



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/13/2025

| 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 | Type | 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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