



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/4/2020

Property Information	
Folio:	03-4120-017-1120
Property Address:	4041 PONCE DE LEON BLVD Coral Gables, FL 33146-1417
Owner	4041 PONCE DE LEON BLVD LLC
Mailing Address	201 BIRD ROAD CORAL GABLES, FL 33146 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,500,000	\$1,500,000	\$1,425,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,500,000	\$1,500,000	\$1,425,000
Assessed Value	\$1,500,000	\$1,500,000	\$1,402,500

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction			\$22,500

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

Short Legal Description
CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 10 TO 12 INC BLK 5 LOT SIZE 75.000 X 100 COC 22755-2494 10 2004 1

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,500,000	\$1,500,000	\$1,402,500
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,500,000	\$1,500,000	\$1,425,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,500,000	\$1,500,000	\$1,402,500
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,500,000	\$1,500,000	\$1,402,500

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/13/2015	\$2,330,000	29746-3747	Qual by exam of deed
10/01/2004	\$2,200,000	22755-2494	Sales which are qualified

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