MEMORANDUM

Agenda Item No. 5(Z)

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

DATE: August 31, 2020

FROM: Abigail Price-Williams County Attorney

SUBJECT: Resolution declaring as surplus four County owned properties located in Miami, Florida, revising the inventory list of real properties, after a public hearing, to include such properties, in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, in accordance with section 125.379(2), Florida Statutes, of a total of 22 properties to St. James Community Development Corporation of Miami, Inc., a Florida not-for-profit corporation, at a price of $10.00, for the purpose of developing such properties with affordable housing to be sold or rented to very low-, low- or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program, if sold, and section 125.379, Florida Statutes; waiving Administrative Order No. 8-4 related to circulation of four of the properties; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; and authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deed, to provide copies of the recorded County Deeds and the restrictive covenants required therein to the Property Appraiser, to execute a rental regulatory agreement and enforce the provisions therein, and to ensure placement of appropriate signage

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairwoman Audrey M. Edmonson.

Abigail Price-Williams
County Attorney

APW/smm

MEMORANDUM

(Revised)

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

DATE: August 31, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(Z)

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. 5(Z)
8-31-20

RESOLUTION NO. _____

RESOLUTION DECLARING AS SURPLUS FOUR COUNTY OWNED PROPERTIES LOCATED IN MIAMI, FLORIDA, REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTIES, IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, IN ACCORDANCE WITH SECTION 125.379(2), FLORIDA STATUTES, OF A TOTAL OF 22 PROPERTIES TO ST. JAMES COMMUNITY DEVELOPMENT CORPORATION OF MIAMI, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AT A PRICE OF $10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD OR RENTED TO VERY LOW-, LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM, IF SOLD, AND SECTION 125.379, FLORIDA STATUTES; WAIVING ADMINISTRATIVE ORDER NO. 8-4 RELATED TO CIRCULATION OF FOUR OF THE PROPERTIES; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, TO PROVIDE COPIES OF THE RECORDED COUNTY DEEDS AND THE RESTRICTIVE COVENANTS REQUIRED THEREIN TO THE PROPERTY APPRAISER, TO EXECUTE A RENTAL REGULATORY AGREEMENT AND ENFORCE THE PROVISIONS THEREIN, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, St. James Community Development Corporation of Miami, Inc., a Florida not-for-profit corporation ("St. James"), and its related company St. James of Miami, Inc., have expressed a desire to build affordable homeownership and rental housing in County Commission District 3 through the Miami-Dade County Infill Housing Initiative Program ("Infill Housing Program") and other applicable programs; and

WHEREAS, on December 20, 2018, St. James submitted an application to the County Commissioner of District 3, a copy of which is attached hereto as Attachment "A" and incorporated herein by reference, requesting that the County convey 22 properties ("properties") to St. James; and

WHEREAS, the properties are more fully described in Attachments "B," "C," "D," "E," "F," "G," "H," "I," "J," "K," "L," "M," "N," "O," "P," "Q," "R," "S," "T," "U," "V," and "W" attached hereto and incorporated herein by reference; and

WHEREAS, St. James proposes to develop the properties with affordable housing to be sold or rented to very low, low- or moderate income households, whose incomes do not exceed 120 percent of area median income; and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department ("ISD") previously announced the availability of 17 of the properties to all County departments and determined there was no interest in the properties; and

WHEREAS, ISD has not announced the availability of four of the properties (Folio Nos. 30-3121-023-0400, 30-3115-008-0310, 30-3121-033-0110, and 30-3110-028-0820); and

WHEREAS, this Board wishes to waive the circulation requirement set forth in Administrative Order No. 8-4 in order to expedite the conveyance of the before-mentioned properties; and

WHEREAS, on April 14, 2019, this Board adopted Resolution No. R-407-19, which requires the County Mayor or County Mayor's to provide written notice to the public no less than four weeks prior to consideration by this Board, or any Committee of this Board, of any proposed conveyance or lease of County-owned property without competitive bidding under section 125.379, Florida Statutes; and

WHEREAS, on August 1, 2020, St. James complied with the requirements of Resolution No. R-407-19 by posting signs on each of the properties; and

WHEREAS, in accordance with Resolution Nos. R-376-11 and R-333-14, background information concerning the properties is included in Attachment "X," which is attached hereto and incorporated herein by reference; and

WHEREAS, this Board has reviewed the information in Attachment "X," and this Board is satisfied; and

WHEREAS, section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real properties that are appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body; and

WHEREAS, this Board has not declared as surplus four of the properties (Folio Nos. 30-3121-023-0400, 30-3115-008-0310, 30-3121-033-0110, and 30-3110-028-0820), or added such properties to the County's affordable housing inventory list in accordance with section 125.379(1), Florida Statutes; and

WHEREAS, this Board finds that the before-mentioned properties are appropriate for use as affordable housing, and, therefore, desires to declare such properties as surplus, and revise the County's affordable housing inventory list to include these properties; and

WHEREAS, this Board adopted Resolution No. R-979-17, which declared the remaining 18 properties, among others, as surplus and added such properties to the County's affordable housing inventory list; and

WHEREAS, if St. James develops the properties with single-family homes to be sold to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, St. James, subject to a reverter, shall develop and sell such homes within two years of the recording of the County Deed, unless such time is extended by this Board, in accordance with the Infill Housing Program and section 125.379, Florida Statutes; and

WHEREAS, if St. James develops the properties with affordable rental housing to be rented to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, St. James, subject to a reverter, shall develop and rent such housing within two years of the recording of the County Deed, unless such time is extended by this Board, in accordance with section 125.379, Florida Statutes, and a rental regulatory agreement to be recorded against the properties,

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 declares four properties (Folio Nos. 30-3121-023-0400, 30-3115-008-0310, 30-3121-033-0110, and 30-3110-028-0820) as surplus. Further, this Board, after a public hearing and in accordance with section 125.379(1), Florida Statutes, revises the County's affordable housing inventory list to add the before-mentioned properties.

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the properties described in section 2 and 18 additional properties previously declared as surplus in accordance with Resolution No. R-979-17 to St. James Urban Development Group, Inc. ("St. James") for a price of $10.00. If St. James develops the properties with single-family homes to be sold to very low-, low- or moderate-income households whose incomes do not

exceed 120 percent of area median income, St. James, subject to a reverter, shall develop and sell such homes within two years of the recording of the County Deed, unless such time is extended by this Board, in accordance with the Infill Housing Program and section 125.379, Florida Statutes. If St. James develops the properties with affordable rental housing to be rented to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, St. James, subject to a reverter, shall develop and rent such housing within two years of the recording of the County Deed, unless such time is extended by this Board, in accordance with section 125.379, Florida Statutes, and a rental regulatory agreement to be recorded against the properties.

Section 4. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson to execute the County Deed, in substantially the forms attached hereto as Attachment "Y" and incorporated herein by reference.

Section 5. This Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate the conveyance, to exercise all rights set forth in the County Deed, 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 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 County Mayor's designee to receive on behalf of the County from St. James, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Program Guidelines, where applicable, a deed(s) which conveys

the properties back to the County in the event St. James is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed(s) from St. James, the County Mayor or County Mayor's designee shall record such deed(s) 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 6. This Board authorizes the County Mayor or County Mayor's designee to execute on behalf of the County a rental regulatory agreement following approval by the County Attorney's Office, in generally the form attached hereto as Attachment "Z" and incorporated herein. The County Mayor or County Mayor's designee is authorized to negotiate rents for each of the units constructed on the properties with St. James; however such rents shall be based upon no more than 120 percent of area median income as determined for Miami-Dade County by the United States Department of Housing and Urban Development. The County Mayor or County Mayor's designee is further authorized to take all steps necessary to enforce the terms of the rental regulatory agreement. This Board authorizes the County Mayor or County Mayor's designee or Urban League to record the rental regulatory agreement in the public records of Miami-Dade County and, in accordance with Resolution No. R-791-14, provide the Miami-Dade County Property Appraiser with a copy of the rental regulatory agreement.

Section 7. This Board directs the County Mayor or County Mayor's designee to (i) ensure that proper signage is placed on the properties identifying the County's name and the name of the district commissioner; (ii) provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the Property Appraiser; and (iii) appoint staff to monitor compliance with the terms of the conveyance.

Section 8. This Board waives the circulation requirement set forth in Administrative Order No. 8-4 for the four properties identified in section 2 of this resolution.

Section 9. This Board directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed, rental regulatory agreements, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to provide a copy 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 Chairwoman Audrey M. Edmonson. 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 31st day of August, 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.

Terrence A. Smith

Saint James Community Development Corporation of Miami Inc.

December 20, 2018

Honorable Chairwoman Audrey M. Edmonson
Miami-Dade County Commissioner, District 3 5400 NW 22nd Ave., Suite 701
Miami, Florida 33142

Dear Chairwoman Edmonson,

Please accept this letter as a formal request to convey the properties listed on the attached spreadsheet titled "Attachment A" to the St. James Community Development Corporation of Miami, Inc. a not for profit 501 (c) (3) organization, for the purposes of developing affordable housing.

We will be constructing single-family and multi-family affordable residential units. The single- family homes will be sold in accordance with the Infill Housing Program Initiative and State law. The multi-family units will be rented in accordance with State law and are willing to sign a Rental Regulatory Agreement which will control rents.

We are ready and excited to begin construction as soon as possible. If you have any questions, please do not hesitate to contact me at (305) 282-4467 and jlw41007@gmail.com

Respectfully submitted,

The Rev. Honorable Jimmie L. Williams, III
St. President and CEO of St James Community Development Corporation of Miami Florida Inc.

