

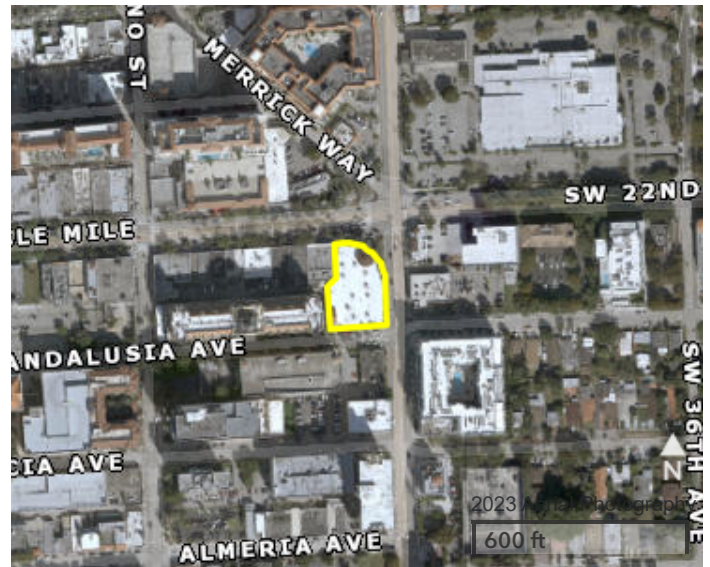


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 11/02/2023

PROPERTY INFORMATION	
Folio	03-4117-006-0010
Property Address	2 CORAL WAY CORAL GABLES, FL 33134-5404
Owner	NNN TRS INC
Mailing Address	4440 ROSEWOOD DR PLEASANTON, CA 94588
Primary Zone	5004 MIXED-USE 2
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	31,977 Sq.Ft
Living Area	31,977 Sq.Ft
Adjusted Area	30,155 Sq.Ft
Lot Size	32,705 Sq.Ft
Year Built	1994



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$16,352,500	\$12,264,375	\$13,204,644
Building Value	\$100,000	\$100,000	\$100,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$16,452,500	\$12,364,375	\$13,304,644
Assessed Value	\$12,190,586	\$11,082,351	\$10,074,865

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$4,261,914	\$1,282,024	\$3,229,779

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

SHORT LEGAL DESCRIPTION
17 54 41 .75 AC
CORAL GABLES CRAFTS SEC-PAGES RE-
PLAT OF PORT OF BLK 4 PB 51-32
TRACT A
LOT SIZE IRREGULAR

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$12,190,586	\$11,082,351	\$10,074,865
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$16,452,500	\$12,364,375	\$13,304,644
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$12,190,586	\$11,082,351	\$10,074,865
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$12,190,586	\$11,082,351	\$10,074,865

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/08/2009	\$100	27071-1132	Corrective, tax or QCD; min consideration
11/01/2007	\$5,488,340	26081-4215	Other disqualified
07/01/2004	\$5,720,497	22504-3107	Other disqualified
06/01/1996	\$3,360,000	17279-0471	Other disqualified

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