



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 10/09/2023

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-009-4270
<b>Property Address</b>	1701 PONCE DE LEON BLVD CORAL GABLES, FL 33134-4416
<b>Owner</b>	VENETO GROUP LLC
<b>Mailing Address</b>	1701 PONCE DE LEON BLVD STE# 100 CORAL GABLES, FL 33134
<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>	5
<b>Living Units</b>	0
<b>Actual Area</b>	49,148 Sq.Ft
<b>Living Area</b>	49,148 Sq.Ft
<b>Adjusted Area</b>	48,368 Sq.Ft
<b>Lot Size</b>	11,985 Sq.Ft
<b>Year Built</b>	1972

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$4,194,750	\$2,996,250	\$2,996,250
<b>Building Value</b>	\$3,405,250	\$3,663,750	\$3,553,750
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$7,600,000	\$6,660,000	\$6,550,000
<b>Assessed Value</b>	\$7,326,000	\$6,660,000	\$6,550,000

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction		\$274,000	
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	
LOTS 1 & 2 BLK 42	
LOT SIZE 110 X 109	
OR 15970-2648 0683 1	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$7,326,000	\$6,660,000	\$6,550,000
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$7,600,000	\$6,660,000	\$6,550,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$7,326,000	\$6,660,000	\$6,550,000
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$7,326,000	\$6,660,000	\$6,550,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/18/2015	\$8,150,000	29896-2303	Qual by exam of deed
02/01/2006	\$8,650,000	24219-3473	Sales which are qualified
04/01/1991	\$1,225,000	15005-3341	Sales which are qualified
09/01/1988	\$3,000,000	13842-1002	Sales which are qualified

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