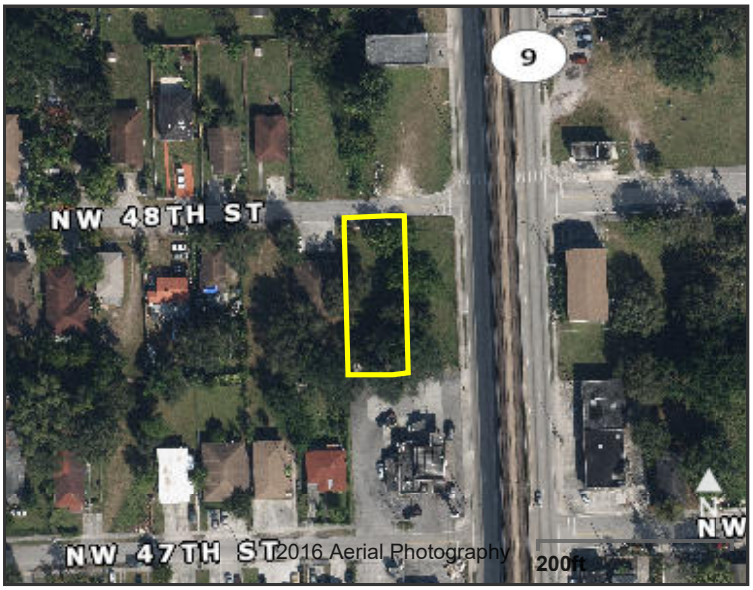
JLW

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3121-023-0400
Property Address:	2710 NW 48 ST Miami, FL 33142-3524
Owner	MIAMI DADE COUNTY PHCD
Mailing Address	701 NW 1 CT STE 1400 MIAMI, FL 33136 USA
PA Primary Zone	6052 UC EDGE - MIXED USE CORRIDOR (MC) 6 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	8,968 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$98,648	$98,648	$80,712
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$98,648	$98,648	$80,712
Assessed Value	$97,661	$88,783	$80,712

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$97,661	$88,783	$80,712
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$98,648	$98,648	$80,712
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$97,661	$88,783	$80,712
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$987	$9,865	
County	Exemption	$97,661	$88,783	$80,712
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Generated On : 8/12/2020

Property Information

Folio: 30-3121-023-0400

Property Address: 2710 NW 48 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6052	Square Ft.	8,968.00	$98,648

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: 30-3121-023-0400

Property Address: 2710 NW 48 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6052	Square Ft.	8,968.00	$98,648

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: 30-3121-023-0400

Property Address: 2710 NW 48 ST Miami, FL 33142-3524

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6052	Square Ft.	8,968.00	$80,712

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 : 8/12/2020

Property Information

Folio: 30-3121-023-0400

Property Address: 2710 NW 48 ST

Full Legal Description
AMD PL OF BROWNS SUB PB 5-98
E44FT LOT 3 & W15FT LOT 2 BLK 2
PR ADD 2710 NW 48 ST
LOT SIZE 59.000 X 152
OR 13763-2614 0788 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/29/2012	$0	28177-1339	Federal, state or local government agency
07/01/1988	$0	13763-2614	Sales which are disqualified as a result of examination of the deed

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Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3121-023-0520
Property Address:	2761 NW 47 ST Miami, FL 33142-3519
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2400 MIAMI, FL 33128 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	7,691.2 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	$59,820	$42,729	$42,729
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$59,820	$42,729	$42,729
Assessed Value	$21,643	$19,676	$17,888

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$21,643	$19,676	$17,888
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$59,820	$42,729	$42,729
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$21,643	$19,676	$17,888
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$38,177	$23,053	$24,841
County	Exemption	$21,643	$19,676	$17,888

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

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Property Information

Folio: 30-3121-023-0520

Property Address: 2761 NW 47 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.60	$59,820

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: 30-3121-023-0520

Property Address: 2761 NW 47 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.60	$42,729

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: 30-3121-023-0520

Property Address: 2761 NW 47 ST Miami, FL 33142-3519

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.60	$42,729

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 : 8/12/2020

Property Information

Folio: 30-3121-023-0520

Property Address: 2761 NW 47 ST

Full Legal Description
AMD PL OF BROWNS SUB PB 5-98
LOT 19 BLK 2
LOT SIZE 50.600 X 152

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/14/2012	$0	28127-1530	Corrective, tax or QCD; min consideration

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3115-008-0310
Property Address:	2482 NW 65 ST Miami, FL 33147-7265
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6051 UC EDGE - MIXED USE CORRIDOR (MC) 4 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	6,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	$71,500	$58,500	$19,500
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$71,500	$58,500	$19,500
Assessed Value	$23,595	$21,450	$19,500

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$23,595	$21,450	$19,500
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$71,500	$58,500	$19,500
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$23,595	$21,450	$19,500
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$47,905	$37,050	
County	Exemption	$23,595	$21,450	$19,500

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

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3115-008-0310

Property Address: 2482 NW 65 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Square Ft.	6,500.00	$71,500

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3115-008-0310

Property Address: 2482 NW 65 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Square Ft.	6,500.00	$58,500

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3115-008-0310

Property Address: 2482 NW 65 ST Miami, FL 33147-7265

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Square Ft.	6,500.00	$19,500

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3115-008-0310

Property Address: 2482 NW 65 ST

Full Legal Description
PL OF GARDNER PARK PB 41-17
LOT 2 BLK 5
LOT SIZE 50.000 X 130
OR 21141-4144 0100 4
COC 26200-3373 02 2008 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2008	$0	26200-3373	Sales which are disqualified as a result of examination of the deed
01/01/2000	$0	21141-4144	Sales which are disqualified as a result of examination of the deed

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Version:

/

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3121-026-1740
Property Address:	2992 NW 44 ST Miami, FL 33142-4418
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
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	6,036.06 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	$59,409	$42,435	$42,435
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$59,409	$42,435	$42,435
Assessed Value	$23,601	$21,456	$19,506

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$35,808	$20,979	$22,929
County	Exemption	$23,601	$21,456	$19,506

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$23,601	$21,456	$19,506
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$59,409	$42,435	$42,435
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$23,601	$21,456	$19,506
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-026-1740

Property Address: 2992 NW 44 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	69.38	$59,409

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-026-1740

Property Address: 2992 NW 44 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	69.38	$42,435

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-026-1740

Property Address: 2992 NW 44 ST Miami, FL 33142-4418

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	69.38	$42,435

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-026-1740

Property Address: 2992 NW 44 ST

Full Legal Description
ROOSEVELT PARK PB 9-90
LOTS 19 & 20 BLK 6
LOT SIZE 69.380 X 87
COC 22512-3844 07 2004 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/04/2015	$0	29764-2694	Corrective, tax or QCD; min consideration
07/01/2004	$0	22512-3844	Sales which are disqualified as a result of examination of the deed

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Version:

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3121-033-0110
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	6400 COMMERCIAL - CENTRAL
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	6,000 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	$72,000	$60,000	$21,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$72,000	$60,000	$21,000
Assessed Value	$25,410	$23,100	$21,000

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$46,590	$36,900	
County	Exemption	$25,410	$23,100	$21,000

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$25,410	$23,100	$21,000
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$72,000	$60,000	$21,000
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$25,410	$23,100	$21,000
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-033-0110

Property Address:

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-2	6400	Square Ft.	6,000.00	$72,000

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-033-0110

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	BU-2	6400	Square Ft.	6,000.00	$60,000

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 : 8/12/2020

Property Information

Folio: 30-3121-033-0110

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	BU-2	6400	Square Ft.	6,000.00	$21,000

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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Version:

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Generated On : 8/12/2020

Property Information

Folio: 30-3121-033-0110

Property Address:

Full Legal Description
LAURAVILLE GARDENS PB 22-28
LOTS 23 & 24 BLK 1
LOT SIZE 60.000 X 100
OR 16207-0317 0194 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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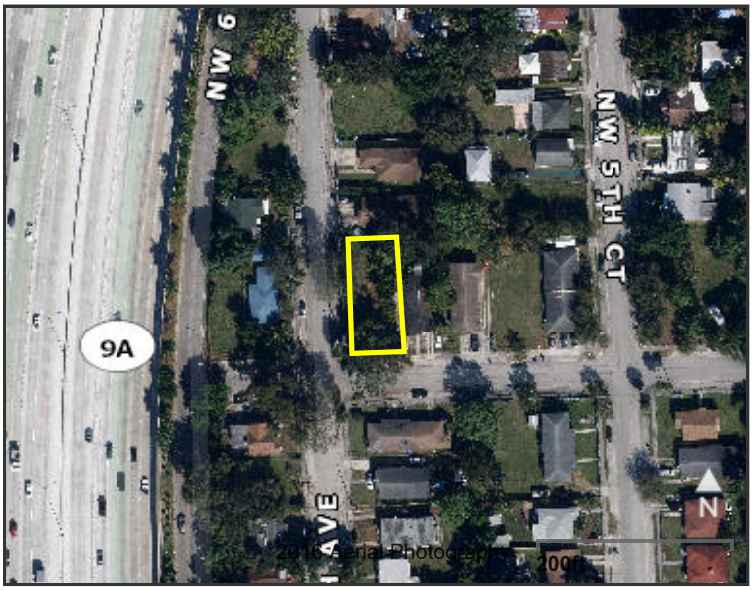
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	01-3113-042-0780
Property Address:	5615 NW 6 AVE Miami, FL 33127-1547
Owner	MIAMI DADE COUNTY ISD REAL ESTATE MGMT
Mailing Address	111 NW 1 ST STE 2400 MIAMI, FL 33128 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
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	5,850 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$91,642	$82,096	$74,459
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$91,642	$82,096	$74,459
Assessed Value	$21,389	$19,445	$74,459

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$21,389	$19,445	$74,459
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$91,642	$82,096	$74,459
Taxable Value	$0	$0	$0
City			
Exemption Value	$21,389	$19,445	$74,459
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$21,389	$19,445	$74,459
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$70,253	$62,651	
County	Exemption	$21,389	$19,445	$74,459

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

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3113-042-0780

Property Address: 5615 NW 6 AVE

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	$91,642

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 : 8/12/2020

Property Information

Folio: 01-3113-042-0780

Property Address: 5615 NW 6 AVE

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

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

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	

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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Version:

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Generated On : 8/12/2020

Property Information

Folio: 01-3113-042-0780

Property Address: 5615 NW 6 AVE Miami, FL 33127-1547

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

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

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	

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 : 8/12/2020

Property Information

Folio: 01-3113-042-0780

Property Address: 5615 NW 6 AVE

Full Legal Description
BUENA VISTA GARDENS PB 5-45
LOT 15 BLK 4
LOT SIZE 50.000 X 117
OR 11388-583 0382 5

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2016	$0	29943-2342	Corrective, tax or QCD; min consideration
06/10/2010	$100	27319-4602	Corrective, tax or QCD; min consideration
05/01/1977	$17,333	00000-00000	Sales which are qualified

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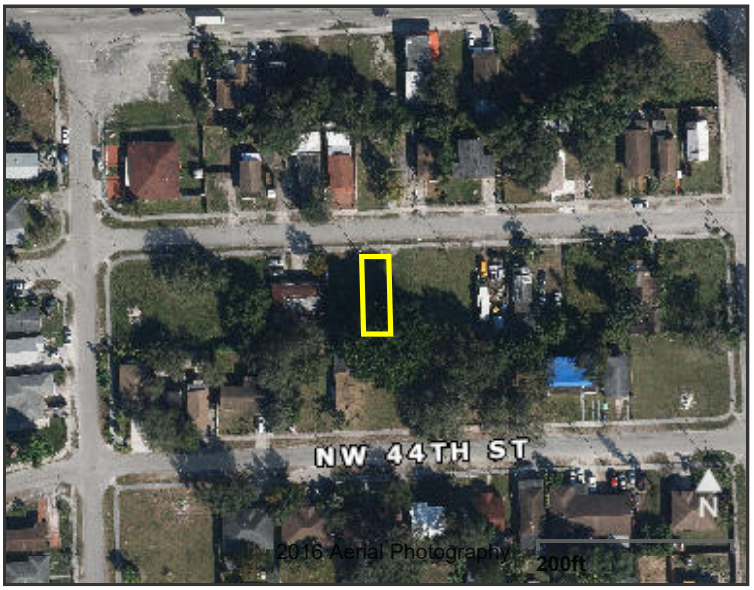
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3121-028-0440
Property Address:	3060 NW 45 ST Miami, FL 33142-4424
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	2,610 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$25,689	$18,349	$18,349
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$25,689	$18,349	$18,349
Assessed Value	$9,293	$8,449	$7,681

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$16,396	$9,900	$10,668
County	Exemption	$9,293	$8,449	$7,681
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$9,293	$8,449	$7,681
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$25,689	$18,349	$18,349
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$9,293	$8,449	$7,681
Taxable Value	$0	$0	$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0440

