

MEMORANDUM

Agenda Item No. 5(C)

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

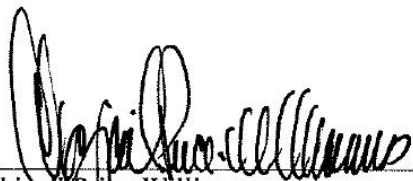
DATE: October 6, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring as surplus 20 County owned properties, revising the inventory list of real properties, after a public hearing, to include, a total of 32 County-owned properties located in Miami, Florida, in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, in accordance with section 125.379(2), Florida Statutes, of such properties to Palmetto Homes Urban Development Group, 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 section 125.379, Florida Statutes; waiving Resolution No. R-407-19 requiring four weeks advance written notice prior to Board consideration; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute County Deeds; authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deeds, 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

Resolution No. R-928-20

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: October 6, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(C)

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(C)

10-6-20

RESOLUTION NO. R-928-20

RESOLUTION DECLARING AS SURPLUS 20 COUNTY OWNED PROPERTIES, REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE, A TOTAL OF 32 COUNTY-OWNED PROPERTIES LOCATED IN MIAMI, FLORIDA, IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, IN ACCORDANCE WITH SECTION 125.379(2), FLORIDA STATUTES, OF SUCH PROPERTIES TO PALMETTO HOMES URBAN DEVELOPMENT GROUP, 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 SECTION 125.379, FLORIDA STATUTES; WAIVING RESOLUTION NO. R-407-19 REQUIRING FOUR WEEKS ADVANCE WRITTEN NOTICE PRIOR TO BOARD CONSIDERATION; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEEDS; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEEDS, 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, Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation ("Palmetto Homes"), and its related company Palmetto Homes of Miami, Inc., are experienced developers having built many affordable homes as part of the Miami-Dade County Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, on August 17, 2020, Palmetto Homes 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 32 properties (“properties”) to Palmetto Homes; and

WHEREAS, the properties are more fully described in Attachments “B,” thru “GG” attached hereto and incorporated herein by reference; and

WHEREAS, Palmetto Homes 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 previously announced the availability of the properties to all County departments and determined there was no interest in the properties; and

WHEREAS, on April 14, 2019, this Board adopted Resolution No. R-407-19, which requires the County Mayor or the 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, in light of the critical need for affordable homeownership units and the need to expedite approval of such homeownership units this Board waives Resolution No. R-407-19 requiring public notice to be posted no less than four weeks prior to Board; and

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

WHEREAS, this Board has reviewed the information in Attachment “HH,” 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, although this Board previously declared as surplus 12 of the properties (Folio Nos. 30-3115-005-3300, 30-3115-005-3320, 30-3115-005-3330, 30-3115-005-3340, 30-3115-010-0030, 01-3125-035-2901, 30-3115-005-3591, 30-3115-005-3900, 01-3113-063-0480, 30-3115-028-0301, 30-3121-026-1750, and 01-3230-0010-080), it has not declared the remaining 20 properties (Folio Nos. 01-3114-043-0310, 30-3115-005-3600, 30-3115-000-0010, 30-3115-005-3690, 30-3115-025-0010, 01-3125-042-0140, 30-3115-054-0530, 01-3127-071-0010, 01-3137-031-0200, 01-3135-028-0020, 01-3114-045-0010, 01-3112-034-0190, 01-3114-035-1730, 01-3114-035-1970, 30-3110-028-0620, 30-3115-039-0090, 30-3115-039-0100, 30-3115-039-0110, 30-3115-039-0120, and 30-3122-025-0530) as surplus; and

WHEREAS, none of the properties have been added 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 the 20 properties as surplus, and revise the County’s affordable housing inventory list to include all of the properties; and

WHEREAS, if Palmetto Homes 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, Palmetto Homes, 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 Palmetto Homes develops the properties with affordable housing to be rented to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, Palmetto Homes, 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 20 properties (Folio Nos. 01-3114-043-0310, 30-3115-005-3600, 30-3115-000-0010, 30-3115-005-3690, 30-3115-025-0010, 01-3125-042-0140, 30-3115-054-0530, 01-3127-071-0010, 01-3137-031-0200, 01-3135-028-0020, 01-3114-045-0010, 01-3112-034-0190, 01-3114-035-1730, 01-3114-035-1970, 30-3110-028-0620, 30-3115-039-0090, 30-3115-039-0100, 30-3115-039-0110, 30-3115-039-0120, and 30-3122-025-0530) 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 20 properties, and 12 additional properties (Folio Nos. 30-3115-005-3300, 30-3115-005-3320, 30-3115-005-3330, 30-3115-005-3340, 30-3115-010-0030, 01-3125-035-2901, 30-3115-005-3591, 30-3115-005-3900, 01-3113-063-0480, 30-3115-028-0301, 30-3121-026-1750, and 01-3230-0010-080) (collectively the "properties"), which this Board previously declared as surplus.

