



OFFICE OF THE PROPERTY APPRAISER

Summary Report

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PROPERTY INFORMATION	
Folio:	03-4117-005-8060
Sub-Division:	CORAL GABLES CRAFTS SEC
Property Address:	3115 PONCE DE LEON BLVD
Owner:	SANAPROPERTY2 LLC
Mailing Address:	1300 BRICKELL BAY DR 2902 MIAMI, FL 33131
Primary Zone:	6400 COMMERCIAL - CENTRAL
Primary Land Use:	1229 MIXED USE-STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	3,762 Sq.Ft
Living Area	3,762 Sq.Ft
Adjusted Area	3,526 Sq.Ft
Lot Size	2,875 Sq.Ft
Year Built	1969



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$1,365,625	\$1,006,250	\$1,221,875
Building Value	\$793,375	\$352,600	\$100,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$2,159,000	\$1,358,850	\$1,321,875
Assessed Value	\$1,494,735	\$1,358,850	\$1,321,875

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$664,265		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES CRAFTS SEC	
PB 10-40	
LOT 32 BLK 33	
LOT SIZE 25.000 X 115	
OR 16978-5097 1095 4 (2)	

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,494,735	\$1,358,850	\$1,321,875
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,159,000	\$1,358,850	\$1,321,875
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,494,735	\$1,358,850	\$1,321,875
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,494,735	\$1,358,850	\$1,321,875

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/27/2016	\$1,350,000	30059-1633	Qual by exam of deed
05/30/2013	\$1,060,000	28657-1311	Not exposed to open-market; atypical motivation
12/01/2003	\$0	22071-1986	Sales which are disqualified as a result of examination of the deed
10/01/1995	\$0	16978-5097	Sales which are disqualified as a result of examination of the deed