Property Address: 3060 NW 45 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	30.00	$25,689

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0440

Property Address: 3060 NW 45 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	30.00	$18,349

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0440

Property Address: 3060 NW 45 ST Miami, FL 33142-4424

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	30.00	$18,349

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0440

Property Address: 3060 NW 45 ST

Full Legal Description
21 53 41
ROOSEVELT PK ADD NO 1 PB 9-165
LOT 12 BLK 8
LOT SIZE 30.000 X 87
OR 20129-1746 1201 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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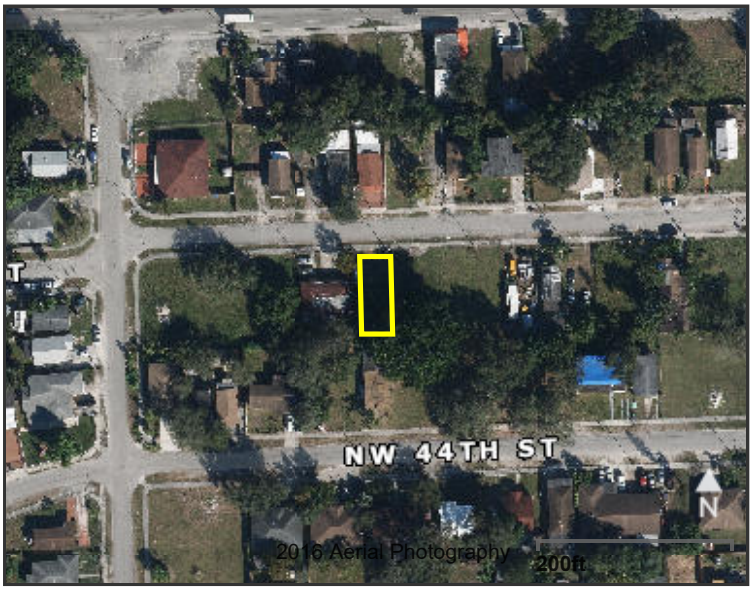
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3121-028-0450
Property Address:	3064 NW 45 ST Miami, FL 33142-4424
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
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	2,610 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$25,689	$18,349	$18,349
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$25,689	$18,349	$18,349
Assessed Value	$9,293	$8,449	$7,681

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$9,293	$8,449	$7,681
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$25,689	$18,349	$18,349
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$9,293	$8,449	$7,681
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$16,396	$9,900	$10,668
County	Exemption	$9,293	$8,449	$7,681

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

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0450

Property Address: 3064 NW 45 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	30.00	$25,689

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0450

Property Address: 3064 NW 45 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	30.00	$18,349

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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Version:

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Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0450

Property Address: 3064 NW 45 ST Miami, FL 33142-4424

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	30.00	$18,349

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0450

Property Address: 3064 NW 45 ST

Full Legal Description
ROOSEVELT PK ADD NO 1 PB 9-165
LOT 13 BLK 8
LOT SIZE 30.000 X 87
OR 17604-0457 0397 3
COC 26153-3797 01 2008 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/07/2014	$0	29401-0234	Corrective, tax or QCD; min consideration
10/08/2009	$10,000	27147-4179	Corrective, tax or QCD; min consideration
01/01/2008	$0	26153-3797	Sales which are disqualified as a result of examination of the deed
03/01/2004	$0	22234-2776	Sales which are disqualified as a result of examination of the deed
03/01/1997	$0	17604-0457	Sales which are disqualified as a result of examination of the deed
09/01/1996	$0	17365-0394	Sales which are disqualified as a result of examination of the deed

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Version:

/

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3121-026-1020
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	2,610 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	$23,751	$16,117	$16,117
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$23,751	$16,117	$16,117
Assessed Value	$8,195	$7,450	$6,773

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$15,556	$8,667	$9,344
County	Exemption	$8,195	$7,450	$6,773

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$8,195	$7,450	$6,773
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$23,751	$16,117	$16,117
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$8,195	$7,450	$6,773
Taxable Value	$0	$0	$0

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Version:

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Generated On : 8/12/2020

Property Information

Folio: 30-3121-026-1020

Property Address:

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	2,610.00	$23,751

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 : 8/12/2020

Property Information

Folio: 30-3121-026-1020

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	RU-2	5700	Square Ft.	2,610.00	$16,117

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 : 8/12/2020

Property Information

Folio: 30-3121-026-1020

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	RU-2	5700	Square Ft.	2,610.00	$16,117

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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Version:

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Generated On : 8/12/2020

Property Information

Folio: 30-3121-026-1020

Property Address:

Full Legal Description
ROOSEVELT PARK PB 9-90
LOT 12 BLK 4
LOT SIZE 30.000 X 87
OR 19861-1345 0801 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/1990	$11,000	14471-2212	Sales which are qualified
01/01/1990	$0	14383-3263	Sales which are disqualified as a result of examination of the deed
12/01/1989	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
12/01/1988	$0	13990-2822	Sales which are disqualified as a result of examination of the deed
07/01/1988	$0	13776-3030	Sales which are disqualified as a result of examination of the deed

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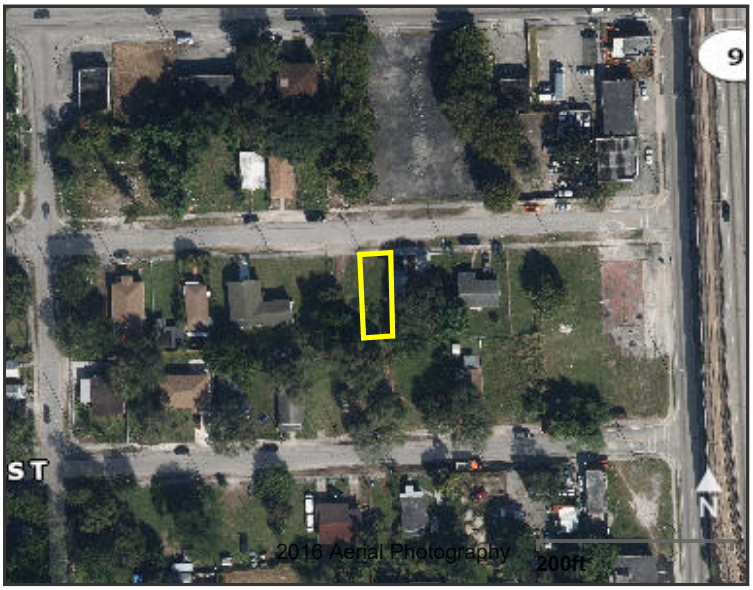
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3121-026-1010
Property Address:	
Owner	MIAMI DADE COUNTY GSA-R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	2,460 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$24,578	$17,556	$17,556
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$24,578	$17,556	$17,556
Assessed Value	$8,891	$8,083	$7,349

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$15,687	$9,473	$10,207
County	Exemption	$8,891	$8,083	$7,349

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$8,891	$8,083	$7,349
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$24,578	$17,556	$17,556
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$8,891	$8,083	$7,349
Taxable Value	$0	$0	$0

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Generated On : 8/12/2020

Property Information

Folio: 30-3121-026-1010

Property Address:

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	30.00	$24,578

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 : 8/12/2020

Property Information

Folio: 30-3121-026-1010

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	RU-2	5700	Front Ft.	30.00	$17,556

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: 30-3121-026-1010

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	RU-2	5700	Front Ft.	30.00	$17,556

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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Version:

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Generated On : 8/12/2020

Property Information

Folio: 30-3121-026-1010

Property Address:

Full Legal Description
ROOSEVELT PARK PB 9-90
LOT 11 BLK 4
LOT SIZE 30.000 X 82
OR 22669-2505 0904 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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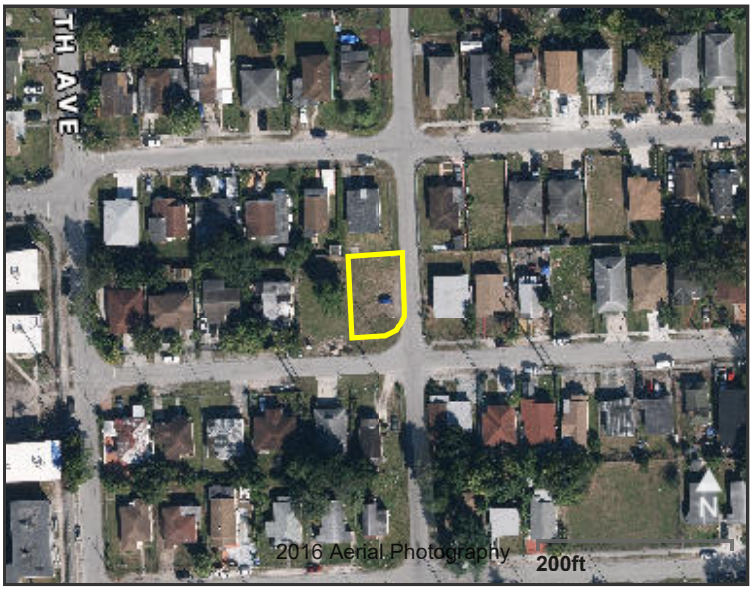
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3115-021-0230
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
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	4,815.9 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$45,961	$40,901	$40,901
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$45,961	$40,901	$40,901
Assessed Value	$25,814	$23,468	$21,335

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$25,814	$23,468	$21,335
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$45,961	$40,901	$40,901
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$25,814	$23,468	$21,335
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$20,147	$17,433	$19,566
County	Exemption	$25,814	$23,468	$21,335

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

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Version:

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Generated On : 8/12/2020

Property Information

Folio: 30-3115-021-0230

Property Address:

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	53.51	$45,961

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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Version:

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Generated On : 8/12/2020

Property Information

Folio: 30-3115-021-0230

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	RU-1	0100	Front Ft.	53.51	$40,901

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3115-021-0230

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	RU-1	0100	Front Ft.	53.51	$40,901

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 : 8/12/2020

Property Information

Folio: 30-3115-021-0230

Property Address:

Full Legal Description
ORANGE RIDGE EAST PB 44-14
LOT 12 BLK 2
LOT SIZE 53.510 X 90
OR 18075-0217 0398 5

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2015	$0	29876-3626	Corrective, tax or QCD; min consideration
03/01/1998	$0	18075-0217	Sales which are disqualified as a result of examination of the deed
11/01/1991	$0	15303-2120	Sales which are disqualified as a result of examination of the deed
12/01/1976	$1	00000-00000	Sales which are disqualified as a result of examination of the deed
11/01/1974	$2,500	00000-00000	Sales which are qualified

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	01-3114-015-0080
Property Address:	7045 NW 17 AVE Miami, FL 33147-6943
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STE 2460 MIAMI, FL 33128
PA Primary Zone	3901 GENERAL URBAN 36 U/A LIMITED
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	4,275 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	$34,200	$34,200	$25,650
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$34,200	$34,200	$25,650
Assessed Value	$31,036	$28,215	$25,650

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$31,036	$28,215	$25,650
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$34,200	$34,200	$25,650
Taxable Value	$0	$0	$0
City			
Exemption Value	$31,036	$28,215	$25,650
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$31,036	$28,215	$25,650
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$3,164	$5,985	
County	Exemption	$31,036	$28,215	$25,650
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-015-0080

