

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

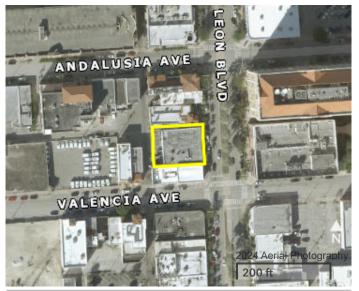
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PROPERTY INFORMATION			
Folio	03-4117-005-1880		
Property Address	2516 PONCE DE LEON BLVD CORAL GABLES, FL 33134-6013		
Owner	GABLES SHOPS LLC , C/O PRECISION TRADING CORP		
Mailing Address	6699 NW 36 AVE MIAMI, FL 33147		
Primary Zone	5005 MIXED-USE 3		
Primary Land Use	1111 STORE : RETAIL OUTLET		
Beds / Baths /Half	0/0/0		
Floors	1		
Living Units	0		
Actual Area	6,103 Sq.Ft		
Living Area	6,103 Sq.Ft		
Adjusted Area	6,103 Sq.Ft		
Lot Size	7,875 Sq.Ft		
Year Built	1949		

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$3,740,625	\$3,150,000	\$2,913,750
Building Value	\$10,000	\$10,000	\$10,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$3,750,625	\$3,160,000	\$2,923,750
Assessed Value	\$3,476,000	\$3,160,000	\$2,923,750

BENEFITS INFORMATION				
Benefit	Туре	2024 2023	2022	
Non-Homestead Cap	Assessment Reduction	\$274,625		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES CRAFTS SEC	
PB 10-40	
LOTS 24 TO 26 INC BLK 7	
LOT SIZE 75.000 X 105	
OR 19678-0208 0501 1	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,476,000	\$3,160,000	\$2,923,750
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,750,625	\$3,160,000	\$2,923,750
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,476,000	\$3,160,000	\$2,923,750
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,476,000	\$3,160,000	\$2,923,750

SALES INFORMATION			
Previous Sale	Price	OR Book- Page	Qualification Description
03/31/2014	\$3,200,000	29091-4944	Qual by exam of deed
06/17/2013	\$2,800,000	28685-4212	Qual by exam of deed
05/01/2008	\$2,075,000	26407-3721	Other disqualified
05/01/2001	\$1,000,000	19678-0208	Sales which are qualified

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