



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 10/04/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-009-3640
<b>Property Address</b>	1516 PONCE DE LEON BLVD CORAL GABLES, FL 33134-3903
<b>Owner</b>	1516 PONCE LLC , C/O DLA PIPER LLP
<b>Mailing Address</b>	355 ALHAMBRA CIR 1550 CORAL GABLES, FL 33134
<b>Primary Zone</b>	5005 MIXED-USE 3
<b>Primary Land Use</b>	1111 STORE : RETAIL OUTLET
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	1
<b>Living Units</b>	0
<b>Actual Area</b>	9,359 Sq.Ft
<b>Living Area</b>	9,359 Sq.Ft
<b>Adjusted Area</b>	9,033 Sq.Ft
<b>Lot Size</b>	11,564 Sq.Ft
<b>Year Built</b>	1948



ASSESSMENT INFORMATION			
Year	2024	2023	2022
<b>Land Value</b>	\$4,047,400	\$4,047,400	\$2,891,000
<b>Building Value</b>	\$1,448,600	\$1,448,600	\$895,600
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$5,496,000	\$5,496,000	\$3,786,600
<b>Assessed Value</b>	\$3,982,352	\$3,620,320	\$3,291,200

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Non-Homestead Cap</b>	Assessment Reduction	\$1,513,648	\$1,875,680	\$495,400

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 10 & LOT 11 BLK 35
LOT SIZE 110.000 X 105
OR 11754-1946 0383 6

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,982,352	\$3,620,320	\$3,291,200
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$5,496,000	\$5,496,000	\$3,786,600
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,982,352	\$3,620,320	\$3,291,200
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,982,352	\$3,620,320	\$3,291,200

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/07/2015	\$3,000,000	29818-2420	Qual by exam of deed
10/28/2013	\$1,875,000	28899-0422	Qual by exam of deed
05/01/2008	\$0	26418-0636	Sales which are disqualified as a result of examination of the deed
03/01/1983	\$850,000	11754-1946	Other disqualified

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