

MEMORANDUM

Agenda Item No. 11(A)(9)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 16, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution consenting to Cazo Construction Corporation and Habitat for Humanity of Greater Miami, Inc.'s request to assign or transfer to the other their respective interest in the properties located at 10328 SW 172 Street (Folio No. 30-5032-010-0111), 10221 SW 178 Street (Folio No. 30-5032-000-0420), 21899 SW 118 Court (Folio No. 30-6913-002-0080) and 21845 SW 118 Court (Folio No. 30-6913-002-0060), subject to certain conditions; and authorizing the County Mayor to take all actions necessary to effectuate the conveyance, including, but not limited to, executing any required instrument evidencing the Board's consent granted herein

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



Abigail Price-Williams
County Attorney

APW/Imp



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 16, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(9)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(9)
6-16-20

RESOLUTION NO. _____

RESOLUTION CONSENTING TO CAZO CONSTRUCTION CORPORATION AND HABITAT FOR HUMANITY OF GREATER MIAMI, INC.'S REQUEST TO ASSIGN OR TRANSFER TO THE OTHER THEIR RESPECTIVE INTEREST IN THE PROPERTIES LOCATED AT 10328 SW 172 STREET (FOLIO NO. 30-5032-010-0111), 10221 SW 178 STREET (FOLIO NO. 30-5032-000-0420), 21899 SW 118 COURT (FOLIO NO. 30-6913-002-0080) AND 21845 SW 118 COURT (FOLIO NO. 30-6913-002-0060), SUBJECT TO CERTAIN CONDITIONS; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE CONVEYANCE, INCLUDING, BUT NOT LIMITED TO, EXECUTING ANY REQUIRED INSTRUMENT EVIDENCING THE BOARD'S CONSENT GRANTED HEREIN

WHEREAS, on May 16, 2017, the Board of County Commissioners ("Board) adopted Resolution No. R-556-17, which, among other things, authorized the Chairperson or the Vice-Chairperson of the Board to execute an Amend and Restated County Deed ("Cazo Deed") conveying certain County-owned properties to Cazo Construction Corporation ("Cazo") for the purpose of developing such properties with affordable housing to be sold to very-low, low- or moderate income households in accordance with the Miami-Dade County Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, on May 15, 2018, this Board also adopted Resolution No. R-512-18, which, among other things, authorized the conveyance of 10 County-owned properties to Habitat for Humanity of Greater Miami, Inc. ("Habitat") for the development of such properties with affordable housing to be sold to very-low, low- or moderate income households in accordance with

the Infill Housing Program and the execution of a County Deed (“Habitat Deed”) by the Chairperson or Vice-Chairperson for such purpose; and

WHEREAS, Cazo and Habitat jointly submitted a letter, dated March 2, 2020, a copy of which is attached hereto as Attachment “A” and incorporated herein by reference, to the Commissioner of District 9 requesting that the County permit them to swap certain properties previously conveyed to them by the County; and

WHEREAS, specifically, Cazo proposes to swap two properties located at 10328 SW 172 Street (Folio No. 30-5032-010-0111) and 10221 SW 178 Street (Folio No. 30-5032-000-0420) (“Cazo Properties”) with Habitat; and

WHEREAS, the Cazo Properties are more fully described in Attachments “B” and “C” attached hereto and incorporated herein by reference; and

WHEREAS, Habitat proposes to swap two properties located at 21899 SW 118 Court (Folio No. 30-6913-002-0080) and 21845 SW 118 Court (Folio No. 30-6913-002-0060) (“Habitat Properties”) with Cazo; and

WHEREAS, the Habitat Properties are more fully described in Attachments “D” and “E” attached hereto and incorporated herein by reference; and

WHEREAS, the Habitat Properties are adjacent to a property currently owned by Cazo; and

WHEREAS, by allowing Cazo and Habitat to assign or transfer their interests in their respective properties, Cazo will be able to construct more affordable housing units on the properties, thus increasing the number of affordable housing units in District 9; and

WHEREAS, the Cazo Deed and Habitat Deed prohibits an assignment or transfer of any interests Cazo or Habitat has in the properties, other than to the qualified homebuyers, without the consent of this Board; and

