



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

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PROPERTY INFORMATION	
Folio	03-4108-006-3180
Property Address	2312 PONCE DE LEON BLVD CORAL GABLES, FL 33134-5408
Owner	2312 PONCE HOLDINGS LLC
Mailing Address	2320 PONCE DE LEON BLVD CORAL GABLES, FL 33134
Primary Zone	5004 MIXED-USE 2
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths /Half	14 / 14 / 0
Floors	3
Living Units	14
Actual Area	7,575 Sq.Ft
Living Area	7,575 Sq.Ft
Adjusted Area	7,575 Sq.Ft
Lot Size	2,625 Sq.Ft
Year Built	1926

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$984,375	\$984,375	\$813,750
Building Value	\$2,770,625	\$985,625	\$1,156,250
Extra Feature Value	\$0	\$0	\$0
Market Value	\$3,755,000	\$1,970,000	\$1,970,000
Assessed Value	\$2,167,000	\$1,970,000	\$1,970,000

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,588,000		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES SEC K PB 8-33	
N25FT LOTS 25 & 26 & 27 & 28	
BLK 34	
LOT SIZE 25.000 X 105	
OR 15127-1010 0591 4	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,167,000	\$1,970,000	\$1,970,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,755,000	\$1,970,000	\$1,970,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,167,000	\$1,970,000	\$1,970,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,167,000	\$1,970,000	\$1,970,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2004	\$0	22035-3135	Sales which are disqualified as a result of examination of the deed
01/01/2004	\$1,450,000	22035-3132	Other disqualified
05/01/1991	\$0	15127-1010	Sales which are disqualified as a result of examination of the deed
11/01/1976	\$118,000	00000-00000	Sales which are qualified

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