Property Address: 7045 NW 17 AVE

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4-L	3901	Square Ft.	4,275.00	$34,200

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-015-0080

Property Address: 7045 NW 17 AVE

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4-L	3901	Square Ft.	4,275.00	$34,200

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-015-0080

Property Address: 7045 NW 17 AVE Miami, FL 33147-6943

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4 L	3901	Square Ft.	4,275.00	$25,650

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-015-0080

Property Address: 7045 NW 17 AVE

Full Legal Description
NORTH LIBERTY CITY PB 39-77
LOT 1 BLK 2
LOT SIZE 45.000 X 95
OR 17367-3881 1096 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/13/2013	$0	28805-0427	Corrective, tax or QCD; min consideration
10/01/1996	$0	17367-3881	Sales which are disqualified as a result of examination of the deed

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Version:

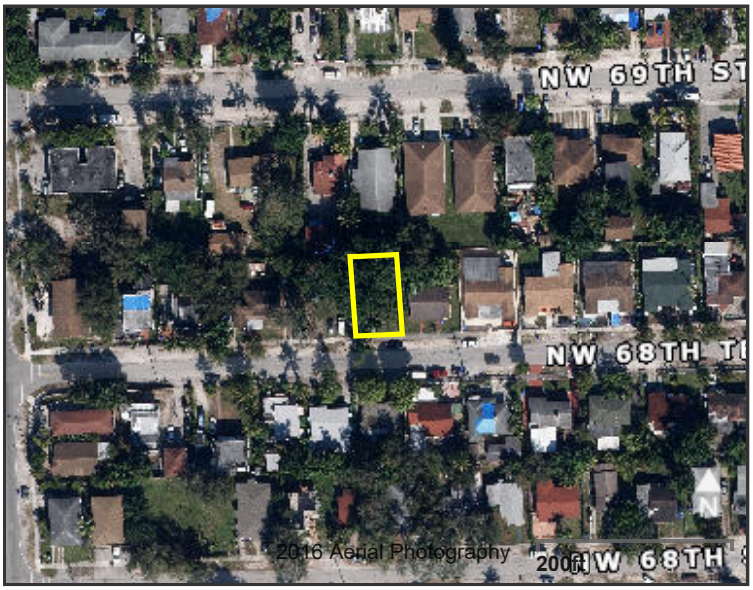
/

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	01-3113-006-0330
Property Address:	155 NW 68 TER Miami, FL 33150-4019
Owner	MIAMI DADE COUNTY ISD DEPARTMENT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,171 Sq.Ft
Lot Size	4,200 Sq.Ft
Year Built	1926



Assessment Information			
Year	2020	2019	2018
Land Value	$62,933	$62,933	$51,695
Building Value	$53,490	$53,490	$40,782
XF Value	$150	$153	$155
Market Value	$116,573	$116,576	$92,632
Assessed Value	$116,573	$101,895	$92,632

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		$14,681	
Affordable Housing	Exemption			$92,632
County	Exemption	$116,573	$101,895	

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$116,573	$101,895	$92,632
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$116,573	$116,576	$92,632
Taxable Value	$0	$0	$0
City			
Exemption Value	$116,573	$101,895	$92,632
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$116,573	$101,895	$92,632
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3113-006-0330

Property Address: 155 NW 68 TER

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	$62,933

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1926			1,059	$50,197
2	1	1926			112	$3,293

Extra Features

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1973	268	$150

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3113-006-0330

Property Address: 155 NW 68 TER

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	$62,933

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1926			1,059	$50,197
2	1	1926			112	$3,293

Extra Features

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1973	268	$153

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3113-006-0330

Property Address: 155 NW 68 TER Miami, FL 33150-4019

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	$51,695

Building Information

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1926			1,059	$37,489
2	1	1926			112	$3,293

Extra Features

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1973	268	$155

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3113-006-0330

Property Address: 155 NW 68 TER

Full Legal Description
13 53 41
PRAMAR SUB PB 8-110
LOT 36 LESS S6FT FOR ST
LOT SIZE 50.000 X 84
OR 17844-3427 1097 3
COC 25958-4333 06 2007 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
04/04/2019	$0	31420-2686	Federal, state or local government agency
06/02/2017	$0	30575-1435	Federal, state or local government agency
04/13/2016	$100	30101-2408	Federal, state or local government agency
02/06/2014	$0	29022-1026	Corrective, tax or QCD; min consideration
06/01/2007	$0	25958-4333	Sales which are disqualified as a result of examination of the deed
09/01/2006	$0	24904-4219	Sales which are disqualified as a result of examination of the deed
10/01/1997	$0	17844-3427	Sales which are disqualified as a result of examination of the deed
02/01/1996	$35,000	17156-4277	Sales which are qualified
09/01/1992	$0	15660-0203	Sales which are disqualified as a result of examination of the deed
07/01/1989	$0	14186-1675	Sales which are disqualified as a result of examination of the deed
07/01/1989	$0	14186-1674	Sales which are disqualified as a result of examination of the deed
12/01/1988	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
12/01/1988	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
02/01/1975	$22,000	00000-00000	Sales which are qualified

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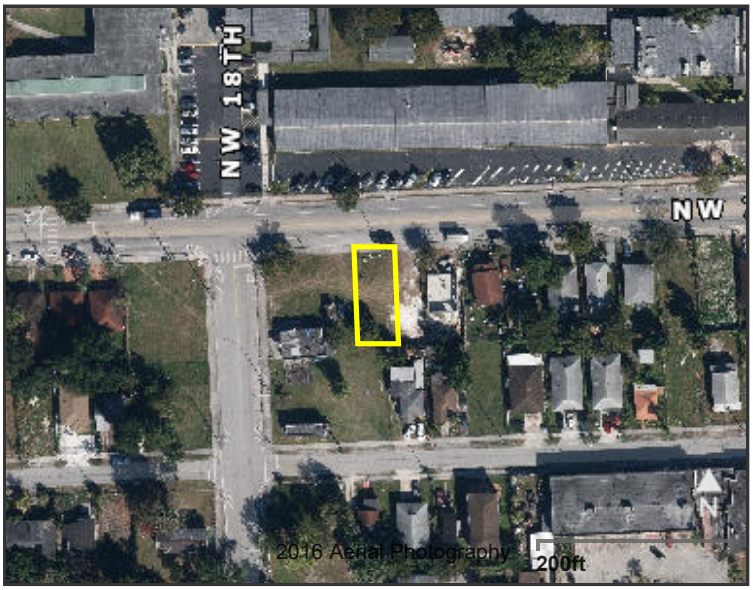
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3115-005-0080
Property Address:	1790 NW 71 ST Miami, FL 33147-6333
Owner	MIAMI DADE COUNTY GSA-R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	3,840 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$30,675	$24,593	$13,751
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$30,675	$24,593	$13,751
Assessed Value	$10,301	$9,365	$8,514

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$10,301	$9,365	$8,514
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$30,675	$24,593	$13,751
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$10,301	$9,365	$8,514
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$20,374	$15,228	$5,237
County	Exemption	$10,301	$9,365	$8,514

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

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3115-005-0080

Property Address: 1790 NW 71 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	$30,675

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3115-005-0080

Property Address: 1790 NW 71 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	$24,593

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3115-005-0080

Property Address: 1790 NW 71 ST Miami, FL 33147-6333

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	$13,751

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3115-005-0080

Property Address: 1790 NW 71 ST

Full Legal Description
LIBERTY CITY PB 7-79
LOT 10 BLK 1
LOT SIZE 40.000 X 96
OR 26134-3633 122007 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2003	$9,000	21191-4608	Other disqualified

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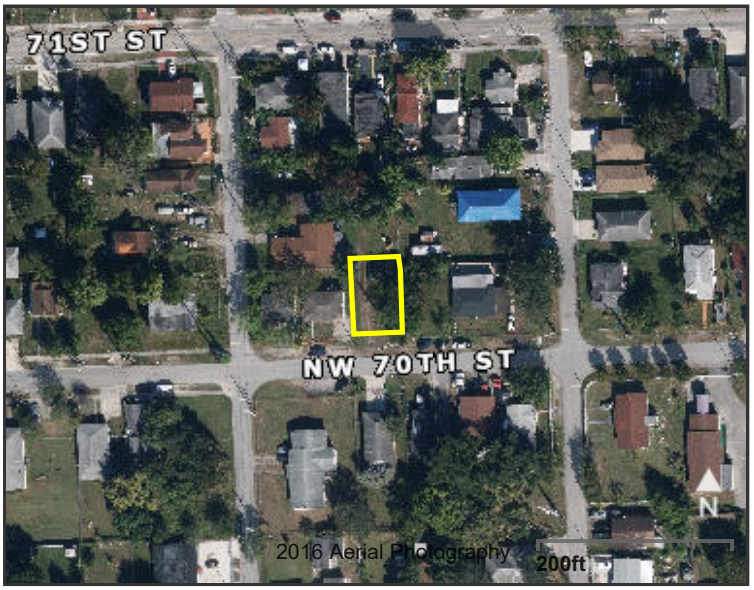
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3110-028-0820
Property Address:	2025 NW 70 ST Miami, FL 33147-6933
Owner	MIAMI DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FL MIAMI, FL 33136 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
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	3,750 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$46,440	$41,452	$15,205
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$46,440	$41,452	$15,205
Assessed Value	$11,909	$10,827	$9,843

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$34,531	$30,625	$5,362
County	Exemption	$11,909	$10,827	$9,843
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$11,909	$10,827	$9,843
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$46,440	$41,452	$15,205
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$11,909	$10,827	$9,843
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3110-028-0820

Property Address: 2025 NW 70 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	$46,440

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3110-028-0820

Property Address: 2025 NW 70 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	$41,452

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3110-028-0820

Property Address: 2025 NW 70 ST Miami, FL 33147-6933

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	$15,205

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3110-028-0820

Property Address: 2025 NW 70 ST

Full Legal Description
PARA VILLA HEIGHTS PB 3-106
E50FT OF W150FT OF S75FT
BLK 16
LOT SIZE 50.000 X 75
OR 22738-1467 0603 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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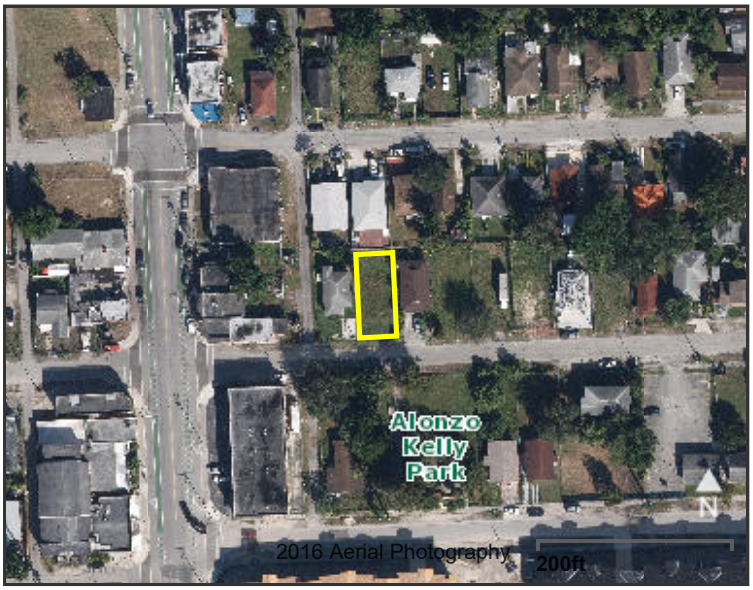
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	01-3114-018-0470
Property Address:	1473 NW 68 ST Miami, FL 33147-7133
Owner	MIAMI DADE COUNTY GSA
Mailing Address	111 NW 1 ST # 2460 MIAMI, FL 33128
PA Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
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	3,600 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$28,746	$22,947	$16,643
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$28,746	$22,947	$16,643
Assessed Value	$9,333	$8,485	$7,714

