

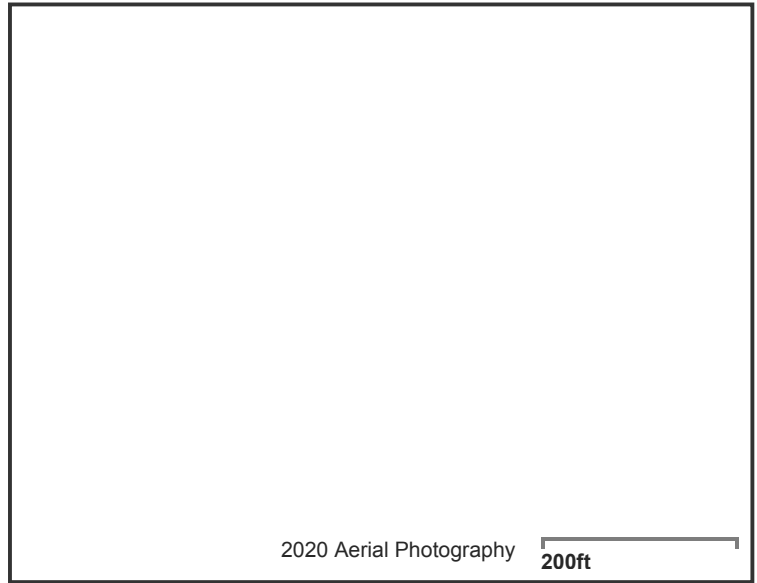


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/11/2021

Property Information	
Folio:	03-4108-007-2320
Property Address:	2199 PONCE DE LEON BLVD Coral Gables, FL 33134-5232
Owner	P C 2199 PONCE LLC
Mailing Address	PO BOX 260546 MIAMI, FL 33126 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	5
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	49,856 Sq.Ft
Lot Size	10,500 Sq.Ft
Year Built	1980



Assessment Information			
Year	2020	2019	2018
Land Value	\$3,255,000	\$2,850,000	\$2,100,000
Building Value	\$9,645,000	\$9,704,597	\$9,890,000
XF Value	\$0	\$0	\$0
Market Value	\$12,900,000	\$12,554,597	\$11,990,000
Assessed Value	\$12,900,000	\$12,355,487	\$11,232,261

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$199,110	\$757,739

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

Short Legal Description
CORAL GABLES SEC L PB 8-85 LOTS 13 TO 17 INC BLK 24 LOT SIZE 10500 SQUARE FEET OR 19943-1047 0901 2 (2) COC 22723-3348 10 2004 2

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$12,900,000	\$12,355,487	\$11,232,261
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$12,900,000	\$12,554,597	\$11,990,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$12,900,000	\$12,355,487	\$11,232,261
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$12,900,000	\$12,355,487	\$11,232,261

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/23/2015	\$14,000,000	29478-4678	Qual on DOS, multi-parcel sale
10/01/2004	\$11,250,000	22723-3348	Deeds that include more than one parcel
09/01/2001	\$7,425,000	19943-1047	Deeds that include more than one parcel
09/01/1981	\$6,566,600	11215-1153	Deeds that include more than one parcel

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