

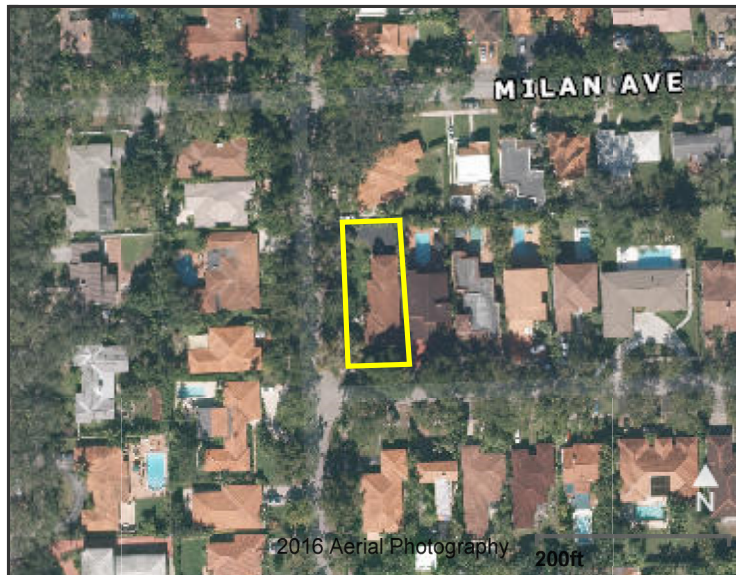


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/18/2019

Property Information	
Folio:	03-4107-016-2510
Property Address:	1615 FERDINAND ST Coral Gables, FL 33134-2146
Owner	MUSTER INVESTMENT LLC
Mailing Address	2100 PONCE DE LEON BLVD STE 1050 CORAL GABLES, FL 33134 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,265 Sq.Ft
Living Area	1,723 Sq.Ft
Adjusted Area	1,988 Sq.Ft
Lot Size	9,161 Sq.Ft
Year Built	1954



Assessment Information			
Year	2019	2018	2017
Land Value	\$485,533	\$485,533	\$453,470
Building Value	\$161,028	\$48,308	\$161,028
XF Value	\$0	\$0	\$0
Market Value	\$646,561	\$533,841	\$614,498
Assessed Value	\$646,561	\$533,841	\$370,400

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction			\$244,098
Homestead	Exemption			\$25,000
Second Homestead	Exemption			\$25,000

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

Short Legal Description
7 54 41 CORAL GABLES SEC E PB 8-13 LOT 15 BLK 19 LOT SIZE 61.90 X 148 FT OR 15594-1271 0792 4

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$646,561	\$533,841	\$320,400
<b>School Board</b>			
Exemption Value	\$0	\$0	\$25,000
Taxable Value	\$646,561	\$533,841	\$345,400
<b>City</b>			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$646,561	\$533,841	\$320,400
<b>Regional</b>			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$646,561	\$533,841	\$320,400

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/21/2018	\$800,000	31026-2428	Qual by exam of deed
08/02/2017	\$600,000	30665-4202	Qual by exam of deed
08/07/2012	\$0	28293-2538	Corrective, tax or QCD; min consideration
08/07/2012	\$100	28256-1012	Corrective, tax or QCD; min consideration

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