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$9,333	$8,485	$7,714
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$28,746	$22,947	$16,643
Taxable Value	$0	$0	$0
City			
Exemption Value	$9,333	$8,485	$7,714
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$9,333	$8,485	$7,714
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$19,413	$14,462	$8,929
County	Exemption	$9,333	$8,485	$7,714

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

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-018-0470

Property Address: 1473 NW 68 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	40.00	$28,746

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-018-0470

Property Address: 1473 NW 68 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	40.00	$22,947

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-018-0470

Property Address: 1473 NW 68 ST Miami, FL 33147-7133

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	40.00	$16,643

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-018-0470

Property Address: 1473 NW 68 ST

Full Legal Description
NEW LIBERTY CITY PB 39-28
LOT 9 BLK 3
LOT SIZE 40.000 X 90
OR 19706-655 0601 3
OR 26573 - 2199 09 2008 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/18/2020

Property Information	
Folio:	01-3113-056-0091
Property Address:	6335 NE 1 AVE Miami, FL 33138-5803
Owner	MIAMI DADE COUNTY GSA-R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	5700 DUPLEXES - GENERAL
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	3,800 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	$14,268	$14,268	$11,726
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$14,268	$14,268	$11,726
Assessed Value	$3,353	$3,049	$2,772

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$10,915	$11,219	$8,954
County	Exemption	$3,353	$3,049	$2,772

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$3,353	$3,049	$2,772
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$14,268	$14,268	$11,726
Taxable Value	$0	$0	$0
City			
Exemption Value	$3,353	$3,049	$2,772
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$3,353	$3,049	$2,772
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/18/2020

Property Information

Folio: 01-3113-056-0091

Property Address: 6335 NE 1 AVE

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$14,268

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/18/2020

Property Information

Folio: 01-3113-056-0091

Property Address: 6335 NE 1 AVE

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$14,268

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/18/2020

Property Information

Folio: 01-3113-056-0091

Property Address: 6335 NE 1 AVE Miami, FL 33138-5803

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$11,726

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/18/2020

Property Information

Folio: 01-3113-056-0091

Property Address: 6335 NE 1 AVE

Full Legal Description
INGLEWOOD GARDENS PB 13-57
LOT 11 BLK 1
LOT SIZE 40.00 X 95.00
OR 26134-3637 122007 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2003	$10,000	21936-0468	Sales which are qualified

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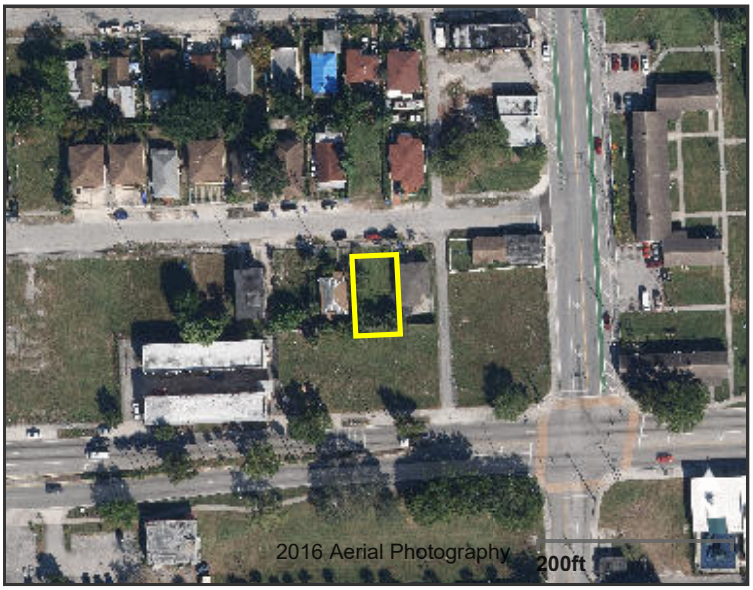
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	01-3114-027-1320
Property Address:	1524 NW 62 TER Miami, FL 33147-7958
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2610 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
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	3,240 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$31,016	$20,755	$14,925
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$31,016	$20,755	$14,925
Assessed Value	$9,761	$8,874	$8,068

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$9,761	$8,874	$8,068
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$31,016	$20,755	$14,925
Taxable Value	$0	$0	$0
City			
Exemption Value	$9,761	$8,874	$8,068
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$9,761	$8,874	$8,068
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$21,255	$11,881	$6,857
County	Exemption	$9,761	$8,874	$8,068

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

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-027-1320

Property Address: 1524 NW 62 TER

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$31,016

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-027-1320

Property Address: 1524 NW 62 TER

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$20,755

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-027-1320

Property Address: 1524 NW 62 TER Miami, FL 33147-7958

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	40.00	$14,925

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 01-3114-027-1320

Property Address: 1524 NW 62 TER

Full Legal Description
E LIBERTY CITY SEC A
PB 39-19
LOT 18 LESS N5FT BLK 6
LOT SIZE 40.000 X 81
OR 13088-1615 1086 2
COC 24168-3595 01 2006 5
CASE 09-A00862

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/23/2013	$0	28880-2907	Corrective, tax or QCD; min consideration
01/01/2006	$0	24168-3595	Sales which are disqualified as a result of examination of the deed
10/01/1986	$59,000	13088-1615	Deeds that include more than one parcel

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3111-038-0031
Property Address:	
Owner	MIAMI DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	3,572 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	$32,035	$13,715	$13,715
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$32,035	$13,715	$13,715
Assessed Value	$13,592	$12,357	$11,234

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$18,443	$1,358	$2,481
County	Exemption	$13,592	$12,357	$11,234

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$13,592	$12,357	$11,234
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$32,035	$13,715	$13,715
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$13,592	$12,357	$11,234
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3111-038-0031

Property Address:

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	47.00	$32,035

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3111-038-0031

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	RU-1	0100	Front Ft.	47.00	$13,715

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3111-038-0031

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	RU-1	0100	Front Ft.	47.00	$13,715

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3111-038-0031

Property Address:

Full Legal Description
COMM LIBERTY CITY 2ND SEC
PB 18-55
LOTS 3 & 50 BLK 8
LOT SIZE 47.000 X 76
OR 21487-1887 0303 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/24/2013	$0	28965-2288	Corrective, tax or QCD; min consideration
11/17/2010	$100	27203-0914	Federal, state or local government agency
12/01/1994	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:

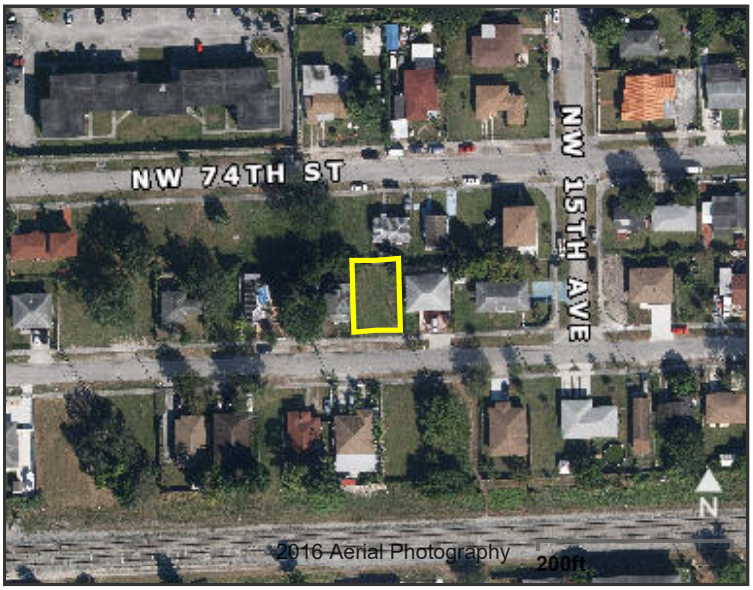
/

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3111-038-0550
Property Address:	1631 NW 73 ST Miami, FL 33147-6425
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STREET 2460 MIAMI, FL 33128
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
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	3,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$32,030	$25,630	$17,141
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$32,030	$25,630	$17,141
Assessed Value	$13,591	$12,356	$11,233

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$18,439	$13,274	$5,908
County	Exemption	$13,591	$12,356	$11,233

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$13,591	$12,356	$11,233
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$32,030	$25,630	$17,141
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$13,591	$12,356	$11,233
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3111-038-0550

Property Address: 1631 NW 73 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	50.00	$32,030

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3111-038-0550

Property Address: 1631 NW 73 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	50.00	$25,630

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3111-038-0550

Property Address: 1631 NW 73 ST Miami, FL 33147-6425

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	50.00	$17,141

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3111-038-0550

Property Address: 1631 NW 73 ST

Full Legal Description
COMM LIBERTY CITY 2ND SEC
PB 18-55
LOTS 32 & 33 BLK 9
LOT SIZE 50.000 X 70

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/23/2012	$0	28203-3266	Corrective, tax or QCD; min consideration

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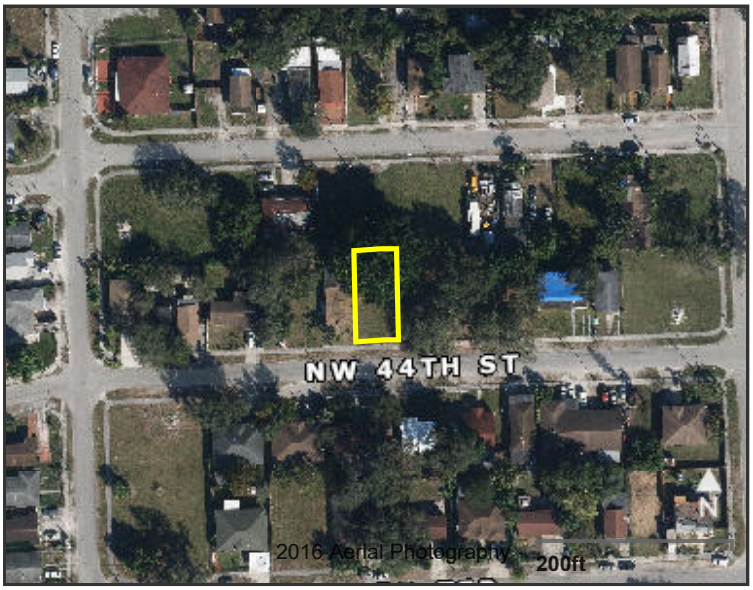
Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3121-028-0600
Property Address:	3055 NW 44 ST Miami, FL 33142-4419
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	3,915 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$38,533	$27,523	$27,523
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$38,533	$27,523	$27,523
Assessed Value	$13,940	$12,673	$11,521

