



OFFICE OF THE PROPERTY APPRAISER

Summary Report

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PROPERTY INFORMATION	
Folio:	03-4108-009-2201
Sub-Division:	CORAL GABLES DOUGLAS SEC
Property Address:	43 SIDONIA AVE
Owner:	SIAR 2 LLC
Mailing Address:	2600 S DOUGLAS RD STE 913 CORAL GABLES, FL 33134
Primary Zone:	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use:	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	3,611 Sq.Ft
Living Area	3,611 Sq.Ft
Adjusted Area	3,182 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$825,000	\$660,000	\$522,500
Building Value	\$215,262	\$140,000	\$185,112
Extra Feature Value	\$122	\$123	\$124
Market Value	\$1,040,384	\$800,123	\$707,736
Assessed Value	\$1,040,384	\$778,509	\$707,736

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction		\$21,614	

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

SHORT LEGAL DESCRIPTION
CORAL GABLES DOUGLAS SEC PB 25-69
LOT 23 BLK 23
LOT SIZE 50.000 X 110
OR 19430-3106 08/2000 1

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,040,384	\$778,509	\$707,736
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,040,384	\$800,123	\$707,736
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,040,384	\$778,509	\$707,736
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,040,384	\$778,509	\$707,736

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/24/2022	\$100	33192-1379	Corrective, tax or QCD; min consideration
03/07/2022	\$710,000	33085-4450	Affiliated parties
07/19/2019	\$965,000	31533-0157	Qual by exam of deed
03/26/2015	\$740,000	29563-2106	Qual by exam of deed