



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 09/08/2023

PROPERTY INFORMATION	
Folio	03-4108-009-3451
Property Address	1406 PONCE DE LEON BLVD CORAL GABLES, FL 33134-4008
Owner	SEVILLA ASSOCIATES LLC , % DEBRAH BENNETT
Mailing Address	2631 PONCE DE LEON BLVD CORAL GABLES, FL 33134-6002
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	4,128 Sq.Ft
Living Area	4,128 Sq.Ft
Adjusted Area	3,926 Sq.Ft
Lot Size	5,820 Sq.Ft
Year Built	1954



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$2,037,000	\$1,455,000	\$1,455,000
Building Value	\$668,000	\$10,000	\$10,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$2,705,000	\$1,465,000	\$1,465,000
Assessed Value	\$1,375,082	\$1,250,075	\$1,136,432

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$1,329,918	\$214,925	\$328,568

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
LOT 9 BLK 33
LOT SIZE 55.000 X 106
OR 19271-1839 0900 2 (3)

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,375,082	\$1,250,075	\$1,136,432
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,705,000	\$1,465,000	\$1,465,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,375,082	\$1,250,075	\$1,136,432
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,375,082	\$1,250,075	\$1,136,432

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/2000	\$1,000,000	19271-1839	Deeds that include more than one parcel
08/01/1977	\$526,000	09771-1271	Sales which are qualified
08/01/1977	\$326,000	00000-0000	Sales which are qualified
02/01/1977	\$456,000	00000-00000	Deeds that include more than one parcel

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