



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 09/30/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4117-008-0930
<b>Property Address</b>	475 BILTMORE WAY CORAL GABLES, FL 33134-0000
<b>Owner</b>	475 BILTMORE MOB LLC
<b>Mailing Address</b>	499 N EL CAMINO REAL 292 ENCINITAS, CA 92024
<b>Primary Zone</b>	5005 MIXED-USE 3
<b>Primary Land Use</b>	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	3
<b>Living Units</b>	0
<b>Actual Area</b>	
<b>Living Area</b>	
<b>Adjusted Area</b>	33,126 Sq.Ft
<b>Lot Size</b>	12,604 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$5,041,600	\$5,041,600	\$5,041,600
<b>Building Value</b>	\$2,958,400	\$2,958,400	\$2,758,400
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$8,000,000	\$8,000,000	\$7,800,000
<b>Assessed Value</b>	\$8,000,000	\$8,000,000	\$7,800,000

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
PB 20-28
CORAL GABLES BILTMORE SEC
LOTS 20 TO 24 INC BLK 4
LOT SIZE 12604 SQUARE FEET
COC 24762-2061 07 2006 2

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$8,000,000	\$8,000,000	\$7,800,000
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$8,000,000	\$8,000,000	\$7,800,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$8,000,000	\$8,000,000	\$7,800,000
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$8,000,000	\$8,000,000	\$7,800,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/31/2019	\$14,602,500	31708-0606	Qual on DOS, multi-parcel sale
11/03/2011	\$5,900,000	27895-4474	Qual on DOS, multi-parcel sale
07/01/2006	\$8,000,000	24762-2061	Deeds that include more than one parcel
09/01/2003	\$0	22087-0307	Sales which are disqualified as a result of examination of the deed

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