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$13,940	$12,673	$11,521
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$38,533	$27,523	$27,523
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$13,940	$12,673	$11,521
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$24,593	$14,850	$16,002
County	Exemption	$13,940	$12,673	$11,521

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

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0600

Property Address: 3055 NW 44 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	45.00	$38,533

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0600

Property Address: 3055 NW 44 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	45.00	$27,523

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

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

Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0600

Property Address: 3055 NW 44 ST Miami, FL 33142-4419

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	45.00	$27,523

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0600

Property Address: 3055 NW 44 ST

Full Legal Description
21 53 41
ROOSEVELT PARK ADD NO 1 PB 9-165
LOT 29 & W1/2 LOT 30 BLK 8
LOT SIZE 45.000 X 87
OR 22059-0104 0204 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

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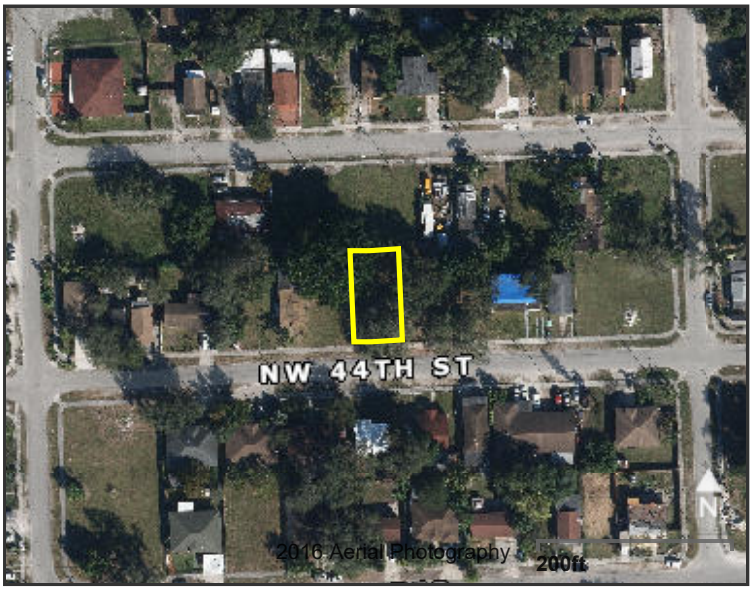
OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/12/2020

Property Information	
Folio:	30-3121-028-0610
Property Address:	3051 NW 44 ST Miami, FL 33142-4419
Owner	MIAMI DADE COUNTY GSA - R/E MMGT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	3,915 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	$38,533	$27,523	$27,523
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$38,533	$27,523	$27,523
Assessed Value	$13,940	$12,673	$11,521

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$13,940	$12,673	$11,521
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$38,533	$27,523	$27,523
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$13,940	$12,673	$11,521
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	$24,593	$14,850	$16,002
County	Exemption	$13,940	$12,673	$11,521

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

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0610

Property Address: 3051 NW 44 ST

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	45.00	$38,533

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0610

Property Address: 3051 NW 44 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	45.00	$27,523

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0610

Property Address: 3051 NW 44 ST Miami, FL 33142-4419

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	45.00	$27,523

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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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/12/2020

Property Information

Folio: 30-3121-028-0610

Property Address: 3051 NW 44 ST

Full Legal Description
21 53 41
ROOSEVELT PARK ADD NO 1 PB 9-165
LOT 31 & E1/2 LOT 30 BLK 8
LOT SIZE 45.000 X 87
COC 25609-1223 12 2006 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2006	$0	25609-1223	Sales which are disqualified as a result of examination of the deed
04/01/2004	$0	22262-3188	Sales which are disqualified as a result of examination of the deed
04/01/2004	$0	22367-0206	Sales which are disqualified as a result of examination of the deed

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Version:

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Attachment "X"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11- ST JAMES CDC

	Folio	Annual Tax Revenue Generated	Lot Size	Comm District	2020 Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type
1	**3031210261010**	$449.21	2,460 Sq.Ft	**3**	$24,578☐	ROOSEVELT PARK PB 9-90 LOT 11 BLK 4	RU-2	$151	27xx NW 45 ST	YES	YES-R-979-17	ESCHEATMENT TAX DEED 09/21/2004
2	**3031210261020**	$434.57	2,610 Sq.Ft	**3**	$23,751☐	ROOSEVELT PARK PB 9-90 LOT 12 BLK 4	RU-2	$160	2762 NW 45 ST	YES	YES-R-979-17	TAX DEED 01/04/1990
3	**3031150210230**	$845.56	4,815 Sq.Ft	**3**	$45,961☐	ORANGE RIDGE EAST PB 44-14 LOT 12 BLK 2	RU-1	$296	19xx NW 67 ST	YES	YES-R-979-17	ESCHEATMENT TAX DEED 12/04/2015
4	**3031210230520**	$1,082.56	7,691.2 Sq.Ft	**3**	$59,820☐	AMD PL OF BROWNS SUB PB 5-98 LOT 19 BLK 2	RU-2	$472	2761 NW 47 ST	YES	YES-R-979-17	ESCHEATMENT TAX DEED 05/09/2012
5	**3031210261740**	$1,075.28	6,036.06 Sq.Ft	**3**	$59,409☐	ROOSEVELT PARK PB 9-90 LOTS 19 & 20 BLK 6	RU-2	$370	2992 NW 44 ST	YES	YES-R-979-17	TAX DEED 07/26/2004
6	**3031210230400**	$1,777.05	8,968 Sq.Ft	**3**	$98,648☐	AMD PL OF BROWNS SUB PB 5-98 E44FT LOT 3 & W15FT LOT 2	UC-MC	$550	2710 NW 48 ST	NO	NO	QUIT CLAIM DEED 07/06/2012
7	**3031150080310**	$1,295.38	6,500 Sq.Ft	**3**	$71,500☐	PL OF GARDNER PARK PB 41-17 LOT 2 BLK 5	UC-MC	$400	2482 NW 65 ST	NO	NO	TAX DEED 02/06/2008
8	**3031150050080**	$558.81	3,840 Sq.Ft	3	$30,675☐	LIBERTY CITY PB 7-79 LOT 10 BLK 1	RU-2	$236	1790 NW 71 ST	YES	YES-R-979-17	WARRANTY DEED 04/23/2003
9	**3031210330110**	$1,317.88	6,000 Sq.Ft	3	$72,000☐	LAURAVILLE GARDENS PB 22-28 LOTS 23 & 24 BLK 1	BU-2	$368	ADJACENT EAST OF 3114 NW 46 ST	NO	NO	TAX DEED 01/08/1994
10	**0131130420780**	$1,956.23	5,850 Sq.Ft	**3**	$91,642☐	BUENA VISTA GARDENS PB 5-45 LOT 15 BLK 4	T3 O	$360	5615 NW 6 AVE	YES	YES-R-979-17	ESCHEATMENT TAX DEED 02/27/2016
11	**3031210280440**	$468.88	2,610 Sq.Ft	**3**	$25,689☐	21 53 41 ROOSEVELT PK ADD NO 1 PB 9-165 LOT 12 BLK 8	RU-2	$160	3060 NW 45 ST	YES	YES-R-979-17	TAX DEED 12/17/2001
12	**3031210280450**	$468.88	2,610 Sq.Ft	**3**	$25,689☐	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 13 BLK 8	RU-2	$160	3064 NW 45 ST	YES	YES-R-979-17	ESCHEATMENT TAX DEED 11/07/2014
13	**0131140150080**	$730.05	4,275 Sq.Ft	**3**	$34,200☐	NORTH LIBERTY CITY PB 39-77 LOT 1 BLK 2	T4-L	$263	7045 NW 17 AVE	YES	YES-R-979-17	ESCHEATMENT TAX DEED 08/13/2013
14	**0131130060330**	$2,868.41	4,200 Sq.Ft	**3**	$116,573☐	13 53 41 PRAMAR SUB PB 8-110 LOT 36 LESS S6FT FOR ST	T3 O	$258	155 NW 68 TER	YES	YES R-191-16	MDC REVERTER 4/4/2019
15	**3031100280820**	$841.87	3,750 Sq.Ft	**3**	$46,440☐	PARA VILLA HEIGHTS PB 3-106 E50FT OF W150FT OF S75FT BLK 16	RU-2	$230	2025 NW 70 ST	NO	NO	WARRANTY DEED 06/09/2003
16	**0131140180470**	$613.62	3,600 Sq.Ft	**3**	$28,746☐	NEW LIBERTY CITY PB 39-28 LOT 9 BLK 3	T3 L	$221	1473 NW 68 ST	YES	YES-R-979-17	QUIT CLAIM DEED 12/14/2007
17	**0131130560091**	$304.57	3,800 Sq.Ft	**3**	$14,268☐	INGLEWOOD GARDENS PB 13-57 LOT 11 BLK 1	T3 O	$233	6335 NE 1 AVE	YES	YES-R-979-17	QUIT CLAIM DEED 09/16/2008

	Folio	Annual Tax Revenue Generated	Lot Size	Comm District	2020 Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type
18	**0131140271320**	$662.08	3,240 Sq.Ft	**3**	$31,016□	E LIBERTY CITY SEC A PB 39-19 LOT 18 LESS N5FT BLK 6	T3 O	$200	1524 NW 62 TER	YES	YES-R-979-17	ESCHEATMENT TAX DEED 08/30/2013
19	**3031110380031**	$583.37	3,572 Sq.Ft	**3**	$32,035□	COMM LIBERTY CITY 2ND SEC PB 18-55	RU-1	$220	ADJACENT SOUTH OF 1400 NW 74 ST	YES	YES-R-979-17	MDC REVERTER 8/7/2009
20	**3031110380550**	$584.31	3,500 Sq.Ft	**3**	$32,030□	COMM LIBERTY CITY 2ND SEC PB 18-55	RU-1	$215	1631 NW 73 ST	YES	YES-R-979-17	ESCHEATMENT TAX DEED 07/23/2012
21	**3031210280600**	$703.32	3,915 Sq.Ft	**3**	$38,533□	21 53 41 ROOSEVELT PARK ADD NO 1 PB 9-165 LOT 29 & W1/2 LOT 30 BLK 8	RU-2	$240	3055 NW 44 ST	YES	YES-R-979-17	ESCHEATMENT TAX DEED 02/05/2004
22	**3031210280610**	$703.32	3,915 Sq.Ft	**3**	$38,533□	21 53 41 ROOSEVELT PARK ADD NO 1 PB 9-165 LOT 31 & E1/2 LOT 30 BLK 8	RU-2	$240	3051 NW 44 ST	YES	YES-R-979-17	QUIT CLAIM DEED 12/05/2006

ATTACHMENT "Y"

Instrument prepared by and returned to:
Terrence A. Smith
Assistant County Attorney
Miami-Dade County Attorney's Office
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS COUNTY DEED (the "Deed"), made this_____day of , 2020 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1st Street, Miami, Florida 33128-1963, and **ST. JAMES COMMUNITY DEVELOPMENT CORPORATION OF MIAMI, INC**., a Florida not-for-profit corporation ("St. James"), whose address is 1845 NW 65th Street, Miami, Florida 33147, or its successors and assigns.

