



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER

Address

Owner Name

Folio

SEARCH:

2700 ponce de leon

Suite



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PROPERTY INFORMATION

Folio: 03-4117-005-4140

Sub-Division:
CORAL GABLES CRAFTS SEC

Property Address
2700 PONCE DE LEON BLVD

Owner
MMSDDR PONCE LLC
C/O THERREL BAISDEN LLP

Mailing Address
ONE SE 3 AVE STE 2950
MIAMI, FL 33131

PA Primary Zone
6400 COMMERCIAL - CENTRAL

Primary Land Use
1111 STORE : RETAIL OUTLET

Beds / Baths / Half 2 / 1 / 0

Floors 2

Living Units 1

Actual Area

Living Area

Adjusted Area 4,574 Sq.Ft

Lot Size 3,872 Sq.Ft

Year Built Multiple (See Building Info.)



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ASSESSMENT INFORMATION

Year	2022	2021	2020
Land Value	\$1,645,600	\$1,645,600	\$1,548,800
Building Value	\$4,574	\$4,574	\$4,574
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,650,174	\$1,650,174	\$1,553,374
Assessed Value	\$1,650,174	\$1,650,174	\$1,553,374

TAXABLE VALUE INFORMATION

	2022	2021	2020
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,650,174	\$1,650,174	\$1,553,374
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,650,174	\$1,650,174	\$1,553,374
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,650,174	\$1,650,174	\$1,553,374
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,650,174	\$1,650,174	\$1,553,374

BENEFITS INFORMATION

Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

FULL LEGAL DESCRIPTION

17 54 41

C GABLES CRAFTS SEC PB 10-40

LOTS 20 & 21 BLK 15

LOT SIZE 37.230 X 104

COC 24027-1233 12 2005 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1	Previous Owner 2
11/15/2017	\$100	30760-1198	Corrective, tax or QCD; min consideration	MRD LEON LLC	C/
07/14/2017	\$3,275,000	30615-3469	Qual by exam of deed	PONCE CAT 2700 LLC	
01/31/2014	\$2,500,000	29023-1357	Not exposed to open-market; atypical motivation	BRAD ROSENBLATT	
01/31/2014	\$1,575,000	29023-1354	Affiliated parties	SR GABLES LLC	
01/27/2010	\$975,000	27165-4512	Affiliated parties	2700 PONCE DE LEON LLC	
12/01/2005	\$1,875,000	24027-1233	Sales which are qualified		
03/01/2003	\$1,300,000	21191-1481	Sales which are qualified		
03/01/2001	\$0	19824-0522	Sales which are disqualified as a result of examination of the deed		
01/01/1982	\$294,667	11358-1386	Sales which are qualified		
07/01/1980	\$240,000	10818-1715	Other disqualified		

For more information about the Department of Revenue's Sales Qualification Codes.

2022 2021 2020

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CB	6400 - COMMERCIAL - CENTRAL	Square Ft.	3,872.00	\$1,645,600

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1927			4,194	\$4,194

1	2	1991	180	\$180
1	3	2002	200	\$200

EXTRA FEATURES

Description	Year Built	Units	Calc Value
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ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District:	NONE
Community Redevelopment Area:	NONE
Empowerment Zone:	NONE
Enterprise Zone:	NONE
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code:	MX2 -
Existing Land Use:	110 - SALES AND SERVICES (WHOLESALE FACILITIES, SPOT COMMERCIAL, STRIP COMMERCIAL, NEIGHBORHOOD SHOPPING CENTERS/PLAZAS). EXCLUDES OFFICE FACILITIES.

Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

- Business Incentives
- Childrens Trust
- City of Coral Gables
- Environmental Considerations
- Florida Inland Navigation District
- PA Bulletin Board
- Special Taxing District and Other Non-Ad valorem Assessment
- School Board
- South Florida Water Mgmt District
- Tax Collector

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For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

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