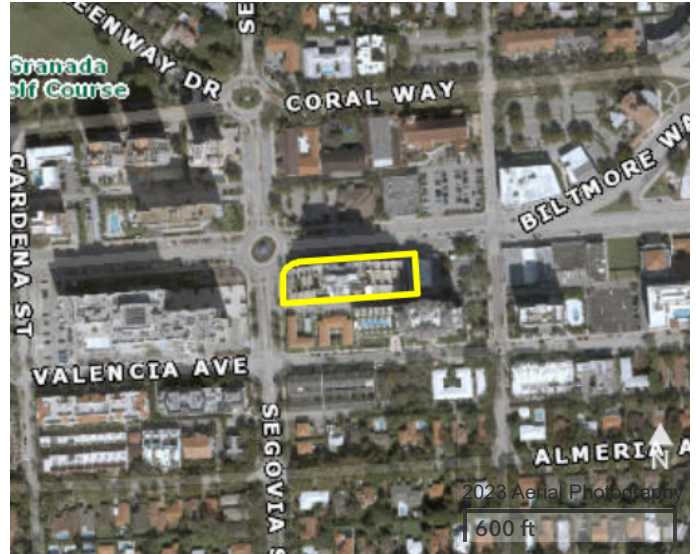
Detailed Report

Generated On: 10/10/2023

PROPERTY INFORMATION	
Folio	03-4117-008-1230
Property Address	550 BILTMORE WAY CORAL GABLES, FL 33134-5730
Owner	CGI FUND I BILTMORE LP , C/O CGI MERCHANT GROUP LLC
Mailing Address	801 BRICKELL AVE STE 700 MIAMI, FL 33131
Primary Zone	5005 MIXED-USE 3
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	15
Living Units	0
Actual Area	
Living Area	
Adjusted Area	290,520 Sq.Ft
Lot Size	45,000 Sq.Ft
Year Built	1986

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$18,000,000	\$16,425,000	\$13,950,000
Building Value	\$39,300,000	\$29,575,000	\$31,250,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$57,300,000	\$46,000,000	\$45,200,000
Assessed Value	\$50,600,000	\$46,000,000	\$45,200,000

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction		\$6,700,000	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$50,600,000	\$46,000,000	\$45,200,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$57,300,000	\$46,000,000	\$45,200,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$50,600,000	\$46,000,000	\$45,200,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$50,600,000	\$46,000,000	\$45,200,000

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Property Information

Folio: 03-4117-008-1230

Property Address: 550 BILTMORE WAY

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	MX3	5005	Square Ft.	45,000.00	

BUILDING INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1986			\$46,478	
1	2	1986			\$244,042	

EXTRA FEATURES

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Description	Year Built	Units	Calc Value
Sprinkler System/Auto - Wet	1986	372,364	
Plumbing Fixtures - Hi-Rise	1986	185	
Paving - Asphalt	1986	3,750	
Loading Dock/ Platform	1986	3,684	
Light Standard - 10-30 ft High - 1 Fixture	1986	10	
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1986	70	
Chill Water A/C (Aprox 300 sqft/Ton)	1986	250	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1990	12	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1987	108	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1986	145	

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Property Information

Folio: 03-4117-008-1230

Property Address: 550 BILTMORE WAY

Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION

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Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CA	6100	Square Ft.	45,000.00	

BUILDING INFORMATION

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Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
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Property Information

Folio: 03-4117-008-1230

Property Address: 550 BILTMORE WAY

Roll Year **2021** Land, Building and Extra-Feature Details

LAND INFORMATION

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Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CA	6100	Square Ft.	45,000.00	

BUILDING INFORMATION

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Property Information

Folio: 03-4117-008-1230

Property Address: 550 BILTMORE WAY

FULL LEGAL DESCRIPTION

CORAL GABLES BILTMORE SEC

PB 20-28

LOTS 1 THRU 15 BLK 7

LOT SIZE 375.000 X 120

OR 18134-0921 0698 4

COC 22791-1505 10 2004 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
06/04/2019	\$54,400,000	31496-2899	Qual by exam of deed
12/04/2014	\$50,200,000	29419-3010	Qual by exam of deed
10/01/2004	\$35,800,000	22791-1505	Sales which are qualified
06/01/1998	\$33,150,000	18134-0909	Sales which are qualified
06/01/1998	\$0	18134-0921	Sales which are disqualified as a result of examination of the deed
12/01/1990	\$0	14847-2524	Sales which are disqualified as a result of examination of the deed

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