

ADDRESS OWNER NAME SUBDIVISION NAME FOLIO

111 NW 1 St

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PROPERTY INFORMATION i	
Folio:	03-4108-007-2500
Sub-Division:	CORAL GABLES SEC L
Property Address	2271 PONCE DE LEON BLVD
Owner	PONCE DE LEON PROPERTIES L C % SOSTCHIN & PESSIN
Mailing Address	17525 NE 9TH AVE MIAMI, FL 33162-2122
PA Primary Zone	5003 MIXED-USE
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	16,261 Sq.Ft
Living Area	16,261 Sq.Ft
Adjusted Area	15,462 Sq.Ft
Lot Size	10,016 Sq.Ft
Year Built	1979



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ASSESSMENT INFORMATION ⓘ

Year	2023	2022	2021
Land Value	\$3,756,000	\$3,104,960	\$3,104,960
Building Value	\$5,454,000	\$1,393,200	\$1,452,000
Extra Feature Value	\$0	\$0	\$0

Market Value	\$9,210,000	\$4,498,160	\$4,556,960
Assessed Value	\$4,947,976	\$4,498,160	\$4,556,960

TAXABLE VALUE INFORMATION i

Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,947,976	\$4,498,160	\$4,556,960
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,210,000	\$4,498,160	\$4,556,960
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,947,976	\$4,498,160	\$4,556,960
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,947,976	\$4,498,160	\$4,556,960

BENEFITS INFORMATION i

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$4,262,024		

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

FULL LEGAL DESCRIPTION i

8 54 41

CORAL GABLES SEC L PB 8-85

LOTS 34 TO 37 INC BLK 29

LOT SIZE 100.160 X 100

OR 16494-2306 & 2309 0894 2 (2)

SALES INFORMATION i

Previous Sale	Price	OR Book-Page	Qualification Description
08/01/1994	\$3,075,000	16494-2306	Deeds that include more than one parcel
05/01/1992	\$2,575,000	15514-3185	Deeds that include more than one parcel
06/01/1978	\$220,000	10062-0407	Sales which are qualified
11/01/1975	\$145,800	00000-00000	Sales which are qualified

For more information about the [Department of Revenue's Sales Qualification Codes](#).

[2023](#)

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LAND INFORMATION i


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	MX1	5003 - MIXED-USE	Square Ft.	10,016.00	

BUILDING INFORMATION i

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	1979	9,888	9,888	9,481	
1	2	1979	6,373	6,373	5,981	

 [Current Building Sketches Available](#)

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
Cent A/C - Comm (Aprox 300 sqft/Ton)	2010	56	
Elevator - Passenger	1979	2	
Patio - Concrete Slab	1979	931	
Wall - CBS 4 to 8 in, reinforced	1979	708	

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

Community	NONE	Community	NONE
Development District:		Redevelopment Area:	
Empowerment Zone:	NONE	Enterprise Zone:	NONE
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY	Zoning Code:	MX1-MIXED USE 1
Existing Land Use:	110-Sales and Services Government Agencies and Community Services (Wholesale facilities, Spot commercial, strip commercial, neighborhood shopping centers/plazas). Excludes office facilities.		

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives	Childrens Trust	City of Coral Gables	Environmental Considerations
Florida Inland Navigation District	Septic - Well: Property List (MDC)	Septic - Well: Septic GIS Points (DOH)	Septic - Well: Well GIS Points (DOH)
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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