



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 09/20/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-006-1290
<b>Property Address</b>	2051 LE JEUNE RD CORAL GABLES, FL 33134-4215
<b>Owner</b>	CORAL GABLES DOWNTOWN HOTEL LTD , % SANJAY RAMA
<b>Mailing Address</b>	60 POINTE CIRCLE GREENVILLE, SC 39615
<b>Primary Zone</b>	5004 MIXED-USE 2
<b>Primary Land Use</b>	3921 HOTEL OR MOTEL : HOTEL
<b>Beds / Baths /Half</b>	168 / 168 / 0
<b>Floors</b>	6
<b>Living Units</b>	168
<b>Actual Area</b>	95,340 Sq.Ft
<b>Living Area</b>	95,340 Sq.Ft
<b>Adjusted Area</b>	93,716 Sq.Ft
<b>Lot Size</b>	55,450 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
<b>Land Value</b>	\$16,635,000	\$16,635,000	\$12,199,000
<b>Building Value</b>	\$100,000	\$1,265,000	\$3,401,000
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$16,735,000	\$17,900,000	\$15,600,000
<b>Assessed Value</b>	\$16,735,000	\$16,819,000	\$15,290,000

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Non-Homestead Cap</b>	Assessment Reduction		\$1,081,000	\$310,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
8 54 41	
CORAL GABLES SEC K PB 8-33	
LOTS 1 THRU 12 INC &	
LOTS 41 THRU 48 INC BLK 18	
PER U/T TO CITY C GAB	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$16,735,000	\$16,819,000	\$15,290,000
SCHOOL BOARD			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$16,735,000	\$17,900,000	\$15,600,000
CITY			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$16,735,000	\$16,819,000	\$15,290,000
REGIONAL			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$16,735,000	\$16,819,000	\$15,290,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2005	\$11,000,000	23490-3870	Deeds that include more than one parcel
10/01/1996	\$0	17390-3373	Sales which are disqualified as a result of examination of the deed
12/01/1986	\$8,250,000	13103-668	Deeds that include more than one parcel
10/01/1996	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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