



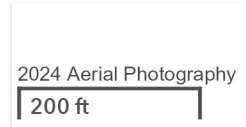
OFFICE OF THE PROPERTY

APPRAISER

Detailed Report

Generated On: 10/14/2024

PROPERTY INFORMATION	
Folio	03-4107-018-3300
Property Address	1207 COLUMBUS BLVD CORAL GABLES, FL 33134-2313
Owner	PMD HOLDING FL LLC
Mailing Address	737 NW 132 CT MIAMI, FL 33182
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 4 / 1
Floors	1
Living Units	1
Actual Area	3,007 Sq.Ft
Living Area	2,114 Sq.Ft
Adjusted Area	2,624 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$970,000	\$760,000	\$630,000
Building Value	\$364,304	\$358,070	\$358,777
Extra Feature Value	\$11,225	\$13,917	\$14,074
Market Value	\$1,345,529	\$1,131,987	\$1,002,851
Assessed Value	\$1,345,529	\$371,620	\$360,797

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction		\$760,367	\$642,054
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000

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

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,345,529	\$321,620	\$310,797
SCHOOL BOARD			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$1,345,529	\$346,620	\$335,797
CITY			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,345,529	\$321,620	\$310,797
REGIONAL			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,345,529	\$321,620	\$310,797

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Folio: 03-4107-018-3300

Property Address: 1207 COLUMBUS BLVD

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	10,000.00	\$970,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1983	750	425	587	\$91,954
1	1	1925	2,057	1,689	1,837	\$265,630
2	1	1925	200	0	200	\$6,720
EXTRA FEATURES				Year Built	Units	Calc Value
Description				Year Built	Units	Calc Value
Wall - CBS unreinforced				1983	60	\$149
Pool COMM AVG 3-6' dpth, plain feat 15x30 av size				1983	242	\$5,251
Patio - Brick, Tile, Flagstone				1983	728	\$5,205
Chain-link Fence 4-5 ft high				1983	100	\$620

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Property Information

Folio: 03-4107-018-3300

Property Address: 1207 COLUMBUS BLVD

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	10,000.00	\$760,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1983	750	425	587	\$92,661
1	1	1925	2,057	1,617	1,789	\$258,689
2	1	1925	200	200	200	\$6,720
EXTRA FEATURES				Year Built	Units	Calc Value
Description				Year Built	Units	Calc Value
Wall - CBS unreinforced				1983	60	\$151
Screen Enclosure - Avg Dome type				1983	600	\$2,555
Pool COMM AVG 3-6' dpth, plain feat 15x30 av size				1983	242	\$5,336
Patio - Brick, Tile, Flagstone				1983	728	\$5,245
Chain-link Fence 4-5 ft high				1983	100	\$630

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Property Information

Folio: 03-4107-018-3300

Property Address: 1207 COLUMBUS BLVD

Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	10,000.00	\$630,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1983	750	425	587	\$93,368
1	1	1925	2,057	1,617	1,789	\$258,689
2	1	1925	200	200	200	\$6,720
EXTRA FEATURES				Year Built	Units	Calc Value
Description				Year Built	Units	Calc Value
Wall - CBS unreinforced				1983	60	\$154
Screen Enclosure - Avg Dome type				1983	600	\$2,574
Pool COMM AVG 3-6' dpth, plain feat 15x30 av size				1983	242	\$5,421
Patio - Brick, Tile, Flagstone				1983	728	\$5,285
Chain-link Fence 4-5 ft high				1983	100	\$640

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FULL LEGAL DESCRIPTION

CORAL GABLES GRANADA SEC REV

PB 8-113

LOTS 26 & 27 BLK 28

LOT SIZE SITE VALUE

OR 10732-635 0480 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
08/23/2023	\$1,100,000	33874-4283	Atypical exposure to market; atypical motivation
08/15/2017	\$100	30672-0095	Corrective, tax or QCD; min consideration
04/01/1980	\$89,900	10732-0635	Sales which are qualified

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