



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 02/07/2024

PROPERTY INFORMATION	
Folio	03-4108-009-3560
Property Address	300 MENDOZA AVE CORAL GABLES, FL 33134-3861
Owner	BUILDING 300 LLC
Mailing Address	3585 NE 207 ST 801423 MIAMI, FL 33280
Primary Zone	3801 MULTI-FAMILY MED DENSITY
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	6 / 4 / 0
Floors	1
Living Units	4
Actual Area	3,500 Sq.Ft
Living Area	3,500 Sq.Ft
Adjusted Area	3,150 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	1954

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$825,000	\$561,000	\$522,500
Building Value	\$224,792	\$194,547	\$205,010
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,049,792	\$755,547	\$727,510
Assessed Value	\$831,101	\$755,547	\$723,795

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$218,691		\$3,715
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES DOUGLAS SEC	
PB 25-69	
LOT 5 BLK 34	
LOT SIZE 50.000 X 110	
OR 17991-0635 0298 4	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$831,101	\$755,547	\$723,795
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,049,792	\$755,547	\$727,510
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$831,101	\$755,547	\$723,795
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$831,101	\$755,547	\$723,795

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/23/2023	\$1,100,000	33562-4856	Qual by exam of deed
12/28/2009	\$100	27134-0154	Corrective, tax or QCD; min consideration
11/12/2008	\$100	26704-1658	Sales which are disqualified as a result of examination of the deed
09/24/2008	\$545,000	26661-1662	Other disqualified

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