



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/15/2018

Property Information	
Folio:	03-4117-005-5770
Property Address:	2850 DOUGLAS RD Coral Gables, FL 33134-6925
Owner	LLNI LLC
Mailing Address	2850 DOUGLAS RD STE 400 CORAL GABLES, FL 33134
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2413 INSURANCE COMPANY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	5
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	34,934 Sq.Ft
Lot Size	12,343 Sq.Ft
Year Built	1971



Assessment Information			
Year	2017	2016	2015
Land Value	\$1,481,160	\$1,481,160	\$1,481,160
Building Value	\$1,988,840	\$1,798,840	\$1,781,840
XF Value	\$0	\$0	\$0
Market Value	\$3,470,000	\$3,280,000	\$3,263,000
Assessed Value	\$3,470,000	\$3,280,000	\$3,203,537

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction			\$59,463

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 LOTS 25 THRU 28 BLK 21 LOT SIZE SITE VALUE OR 18541-3180 0399 1

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,470,000	\$3,280,000	\$3,203,537
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,470,000	\$3,280,000	\$3,263,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,470,000	\$3,280,000	\$3,203,537
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,470,000	\$3,280,000	\$3,203,537

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/04/2009	\$4,250,000	27006-2171	Qual by exam of deed
07/31/2008	\$10	26579-0704	Sales which are disqualified as a result of examination of the deed
03/01/1999	\$1,900,000	18541-3180	Sales which are qualified
12/01/1992	\$3,000,000	15762-4646	Other disqualified

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