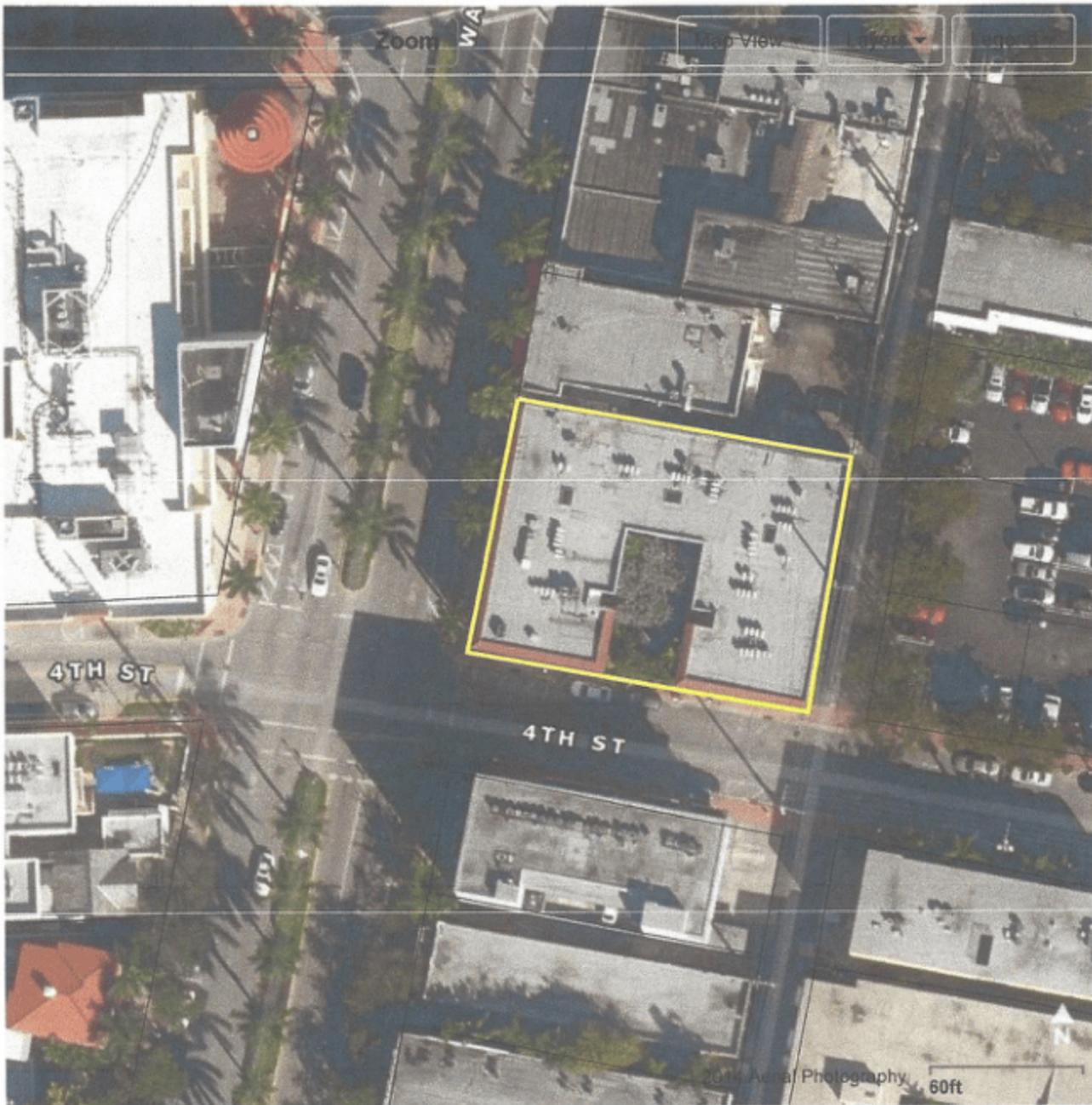


Actual Area	26,266 Sq.Ft
Living Area	26,266 Sq.Ft
Adjusted Area	26,158 Sq.Ft
Lot Size	13,000 Sq.Ft
Year Built	1935



