



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/13/2022

| Property Information |  |
|----------------------|--|
| Folio:               | 03-4108-006-3010                                       |
| Property Address:    | 253 GIRALDA AVE<br>Coral Gables, FL 33134-0000         |
| Owner                | GIRALDA COMPLEX LLC                                    |
| Mailing Address      | 2222 PONCE DE LEON #150<br>CORAL GABLES, FL 33134      |
| PA Primary Zone      | 6400 COMMERCIAL - CENTRAL                              |
| Primary Land Use     | 1813 OFFICE BUILDING -<br>MULTISTORY : OFFICE BUILDING |
| Beds / Baths / Half  | 0 / 0 / 0  |
| Floors               | 8  |
| Living Units         | 0  |
| Actual Area          | 93,600 Sq.Ft   |
| Living Area          | 93,600 Sq.Ft   |
| Adjusted Area        | 93,600 Sq.Ft   |
| Lot Size             | 47,820 Sq.Ft   |
| Year Built           | 2019   |



| Assessment Information |              |              |              |
|------------------------|--------------|--------------|--------------|
| Year                   | 2022         | 2021         | 2020         |
| Land Value             | \$9,783,972  | \$9,783,972  | \$9,783,972  |
| Building Value         | \$9,116,028  | \$8,894,528  | \$7,316,028  |
| XF Value               | \$0          | \$0          | \$0          |
| Market Value           | \$18,900,000 | \$18,678,500 | \$17,100,000 |
| Assessed Value         | \$18,900,000 | \$18,678,500 | \$17,100,000 |

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

| Short Legal Description           |
|-----------------------------------|
| CORAL GABLES SEC K                |
| PB 8-33                           |
| LOTS 29 THRU 48 & A PORT OF 28    |
| DESC AS BEG NE COR OF LOT 25 BLK  |
| 28 TH S03 DEG E 73.48FT N86 DEG E |

| Taxable Value Information |              |              |              |
|---------------------------|--------------|--------------|--------------|
|                           | 2022         | 2021         | 2020         |
| <b>County</b>             |              |              |              |
| Exemption Value           | \$0          | \$0          | \$0          |
| Taxable Value             | \$18,900,000 | \$18,678,500 | \$17,100,000 |
| <b>School Board</b>       |              |              |              |
| Exemption Value           | \$0          | \$0          | \$0          |
| Taxable Value             | \$18,900,000 | \$18,678,500 | \$17,100,000 |
| <b>City</b>               |              |              |              |
| Exemption Value           | \$0          | \$0          | \$0          |
| Taxable Value             | \$18,900,000 | \$18,678,500 | \$17,100,000 |
| <b>Regional</b>           |              |              |              |
| Exemption Value           | \$0          | \$0          | \$0          |
| Taxable Value             | \$18,900,000 | \$18,678,500 | \$17,100,000 |

| Sales Information |             |              |   |
|-------------------|-------------|--------------|---|
| Previous Sale     | Price       | OR Book-Page | Qualification Description   |
| 04/24/2018        | \$100       | 30955-4059   | Corrective, tax or QCD; min consideration                           |
| 07/01/2004        | \$5,900,000 | 22538-0267   | Other disqualified  |
| 09/01/1998        | \$6,200,000 | 18277-4190   | Deeds that include more than one parcel                             |
| 06/01/1992        | \$0         | 15581-3337   | Sales which are disqualified as a result of examination of the deed |

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