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the properties described in section 2 to Palmetto Homes Urban Development Group, Inc. (“Palmetto Homes”) for a price of \$10.00. If Palmetto Homes 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, Palmetto Homes, 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 Palmetto Homes develops the properties with affordable housing to be rented to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, Palmetto Homes, 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. This Board waives the requirement of Resolution No. R-407-19 that the public notice be posted no less than four weeks prior to Board consideration.

Section 5. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson to execute the County Deed, in substantially the form attached hereto as Attachment “II” and incorporated herein by reference.

Section 6. This Board further authorizes the County Mayor or the County Mayor’s designee to take all actions necessary to effectuate the conveyance, to exercise all rights set forth in the County Deeds, other than those reserved to this Board therein, including, but not limited to, exercising the County’s option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental reviews. In the event, the County Mayor or

the County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or the County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Records of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County Mayor or the County Mayor's designee to receive on behalf of the County from Palmetto Homes, 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 which conveys the properties back to the County in the event Palmetto Homes is unable or fails to comply with the deed restrictions set forth in the County Deeds. Upon the receipt of a deed from Palmetto Homes, the County Mayor or the County Mayor's designee shall record such deed in the Public Records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the construction of the affordable housing units contemplated herein shall be subject to this Board's approval.

Section 7. This Board authorizes the County Mayor or the 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 "JJ" and incorporated herein. The County Mayor or the County Mayor's designee is authorized to negotiate rents for each of the units constructed on the properties with Palmetto Homes; 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 the 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 the County

Mayor's designee or Palmetto Homes 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.

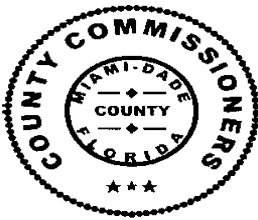
Section 8. This Board directs the County Mayor or the County Mayor's designee to (i) ensure that proper signage is placed on the properties identifying the County's name and the name of the district commissioner; (ii) provide copies of the recorded County Deeds and the restrictive covenants required by the County Deeds to the Property Appraiser; and (iii) appoint staff to monitor compliance with the terms of the conveyance.

Section 9. This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deeds, 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 **Audrey M. Edmonson** , who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 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: Melissa Adames
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "Shannon D. Summerset-Williams", written over a horizontal line.

Shannon D. Summerset-Williams

Palmetto Homes Urban Development Group, Inc.

4952 NW 7th Ave.

Miami, Florida 33127

Phone: 305-467-2847

Palmettohomesurbandevelopment@yahoo.com

August 17, 2020

District 3 Commissioner Audrey M. Edmonson

111 NW 1st Street, Suite 220

Miami, FL 33128

Dear Honorable Audrey M. Edmonson:

Palmetto Homes Urban Development Group, Inc. is a 501(3)C Non Profit has partner with Palmetto Homes of Miami Inc. to develop three bedroom/two bathrooms residential, multi-family and rental homes(approximately 1400 Sq ft.) that will be in compliance with the United States Green Building Council (USGBC). Through this partnership we will maximize the density allowable by Florida Building Green Standards. We are requesting to acquire the parcels outlined on Page 2. This project will create desperately needed housing and homeownership with the County. Additionally, this project will create a plethora of jobs and apprenticeship program for the residents and business by hiring small and community based contractors and small businesses within the County. The affordability period for non-infill rental units is 20 years.

Palmetto Homes of Miami Inc has built over 30 single family homes throughout Miami Dade County within the infill program.

We are ready to fund these projects to develop the three bedroom/two bedrooms residential, multi-family and rental homes (approximately 1400Sq. ft.).The single family homes will be sold in accordance with the Infill Housing Program Initiative and State law. The single-family and multi-family units for rent will be rented in accordance with State law and we are willing to sign a Rental Regulatory Agreement which will control rents.

If you have any questions, please do not hesitate contact Ms. Tashala Knowles at 305-467-2847.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tashala Knowles', written in a cursive style.

Tashala Knowles, President

Palmetto Homes Urban Development Group, Inc.