WHEREAS, this Board believes that it is in the best interest of the County and the residents of Miami-Dade County to consent to Cazo and Habitat's request to assign or transfer their respective interests in the Cazo Properties and Habitat Properties; and

WHEREAS, however, this Board wishes to condition its consent on the following: (i) that the instruments that allow for the assignment or transfer of the interest that Cazo and Habitat have in the properties include all of the deed restrictions set forth in the Cazo Deed and Habitat Deed; (ii) that such instruments include the same County reverter that is set forth in the Cazo Deed and Habitat Deed; (iii) that Cazo and Habitat shall developed the properties within two years of the recording of the instruments; and (iv) that such instruments shall be approved by the County prior to their execution and recordation in the public records of Miami-Dade County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board hereby consents to Cazo Construction Corporation ("Cazo") and Habitat for Humanity of Greater Miami, Inc.'s ("Habitat" request to assign or transfer to the other their respective interest in the properties located at 10328 SW 172 Street (Folio No. 30-5032-010-0111) and 10221 SW 178 Street (Folio No. 30-5032-000-0420) ("Cazo Properties") and 21899 SW 118 Court (Folio No. 30-6913-002-0080) and 21845 SW 118 Court (Folio No. 30-6913-002-0060) ("Habitat Properties"). This Board's consent is conditioned on the following: (i) that the instruments that allow for the assignment or transfer of the interest that Cazo and Habitat have in

the properties include all of the deed restrictions set forth in the Cazo Deed and Habitat Deed; (ii) that such instruments include the same County reverter that is set forth in the Cazo Deed and Habitat Deed; (iii) that Cazo and Habitat shall developed the properties within two years of the recording of the instruments; and (iv) that such instruments shall be approved by the County prior to their execution and recordation in the public records of Miami-Dade County.

Section 3. This Board authorizes the County Mayor or the County Mayor's designee to take all actions necessary to effectuate the conveyance, including, but not limited to, executing any required instruments that evidences this Board's consent granted herein. The County Mayor or the County Mayor's designee, as set forth in Resolution Nos. R-556-17 and R-512-18, is further authorized to exercise all rights set forth in the instruments prepared by Cazo and Habitat and approved by the County. other than those reserved to this Board therein, including, but not limited to, exercising the County's option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental reviews. In the event, the County Mayor or the County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or the County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Records of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County Mayor or the County Mayor's designee to receive on behalf of the County from Cazo and/or Habitat, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Program Guidelines, deeds which convey the properties back to the County in the event either Cazo and/or Habitat are unable or fail to comply with the deed restrictions set forth in the instruments prepared by Cazo and Habitat and approved by the County. Upon the receipt of a deed from Cazo and/or Habitat, the County Mayor

or the County Mayor's designee shall record such deed in the Public Records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the construction of the affordable housing units contemplated herein shall be subject to this Board's approval.

Section 4. This Board directs the County Mayor or the County Mayor's designee to (i) provide copies of the recorded instruments and the restrictive covenants required by such instruments to the Property Appraiser; and (ii) appoint staff to monitor compliance with the terms of the conveyance.

Section 5. This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the instruments prepared by Cazo and Habitat and approved by the County, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to provide copies of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman
Rebeca Sosa, Vice Chairwoman

Esteban L. Bovo, Jr.	Daniella Levine Cava
Jose "Pepe" Diaz	Sally A. Heyman
Eileen Higgins	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of June, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Brenda Kuhns Neuman
Terrence A. Smith

CAZO CONSTRUCTION CORP.

March 2, 2020

Honorable Commissioner Dennis Moss, District 9

Re: Properties Located at

10328 SW 172 ST, Miami, Fla. Cazo Construction Corp. 30-5032-010-0111

10221 SW 178 ST, Miami Fla Cazo Construction Corp. 30-5032-000-0420

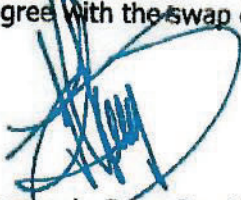
21899 SW 118th Court, Miami, Fla Habitat for Humanity of Greater Miami Inc. 30-6913-002-0080

21845 SW 118th Court, Miami Fla Habitat for Humanity of Greater Miami Inc. 30-6913-002-0060

This letter is to request the swap of the above-mentioned lots between the approved County Developer Cazo Construction Corp. and Habitat for Humanity of Greater Miami Inc. In discussions between Habitat and Cazo, both experienced Infill Developers, we determined that this swap would ultimately result in more affordable units in District 9. Habitat will yield the same number of units with or without the swap

Cazo Construction Corp. will work with the Planning and Zoning Department to develop a project on the above-mentioned sites based on the Gould's CUC guidelines and on the Infill Program.