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 ($10.00) to it in hand paid by St. James, receipt whereof is hereby acknowledged, has granted, bargained, and sold to St. James, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions (collectively the "deed restrictions"):

1. That if the Properties are developed with single-family affordable homes, St. James shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, St. James shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such

conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.

2. That if the Properties are developed as affordable and workforce housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very-low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income.

3. That at financial closing, if St. James shall cause the Properties to be developed with affordable or workforce rental housing, then St. James shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Properties.

4. That the Properties shall be developed within two years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this paragraph 4, the County may, in its sole discretion, waive this requirement upon the Miami-Dade County Board of County Commissioners finding it necessary to extend the timeframe in which St. James must complete the housing required herein. In order for such waiver by the County to be effective, it shall:

   a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and

   b. Be evidenced by the preparation and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which the St. James must complete the housing. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within sixty (60) months from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.

5. That if the Properties are developed with single-family homes as set forth in paragraph 1 of this Deed, the homes developed on the Properties shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed Two Hundred Five Thousand Dollars and 00/100 ($205,000.00). In the event St. James fails to sell the homes to qualified

homebuyers or sells the homes above Two Hundred Five Thousand Dollars and 00/100 ($205,000.00) and St. James, upon written notification from the County, fails to cure such default, then title to the Properties shall revert to the County, at the option of the County, as set forth in paragraph 11, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

6. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), St. James shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for St. James to notify these residents of the availability of homeownership opportunities.

7. That St. James shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.

8. That St. James shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from St. James to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

> "This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

9. That St. James shall pay real estate taxes and assessments on the Properties or any part thereof when due. St. James shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized

encumbrance or lien to attach, provided, however, that St. James may encumber the Properties with:

a. Any mortgages in favor of any institutional or government lender or any investor or for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Dwelling Units, landscaping, and other site improvements, all as provided in a site plan to be provided by St. James (together, the "Improvements") as determined by an appraiser selected by St. James; and

b. Any mortgage(s) in favor of any institutional lender or investor refinancing any mortgage of the character described in clause a) hereof, in an amount(s) not to exceed the value of the Improvements") as determined by an appraiser selected by St. James.

c. Any mortgage(s) in favor of any lender that may go into default, lis pendens, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order.

Notwithstanding the foregoing, the deed restrictions set forth herein, including but not limited to the rental regulatory agreement, remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions, including the rental regulatory agreement, shall continue to run with the land notwithstanding the encumbrances permitted under this paragraph or any change in ownership, and shall apply to the "successors heirs and assigns" of St. James.

10. The recordation, together with any mortgage purporting to meet the requirements of Paragraph 9(a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI) (or member of any similar or successor organization) selected by St. James, stating the value of the Properties is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage, subject to the deed restrictions. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

11. If in the sole discretion of the County, (a) St. James ceases to exist prior to sale or rental of the housing contemplated herein; (b) St. James fails to rent or sell the homes within the sale or rental limits described herein; (c) St. James fails to construct the housing project contemplated herein within two (2) years of the

recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, St. James shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If St. James fails to remedy such default within sixty (60) days, title to the subject Properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, St. James shall immediately deed the Properties back to the County, and the County shall have the right to immediate possession of such properties, with any and all improvements thereon, at no cost to the County. The effectiveness of such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by St. James. The County retains such reversionary interest in the Properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami Dade County. Should the Properties revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.

12. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

13. Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish St. James with an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:	MIAMI-DADE COUNTY, FLORIDA BY ITS BOARD OF
HARVEY RUVIN, CLERK	COUNTY COMMISSIONERS
By: _____ Deputy Clerk	By: _____ Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the __ day of _____, 2020.

IN WITNESS WHEREOF, **ST. JAMES COMMUNITY DEVELOPMENT CORPORATION OF MIAMI, INC**., a Florida not-for-profit corporation**,** has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 2020, and it is hereby approved and accepted.

_____
Witness/Attest

By:_____
Name:_____
Title:_____

_____
Witness/Attest

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2020 by _____ as _____, on behalf of **ST. JAMES COMMUNITY DEVELOPMENT CORPORATION OF MIAMI, INC**., a Florida not-for-profit corporation. S/he is personally known to me or has produced a Florida Driver's License No. _____ as identification.

_____
Notary Public
State of Florida at Large

My Commission Expires:

EXHIBIT A

FOLIO NUMBER	LEGAL DESCRIPTIONS
30-3121-023-0400	AMD PL OF BROWNS SUB PB 5-98 E44FT LOT 3 & W15FT LOT 2 BLK 2 PR ADD 2710 NW 48 ST
30-3121-023-0520	AMD PL OF BROWNS SUB PB 5-98 LOT 19 BLK 2
30-3115-008-0310	PL OF GARDNER PARK PB 41-17 LOT 2 BLK 5
30-3121-026-1740	ROOSEVELT PARK PB 9-90 LOTS 19 & 20 BLK 6
30-3121-033-0110	LAURAVILLE GARDENS PB 22-28 LOTS 23 & 24 BLK 1
01-3113-042-0780	BUENA VISTA GARDENS PB 5-45 LOT 15 BLK 4
30-3121-028-0440	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 12 BLK 8

30-3121-028-0450	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 13 BLK 8
30-3121-026-1020	ROOSEVELT PARK PB 9-90 LOT 12 BLK 4
30-3121-026-1010	ROOSEVELT PARK PB 9-90 LOT 11 BLK 4
30-3115-021-0230	ORANGE RIDGE EAST PB 44-14 LOT 12 BLK 2
01-3114-015-0080	NORTH LIBERTY CITY PB 39-77 LOT 1 BLK 2
01-3113-006-0330	PRAMAR SUB PB 8-110 LOT 36 LESS S6FT FOR ST
30-3115-005-0080	LIBERTY CITY PB 7-79 LOT 10 BLK 1
30-3110-028-0820	PARA VILLA HEIGHTS PB 3-106 E50FT OF W150FT OF S75FT BLK 16

01-3114-018-0470	NEW LIBERTY CITY PB 39-28 LOT 9 BLK 3
01-3113-056-0091	INGLEWOOD GARDENS PB 13-57 LOT 11 BLK 1
01-3114-027-1320	E LIBERTY CITY SEC A PB 39-19 LOT 18 LESS N5FT BLK 6
30-3111-038-0031	COMM LIBERTY CITY 2ND SEC PB 18-55 LOTS 3 & 50 BLK 8
30-3111-038-0550	COMM LIBERTY CITY 2ND SEC PB 18-55 LOTS 32 & 33 BLK 9
30-3121-028-0600	ROOSEVELT PARK ADD NO 1 PB 9-165 LOT 29 & W1/2 LOT 30 BLK 8
30-3121-028-0610	ROOSEVELT PARK ADD NO 1 PB 9-165 LOT 31 & E1/2 LOT 30 BLK 8

ATTACHMENT "Z"

This Instrument Was Prepared By:
Terrence A. Smith
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Record and Return to:

_____

MIAMI-DADE COUNTY
RENTAL REGULATORY AGREEMENT

WHEREAS, pursuant to Resolution No. _____ adopted by the Miami-Dade County Board of County Commissioners, on _____, **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the "County"), whose address is 111 N.W. 1st Street, Miami, Florida 33128, is authorized to covey certain properties to **ST. JAMES COMMUNITY DEVELOPMENT CORPORATION OF MIAMI, INC**., a Florida not-for-profit corporation, its heirs, successors and assigns (hereinafter referred to as the "Owner"), whose address 1845 NW 65th Street, Miami, Florida 33147 for the purposes outlined in that certain County Deed, dated _____, 2020 and recorded in Official Records Book _____, Page _____ of the Public Records of Miami-Dade County, Florida, executed simultaneously with this Rental Regulatory Agreement (the "Agreement"); and

WHEREAS, in connection with receipt of the County Deed, the Owner agrees to maintain the rents at certain prescribed rates, as set forth in this Agreement,

NOW, THEREFORE, for and in consideration of Ten dollars ($10.00), the promises and covenants contained in this Agreement and for other good and valuable consideration received and acknowledged this ____ day of _____, 20___, the Owner and the County hereby agree as follows:

PROPERTY ADDRESS:

LEGAL DESCRIPTION

OF PROPERTY: The real property legally described and attached hereto in Exhibit A and located in Miami-Dade County (hereinafter referred to as the "Property")

DWELLING UNITS: _____ units

WITNESSETH:

I. Owner agrees with respect to the Property for the period beginning on the date of recordation of the Loan Documents, and ending on the last day of the thirtieth (30th) year after the year in which the Project is completed, that:

a) Regardless of any maximum rent allowed, all the units must have rents which are equal to or less than _____% of annual incomes for households at _____% of median income adjusted for family size, minus tenant-paid utilities. Accordingly, the maximum initial approved rental rates for this property are indicated in Exhibit B attached hereto.

b) This Agreement shall be a recorded restrictive covenant on the Property, and all buildings and other improvements constructed or to be constructed thereon (collectively, the "Project"). The subject matter of this Agreement and the covenants set forth herein touch and concern the Property. It is the intent of the parties that this Agreement and the covenants set forth herein run with the Property. This Agreement shall be binding on the Property, the Project, and all portions thereof, and upon any purchaser, grantee, transferee, owner or lessee or any portion thereof, and on the heirs, executors, administrators, devisees, successors and assigns of any purchaser, grantee, owner or lessee and on any other person or entity having any right, title or interest in the Property, the Project, or any portion thereof, for the length of time that this Agreement shall be in force. Owner hereby makes and declares these restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for the period stated in the preamble above, without regard to payment or satisfaction of any debt owed by Owner to the County or the expiration of any Contract between the Owner and the County.

c) The above rentals will include the following services to each unit: **[INSERT TERMS]**

d) Owner agrees that upon any violation of the provisions of this agreement, the County, through its agent, the County may give written notice thereof to the Owner, by registered mail, at the address stated in this agreement, or such other address or addresses as may subsequently be designated by the Owner in writing to the County, and in the event Owner does not cure such default (or take measures reasonably satisfactory to the County to cure such default), within thirty (30) days after the date of notice, or within such further time as the County may determine is necessary for correction, the County may, without further notice, declare a default under the Mortgage and/or this Agreement, and effective upon the date of such default, the County may:

i) Declare the whole indebtedness under the Note evidencing the Loan immediately due and payable and then proceed with foreclosure of the Mortgage;

ii) Apply to any court, County, State or Federal, for any specific performance of this agreement; for an injunction against the violation of this agreement; or for such relief as may be appropriate since the injury to the County arising from a default remaining uncured under any of the terms of this agreement would be irreparable, and the amount of damage would be difficult to ascertain.

Notwithstanding the foregoing, the County hereby agrees that any cure of any default made or tendered by the Owner's investor limited partner/managing member, _____, shall be deemed to be a cure by Owner and shall be accepted or rejected on the same basis as if made or tendered by Owner. Copies of all notices which are sent to Owner under the terms of this Agreement shall also be sent to _____.

e) Owner further agrees that it will, during the term of this Agreement: furnish each resident at the time of initial occupancy, a written notice that the rents to be charged for the purposes and services included in the rents are approved by the County pursuant to this Agreement; that they will maintain a file copy of such notice with a signed acknowledgment of receipt by each resident; and, that such notices will be made available for inspection by the County during regular business hours.

f) Owner agrees that the unit shall meet the energy efficiency standards promulgated by the Secretary of the United States Department of Housing and Urban Development (hereafter "HUD").

g) Owner agrees that all residential tenant leases of the Units shall (a) be for an initial term of not less than one year, (b) be renewed at the end of each term except for good cause or mutual agreement of Owner and residential tenant.

