



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

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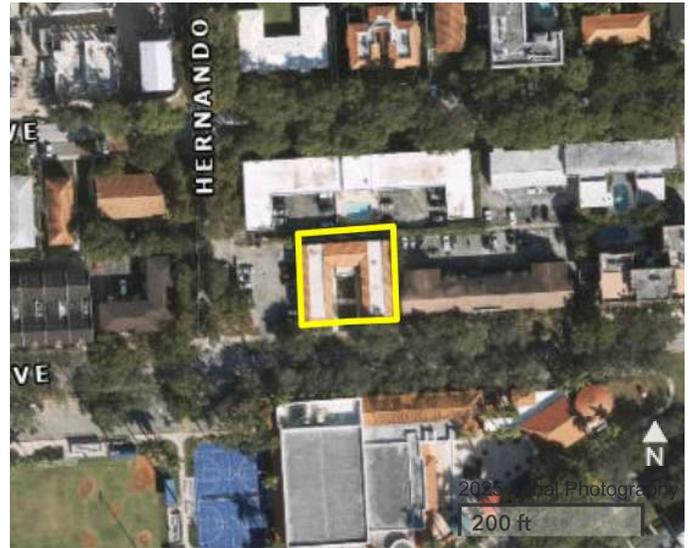
PROPERTY INFORMATION	
<b>Folio</b>	03-4117-008-5520
<b>Property Address</b>	449 ANASTASIA AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	GABLES MAYFAIR LLC
<b>Mailing Address</b>	1825 PONCE DE LEON BLVD PMB 97 CORAL GABLES, FL 33134
<b>Primary Zone</b>	3803 MULTI-FAMILY 3
<b>Primary Land Use</b>	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths /Half</b>	20 / 20 / 0
<b>Floors</b>	2
<b>Living Units</b>	20
<b>Actual Area</b>	11,981 Sq.Ft
<b>Living Area</b>	11,981 Sq.Ft
<b>Adjusted Area</b>	10,455 Sq.Ft
<b>Lot Size</b>	10,000 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,800,000	\$1,600,000	\$1,350,000
<b>Building Value</b>	\$1,360,000	\$1,400,000	\$1,481,200
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$3,160,000	\$3,000,000	\$2,831,200
<b>Assessed Value</b>	\$3,160,000	\$3,000,000	\$2,811,072

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction			\$20,128

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

SHORT LEGAL DESCRIPTION
CORAL GABLES BILTMORE SEC
PB 20-28
LOTS 22 & 23 BLK 35
LOT SIZE 100.000 X 100
OR 12273-1489 0984 5



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,160,000	\$3,000,000	\$2,811,072
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,160,000	\$3,000,000	\$2,831,200
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,160,000	\$3,000,000	\$2,811,072
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,160,000	\$3,000,000	\$2,811,072

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/18/2009	\$1,500,000	27132-3281	Forced sale; under duress; foreclosure prevention
09/01/2006	\$2,084,000	25023-3864	Deeds that include more than one parcel
02/01/2006	\$0	24277-1299	Sales which are disqualified as a result of examination of the deed

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