Featured Online Tools

- Comparable Sales
- Non-Ad Valorem Assessments

- Glossary
- PA Additional Online Tools

Property Record Cards
 Report Discrepancies
 Tax Comparison
 TRIM Notice

Property Search Help
 Report Homestead Fraud
 Tax Estimator
 View Taxes

ASSESSMENT INFORMATION

Year	2015	2014	2013
Land Value	\$3,250,000	\$2,925,000	\$2,210,000
Building Value	\$550,000	\$1,235,922	\$1,255,233
Extra Feature Value	\$0	\$69,900	\$70,768
Market Value	\$3,800,000	\$4,230,822	\$3,536,001
Assessed Value	\$3,800,000	\$3,889,601	\$3,536,001

TAXABLE VALUE INFORMATION

	2015	2014	2013
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,800,000	\$3,889,601	\$3,536,001
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,800,000	\$4,230,822	\$3,536,001
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,800,000	\$3,889,601	\$3,536,001
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,800,000	\$3,889,601	\$3,536,001

BENEFITS INFORMATION

Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$341,221	

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

FULL LEGAL DESCRIPTION

OCEAN BEACH FLA SUB PB 2-38

LOTS 8-9 BLK 6

LOT SIZE 100.000 X 130

OR 20050-3325 1101 5

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
10/27/2011	\$100	27926-4887	Corrective, tax or QCD; min consideration	P G INVESTMENTS INC
10/27/2011	\$100	27926-4885	Corrective, tax or QCD; min consideration	MICHAEL BILOTTI TRS
09/22/2010	\$100	27436-2756	Corrective, tax or QCD; min consideration	MICHAEL KADOSH TRS
09/22/2010	\$100	27436-2754	Corrective, tax or QCD; min consideration	MICHAEL KADOSH (TR)
11/01/2001	\$0	20050-3325	Qual by exam of deed	
01/01/1989	\$600,000	13977-0440	2008 and prior year sales; Qual by exam of deed	
04/01/1986	\$165,000	12851-2341	2008 and prior year sales; Qual by exam of deed	
11/01/1976	\$1	00000-00000	Qual by exam of deed	

For more information about the Department of Revenue's Sales Qualification Codes.

2015 2014 2013

LAND INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment

Land Use	Muni Zone	PA Zone	Unit T
GENERAL	C-PS2	6503 - COMMERCIAL	Square

BUILDING INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment

Building Number	Sub Area	Year Built	Actual Sq.Ft.	L
1	1	1935	6,718	
1	2	1935	15,396	
1	3	1935	4,152	

 Building Sketches Available!

EXTRA FEATURES

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment

Description	Year Bui
Cent A/C - Comm (Aprox 300 sqft/Ton)	1995
Cent A/C - Comm (Aprox 300 sqft/Ton)	1991
Patio - Wood Deck	1991
Cent A/C - Comm (Aprox 300 sqft/Ton)	1990

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District:	NONE
Community Redevelopment Area:	NONE
Empowerment Zone:	NONE
Enterprise Zone:	MIAMI BEACH
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code:	CPS-2 -
Existing Land Use:	170 - OFFICE AND/OR BUSINESS AND OTHER SERVICES (GROUND LEVEL) / RESIDENTIAL (UPPER LEVELS). LOW-DENSITY < 15 DWELLINGS PER ACRE OR 4 FLOORS.

Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
 Childrens Trust
 City of Miami Beach
 Environmental Considerations
 Florida Department Of Revenue
 Florida Inland Navigation District
 Miami-Dade County Bulletin Board
 Non-Ad Valorem Assessments
 School Board
 South Florida Water Mgmt District
 Tax Collector

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

For inquiries and suggestions email us at <http://www.miamidade.gov/pa/email/ASP/formNew.asp>.

Version: 2.0.3

EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

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