II. The County and Owner agree that rents may increase as median income increases as published by HUD. Any other adjustments to rents will be made only if the County (and HUD if applicable), in their sole and absolute discretion, find any adjustments necessary to support the continued financial viability of the project and only by an amount that the County (and HUD if applicable) determine is necessary to maintain continued financial viability of the project.

Owner will provide documentation to justify a rental increase request not attributable to increases in median income. Within thirty (30) days of receipt of such documentation, the County will approve or deny, as the case may be, in its sole and absolute discretion, all or a portion of the rental increase in excess of the amount that is directly proportional to the most recent increase in Median Annual Income. In no event, however, will any increase directly proportional to an increase in Median Annual Income be denied.

III. Except as otherwise noted, all parties expressly acknowledge that the County shall perform all actions required to be taken by Miami-Dade County pursuant to Paragraphs 4, 5, 6 and 7, hereof for the purpose of monitoring and implementing all the actions required under this Agreement.

In addition, thirty (30) days prior to the effective date of any rental increase, the Owner shall furnish the County with notification provided to tenants advising them of the increase.

I. Occupancy Reports.

The Owner shall, on an annual basis, furnish PHCD with an occupancy report, which provides the following information:

A) At the end date of each reporting period, a list of all occupied apartments to include but not limited to the following:

1. Composition of each resident family,

2. Families moving into, already living in, or who have recently lived in Public Housing; or the Section 8 Rental Certificate, Rental Voucher, or Moderate Rehabilitation Programs,

3. Income requirements,

4. Eligibility factors, e.g. credit history, criminal background, etc.

5. Demographic information to include racial and ethnic makeup of the tenants, and

6. Steps taken to make the Property accessible to the disable, including but not limited to the steps taken by the Owner to comply with all applicable laws and regulations such as the federal, state and local fair housing laws, the Americans with Disabilities Act and the Uniform Federal Accessibility Standards requirements.

B) A list of all vacant apartments, as of the end date of the reporting period.

C) The total number of vacancies that occurred during the reporting period.

D) The total number of units that were re-rented during the reporting period, stating family size and income.

E) The Owner shall upon written request of PHCD allow representatives of PHCD to review and copy any and all of tenant files, including but not limited to executed leases and tenant income information.

II. Inspections

Pursuant to 42 U.S.C. § 12755, the Owner shall maintain the Property in compliance with all applicable federal housing quality standards, receipt of which is acknowledged by the Owner, and contained in Sec. 17-1, et seq., Code of Miami-Dade County, pertaining to minimum housing standards (collectively, "Housing Standards").

A) PHCD shall annually inspect the Property, including all dwelling units and common areas, to determine if the Property is being maintained in compliance with federal Housing Quality Standards and any applicable Miami-Dade County Minimum Housing

Codes. Annual inspections shall be at the rates and for the activities noted in the Rental Regulatory Agreement, Compliance, and Monitoring Unit Per Unit Cost Schedule attached as Exhibit C . Should the Owner be awarded funds through PHCD's request for application (RFA) process, said per unit cost in Exhibit C, shall be waived. The Owner will be furnished a copy of the results of the inspection within thirty (30) days, and will be given thirty (30) days from receipt to correct any deficiencies or violations of the property standards of the Miami-Dade County Minimum Housing Codes or Housing Standards.

B) At other times, at the request of the Owner or of any tenant, PHCD may inspect any unit for violations to the property standards of any applicable Miami-Dade County Minimum Housing Codes or Housing Standards. The tenant and the Owner will be provided with the results of the inspection and the time and method of compliance and corrective action that must be taken.

C) The dwelling units shall contain at least one bedroom of appropriate size for each two persons.

III. Lease Agreement, Selection Policy and Management Plan

Prior to initial rent-up and occupancy, the Owner will submit the following documents to PHCD:

A) Proposed form of resident application.

B) Proposed form of occupancy agreement.

C) Applicant screening and tenant selection policies.

D) Maintenance and management plan which shall include the following information:

1. A schedule for the performance of routine maintenance such as up-keep of common areas, extermination services, etc.

2. A schedule for the performance of non-routine maintenance such as painting and reconditioning of dwelling units, painting of building exteriors, etc.

3. A list of equipment to be provided in each dwelling unit.

4. A proposed schedule for replacement of dwelling equipment.

5. A list of tenant services, if any, to be provided to residents.

E) At any time (monthly, quarterly, annually), the Owner agrees that the County has the right to:

1. Evaluate and test the Waiting List Policies.

2. Pull records to review and assess any and all abnormalities relative to the demographic mix.Ensure fair and equal access to the units were offered by the Owner and its agents.

The Owner agrees that the County has the right to refer eligible applicants for housing. The Owner shall not deny housing opportunities to eligible, qualified families, including those with Section 8 Housing Choice Vouchers, unless the Owner is able to demonstrate a good cause basis for denying the housing as determined by PHCD in its sole and absolute discretion.

Pursuant to the Miami-Dade Board of County Commissioners' Resolution No. R-34-15, the Owner, its agents and/or representatives, shall provide written notice to the County related to the availability of rental opportunities, including, but not limited to, the number of available units, bedroom size, and rental prices of such rental units at the start of any leasing activity, and after issuance of certificate of occupancy. The Owner, its agents and/or representatives shall also provide the County with the contact information for the Owner, its, agents and/or representatives.

IV. Affirmative Marketing Plan

A) Owner shall forward to PHCD within fifteen (15) days of execution of this Agreement an Affirmative Marketing Program for PHCD's approval which incorporates the requirements as set forth by the County to attract and identify prospective renters or homebuyers (as applicable), regardless of sex, of all minority and majority groups, to the Project, particularly groups that are not likely to be aware of the Project. The Affirmative Marketing Program should include efforts designed to make such persons/groups aware of the available housing, including, but not limited to the following activities:

1. Annually submit proof of advertising in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons in an effort to afford all ethnic groups the opportunity to obtain affordable housing; and

2. The Owner shall provide proof of other special marketing efforts including advertising Multiple Listings Service (MLS) through a licensed real estate professional.

B) The Affirmative Marketing Program shall be submitted to PHCD for approval at least every five (5) years and when there are significant changes in the demographics of the project or the local housing market area.

V. Financial Reports

A) Annually, the Owner shall transmit to the County a certified annual operating statement showing project income, expenses, assets, liabilities, contracts, mortgage payments and deposits to any required reserve accounts (the "Operating Statement"). PHCD will review the Operating statement to insure conformance with all provisions contained in this Agreement.

B) The Owner will create a reserve for maintenance to be funded $300 per unit per year. This reserve may be combined with reserve accounts required by any other parties making loans to Owner and will be deemed satisfied by any deposits made by Owner in accordance with loan documents which contain a maintenance reserve requirement of at least $300 per unit per year.

VI. Action By or Notice to the County

Unless specifically provided otherwise herein, any action to be taken by, approvals made by, or notices to or received by the County required by this Agreement shall be taken, made by, given or delivered to:

County Mayor
Miami-Dade County
111 NW 1st Street, 29th Floor
Miami, Florida 33128
Attn: County Mayor

Copy to:

Department of Public Housing and Community Development
701 N. W. 1 Court
14th Floor
Miami, Florida 33136
Attn: Director

Copy to:

Miami-Dade County Attorney's Office
111 N.W. 1 Street
Suite 2810
Miami, Florida 33128
Attn: Terrence A. Smith, Esq.

or any of their successor agencies or departments.

VII. Recourse:

In the event of a default by the Owner under this Agreement, Lender shall have all remedies available to it at law and equity.

VIII. Rights of Third Parties:

Except as provided herein, all conditions of the County hereunder are imposed solely and exclusively for the benefit of the Count and its successors and assigns, and no other person shall have standing to require satisfaction of such conditions or be entitled to assume that the County will make advances in the absence of strict compliance with any or all conditions of County and no other person shall under any circumstances, be deemed to be a beneficiary of this Agreement or the loan documents associated with this Agreement, any provisions of which may be freely waived in whole or in part by the County at any time if, in their sole discretion, they deem it desirable to do so. In particular, the County make no representations and assume no duties or obligations as to third parties concerning the quality of the construction by the Owner of the Property or the absence therefrom of defects.

SIGNATURES APPEAR ON FOLLOWING PAGES

IN WITNESS WHEREOF, County and Owner have caused this Agreement to be executed on the date first above written.

By:_____
NAME AND TITLE

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2020 by _____ as _____, on behalf of **ST. JAMES COMMUNITY DEVELOPMENT CORPORATION OF MIAMI, INC**. S/he is personally known to me or has produced a Florida Driver's License No. _____ as identification.

_____
Notary Public
State of Florida at Large

My Commission Expires:

MIAMI-DADE COUNTY, FLORIDA

By:_____
COUNTY MAYOR OR DEPUTY MAYOR

ATTEST:

HARVEY RUVIN, CLERK

By: _____
DEPUTY CLERK

Approved as to form and legal sufficiency:

By:_____
Terrence A. Smith
Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

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EXHIBIT B

Rents:

Number of Units	Type	Gross Rent	Utility	Net Rent

At the discretion of the County, up to twenty percent (20%) of the rental units, per project, may be designated for Housing Choice Voucher (Section 8) subsidy, either project-based or tenant-based. The Owner shall not deny housing opportunities to eligible, qualified Housing Choice Voucher (Section 8) applicants referred by the County, unless good cause is documented by the Owner and submitted to the County.

NOTE: LOAN DOCUMENT INFORMATION TO BE PROVIDED FOLLOWING RECORDING OF MORTGAGE

Mortgage Document No:_____ Date Recorded:_____

Book Number:_____ Page Number:_____

County: MIAMI-DADE
State: FLORIDA

EXHIBIT C*

Public Housing and Community Development		
Rental Regulatory Agreement, Compliance, and Monitoring Unit Cost Per Unit* Fiscal Year 2019-2020		
Activity	**Unit Cost****	**Comments**
Inspection	$32.45	Housing Quality Standards Review
File Review	$55.86	Eligibility, Income, and Rental Calculation Review
Administrative	$32.78	Supervisory Oversight
Travel	$5.74	Car and Public Transportation Pass
Overhead	$8.59	Rent, Phone, Supplies
Total Per Unit Cost*	**$135.41**	
**Cost shall increase at the rate of 3% each year.		
Examples:		
A: Cost to conduct a 10 Unit Review for a project would be $1,354.14		
B: Cost to conduct a 30 Unit Review for a project would be $4,062.42		

** The Unit Cost in Exhibit C is a Fiscal Year 2019-20 sample for illustration purposes only. The applicable cost per unit schedule in each Rental Regulatory Agreement will match the amounts set for the respective fiscal year in which the Rental Regulatory Agreement is executed.*
*** The unit cost for each activity will increase by three percent each year.*