

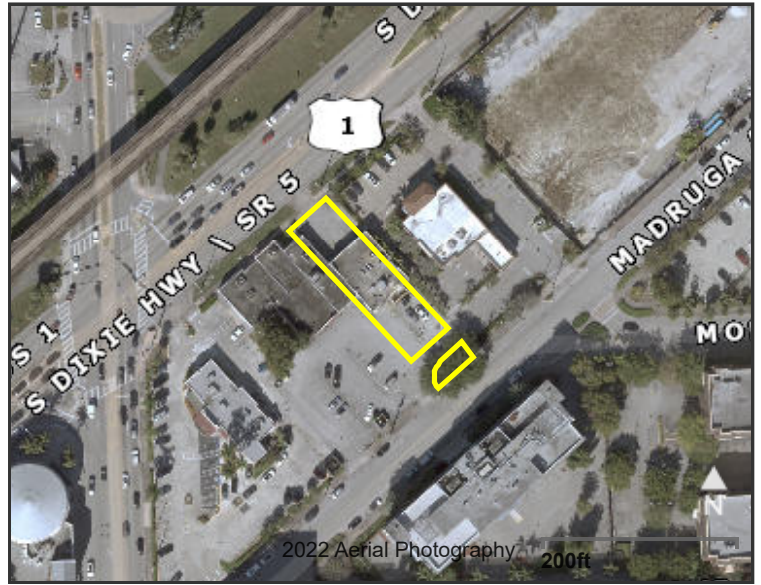


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/6/2023

Property Information	
Folio:	03-4130-010-0070
Property Address:	1586 S DIXIE HWY Coral Gables, FL 33146-3001
Owner	DUNVEGAN1 LLC
Mailing Address	1260 MENDEAVIA AVENUE CORAL GABLES, FL 33146 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	3,333 Sq.Ft
Living Area	3,333 Sq.Ft
Adjusted Area	2,850 Sq.Ft
Lot Size	10,005 Sq.Ft
Year Built	1976



Assessment Information			
Year	2022	2021	2020
Land Value	\$3,001,500	\$1,750,875	\$1,750,875
Building Value	\$1,000	\$10,000	\$155,830
XF Value	\$35,987	\$0	\$36,998
Market Value	\$3,038,487	\$1,760,875	\$1,943,703
Assessed Value	\$1,790,160	\$1,627,419	\$1,479,472

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$1,248,327	\$133,456	\$464,231

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

Short Legal Description
C GAB RIV SEC REPLAT OF BLK 199
PB 53-97
TRS I & J
LOT SIZE 10005 SQ FT
OR 18408-1884 1198 4

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,790,160	\$1,627,419	\$1,479,472
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,038,487	\$1,760,875	\$1,943,703
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,790,160	\$1,627,419	\$1,479,472
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,790,160	\$1,627,419	\$1,479,472

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/21/2012	\$250,000	28188-0222	Corrective, tax or QCD; min consideration
06/14/2012	\$0	28188-0224	Corrective, tax or QCD; min consideration
02/01/2008	\$0	26215-2852	Sales which are disqualified as a result of examination of the deed
11/01/1998	\$0	18408-1884	Sales which are disqualified as a result of examination of the deed

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