Both parties Cazo Construction Corp. and Habitat for Humanity of Greater Miami Inc. agree with the swap of lots therefore Cazo Construction can develop this project.



**Armando Cazo, President
Cazo Construction Corp.**



**Mario Artecona, President
Habitat for Humanity of Greater Miami Inc.**

GENERAL CONTRACTORS • CONSTRUCTION MANAGEMENT
3461 S.W. 8th STREET, MIAMI, FLORIDA 33135
TEL: (305) 448-1898 • FAX (305) 448-4199
LICENSE NUMBER CGC007041



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/1/2020

Property Information	
Folio:	30-5032-010-0111
Property Address:	
Owner	CAZO CONSTRUCTION CORP
Mailing Address	3461 SW 8 ST MIAMI, FL 33135
PA Primary Zone	3050 UC EDGE - RESIDENTIAL (R) 2 MAX HT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,550 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$49,950	\$49,950	\$33,300
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$49,950	\$49,950	\$33,300
Assessed Value	\$49,950	\$49,950	\$20,146

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction			\$13,154

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

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$49,950	\$49,950	\$20,146
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$49,950	\$49,950	\$33,300
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$49,950	\$49,950	\$20,146

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Generated On : 6/1/2020

Property Information

Folio: 30-5032-010-0111

Property Address:

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-R	3050	Square Ft.	5,550.00	\$49,950

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-5032-010-0111

Property Address:

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-R	3050	Square Ft.	5,550.00	\$49,950

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-5032-010-0111

Property Address:

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-R	3050	Square Ft.	5,550.00	\$33,300

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-5032-010-0111

Property Address:

Full Legal Description
32 55 40
DIXIE HGTS GDNS PB 21-32
LOTS 7 & 8 BLK 2
LOT SIZE 50.000 X 111
COC 23729-3108 0605 3(6)

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/02/2017	\$0	30575-1425	Federal, state or local government agency
08/18/2015	\$0	29746-0249	Federal, state or local government agency
08/26/2014	\$100	29294-2577	Corrective, tax or QCD; min consideration
04/09/2010	\$0	27267-2987	Corrective, tax or QCD; min consideration
06/01/2005	\$0	23729-3108	Sales which are disqualified as a result of examination of the deed
02/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
03/01/1979	\$4,000	10321-2859	Sales which are qualified

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/1/2020

Property Information	
Folio:	30-5032-000-0420
Property Address:	
Owner	CAZO CONSTRUCTION CORP
Mailing Address	3461 SW 8 ST MIAMI, FL 33135 USA
PA Primary Zone	3050 UC EDGE - RESIDENTIAL (R) 2 MAX HT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$32,000	\$32,000	\$24,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$32,000	\$32,000	\$24,000
Assessed Value	\$32,000	\$32,000	\$14,520

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction			\$9,480

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

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$32,000	\$32,000	\$14,520
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$32,000	\$32,000	\$24,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$32,000	\$32,000	\$14,520

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Generated On : 6/1/2020

Property Information

Folio: 30-5032-000-0420

Property Address:

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-R	3050	Square Ft.	4,000.00	\$32,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-5032-000-0420

Property Address:

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-R	3050	Square Ft.	4,000.00	\$32,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 6/1/2020

Property Information

Folio: 30-5032-000-0420

Property Address:

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-R	3050	Square Ft.	4,000.00	\$24,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-5032-000-0420

Property Address:

Full Legal Description
32 55 40 .09 AC
W40FT OF S130FT OF E1/2 OF
SE1/4 OF NE1/4 OF NE1/4 OF SW1/4
LESS S30FT
LOT SIZE 4000 SQ FT
OR 18984-2866 022000 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/02/2017	\$0	30575-1425	Federal, state or local government agency
08/18/2015	\$0	29746-0249	Federal, state or local government agency
08/26/2014	\$100	29294-2577	Corrective, tax or QCD; min consideration

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/1/2020

Property Information	
Folio:	30-6913-002-0080
Property Address:	21899 SW 118 CT Miami, FL 33170-2928
Owner	HABITAT FOR HUMANITY OF GREATER MIAMI INC
Mailing Address	3800 NW 22 AVE MIAMI, FL 33142 USA
PA Primary Zone	3160 UC CENTER - RESIDENTIAL MODIFIED (RM) 2 MAX HT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$52,500	\$37,500	\$26,250
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$52,500	\$37,500	\$26,250
Assessed Value	\$52,500	\$37,500	\$26,250

Benefits Information				
Benefit	Type	2019	2018	2017
Affordable Housing	Exemption	\$52,500		
County	Exemption		\$37,500	\$26,250

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

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$52,500	\$37,500	\$26,250
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$52,500	\$37,500	\$26,250
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$52,500	\$37,500	\$26,250
Taxable Value	\$0	\$0	\$0

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Attachment D



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/1/2020

Property Information

Folio: 30-6913-002-0080

Property Address: 21899 SW 118 CT

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.	7,500.00	\$52,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/1/2020

Property Information

Folio: 30-6913-002-0080

Property Address: 21899 SW 118 CT

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.	7,500.00	\$37,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/1/2020

Property Information

Folio: 30-6913-002-0080

Property Address: 21899 SW 118 CT Miami, FL 33170-2928

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.	7,500.00	\$26,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/1/2020

Property Information

Folio: 30-6913-002-0080

Property Address: 21899 SW 118 CT

Full Legal Description
RANDOLPHS ADDN TO GOULDS
LOT 17 PB 6-52
BLK 1
LOT SIZE 50.000 X 150
OR 12259-1146 0884 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/06/2018	\$100	31015-1756	Federal, state or local government agency
11/04/2016	\$0	30296-1676	Corrective, tax or QCD; min consideration

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Detailed Report

Generated On : 6/1/2020

Property Information	
Folio:	30-6913-002-0060
Property Address:	21845 SW 118 CT Miami, FL 33170-2928
Owner	HABITAT FOR HUMANITY OF GREATER MIAMI INC
Mailing Address	3800 NW 22 AVE MIAMI, FL 33142 USA
PA Primary Zone	3160 UC CENTER - RESIDENTIAL MODIFIED (RM) 2 MAX HT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$52,500	\$37,500	\$26,250
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$52,500	\$37,500	\$26,250
Assessed Value	\$52,500	\$14,973	\$13,612

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction		\$22,527	\$12,638
Affordable Housing	Exemption	\$52,500		
County	Exemption		\$14,973	\$13,612

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

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$52,500	\$14,973	\$13,612
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$52,500	\$37,500	\$26,250
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$52,500	\$14,973	\$13,612
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/1/2020

Property Information

Folio: 30-6913-002-0060

Property Address: 21845 SW 118 CT

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.	7,500.00	\$52,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-6913-002-0060

Property Address: 21845 SW 118 CT

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.	7,500.00	\$37,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 6/1/2020

Property Information

Folio: 30-6913-002-0060

Property Address: 21845 SW 118 CT Miami, FL 33170-2928

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.	7,500.00	\$26,250

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-6913-002-0060

Property Address: 21845 SW 118 CT

Full Legal Description
13 56 39
RANDOLPHS ADDN TO GOULDS PB 6-52
LOT 15 BLK 1
LOT SIZE 50.000 X 150
COC 22867-1934 12 2004 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/06/2018	\$100	31015-1756	Federal, state or local government agency
04/30/2013	\$0	28606-4813	Corrective, tax or QCD; min consideration
12/01/2004	\$0	22867-1934	Sales which are disqualified as a result of examination of the deed
03/01/2004	\$0	22253-3777	Sales which are disqualified as a result of examination of the deed
05/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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