



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 04/23/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4117-041-0010
<b>Property Address</b>	730 CORAL WAY UNIT: 101 CORAL GABLES, FL 33134-4775
<b>Owner</b>	EPIC CORAL WAY LP
<b>Mailing Address</b>	2250 SW 3 AVE SUITE #500 MIAMI, FL 33129
<b>Primary Zone</b>	5000 HOTELS & MOTELS - GENERAL
<b>Primary Land Use</b>	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
<b>Beds / Baths /Half</b>	2 / 2 / 0
<b>Floors</b>	0
<b>Living Units</b>	1
<b>Actual Area</b>	
<b>Living Area</b>	1,270 Sq.Ft
<b>Adjusted Area</b>	1,270 Sq.Ft
<b>Lot Size</b>	0 Sq.Ft
<b>Year Built</b>	1986

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$0	\$0	\$0
<b>Building Value</b>	\$0	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$505,625	\$404,500	\$400,500
<b>Assessed Value</b>	\$505,625	\$300,429	\$291,679

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction		\$104,071	\$108,821
<b>Homestead</b>	Exemption		\$25,000	\$25,000
<b>Second Homestead</b>	Exemption		\$25,000	\$25,000
<b>Senior Homestead</b>	Exemption		\$50,000	\$50,000
<b>Widow</b>	Exemption		\$500	\$500

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

SHORT LEGAL DESCRIPTION	
GREENWAYS CONDO OF CORAL GABLES	
UNIT 101	
UNDIV 6.426	
INT IN COMMON ELEMENTS	
OFF REC 19317-2943	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$100,500	\$100,500
<b>Taxable Value</b>	\$505,625	\$199,929	\$191,179
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$25,500	\$25,500
<b>Taxable Value</b>	\$505,625	\$274,929	\$266,179
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$100,500	\$100,500
<b>Taxable Value</b>	\$505,625	\$199,929	\$191,179
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$50,500	\$50,500
<b>Taxable Value</b>	\$505,625	\$249,929	\$241,179

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/04/2022	\$718,100	33153-3897	Atypical exposure to market; atypical motivation
03/08/2021	\$0	32391-4272	Corrective, tax or QCD; min consideration
10/03/2014	\$300,000	29338-0244	Qual by exam of deed
03/01/2001	\$197,000	19543-3453	Sales which are qualified

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