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/16/2020

Property Information	
Folio:	01-3125-035-2901
Property Address:	550 NW 22 ST Miami, FL 33127-4728
Owner	MIAMI DADE COUNTY GSA-R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	7000 INDUSTRIAL - 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	14,362 Sq.Ft
Year Built	0



2016 Aerial Photography ■

Assessment Information			
Year	2020	2019	2018
Land Value	\$2,154,300	\$1,436,200	\$2,154,300
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$2,154,300	\$1,436,200	\$2,154,300
Assessed Value	\$650,048	\$590,953	\$537,230

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$1,504,252	\$845,247	\$1,617,070
County	Exemption	\$650,048	\$590,953	\$537,230
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	\$650,048	\$590,953	\$537,230
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$2,154,300	\$1,436,200	\$2,154,300
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$650,048	\$590,953	\$537,230
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$650,048	\$590,953	\$537,230
Taxable Value	\$0	\$0	\$0

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>

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 01-3125-035-2901

Property Address: 550 NW 22 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	D1	7000	Square Ft.	13,800.00	\$2,070,000
GENERAL	D1	7000	Square Ft.	562.00	\$84,300

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

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 01-3125-035-2901

Property Address: 550 NW 22 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	D1	7000	Square Ft.	13,800.00	\$1,380,000
GENERAL	D1	7000	Square Ft.	562.00	\$56,200

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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Property Information

Folio: 01-3125-035-2901

Property Address: 550 NW 22 ST Miami, FL 33127-4728

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	D1	7000	Square Ft.	13,800.00	\$2,070,000
GENERAL	D1	7000	Square Ft.	562.00	\$84,300

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

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 01-3125-035-2901

Property Address: 550 NW 22 ST

Full Legal Description
NORTH WEST 7TH AVE ADD PB 7-36
LOTS A & 10 & 11 BLK A & N1/2 OF
ALLEY LYG S & ADJ CLOSED
PER ORD 13492
LOT SIZE 14362 SQ FT M/L
OR 26649-1893 102008 3
COC 23093-3923 01 2004 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2004	\$0	23093-3923	Sales which are disqualified as a result of examination of the deed

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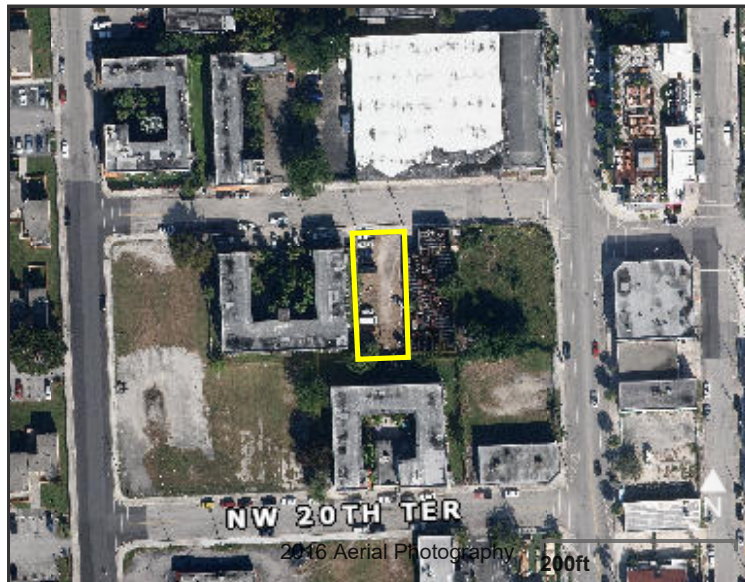


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/17/2020

Property Information	
Folio:	01-3125-042-0140
Property Address:	224 NW 21 ST Miami, FL 33127-4809
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
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	\$1,170,000	\$1,170,000	\$1,300,000	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$1,170,000	\$1,170,000	\$1,300,000	
Assessed Value	\$84,293	\$76,630	\$69,664	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$1,085,707	\$1,093,370	\$1,230,336
County	Exemption	\$84,293	\$76,630	\$69,664
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	\$84,293	\$76,630	\$69,664
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,170,000	\$1,170,000	\$1,300,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$84,293	\$76,630	\$69,664
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$84,293	\$76,630	\$69,664
Taxable Value	\$0	\$0	\$0

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Generated On : 9/17/2020

Property Information

Folio: 01-3125-042-0140

Property Address: 224 NW 21 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-O	6101	Square Ft.	6,500.00	\$1,170,000

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 : 9/17/2020

Property Information

Folio: 01-3125-042-0140

Property Address: 224 NW 21 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-O	6101	Square Ft.	6,500.00	\$1,170,000

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 : 9/17/2020

Property Information

Folio: 01-3125-042-0140

Property Address: 224 NW 21 ST Miami, FL 33127-4809

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	6,500.00	\$1,300,000

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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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/17/2020

Property Information

Folio: 01-3125-042-0140

Property Address: 224 NW 21 ST

Full Legal Description
25 53 41
SECURITY ADD PB 3-21
LOT 4 BLK 3
LOT SIZE 6500 SQ FT
OR 17596-4719 0497 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1977	\$1	09755-0792	Sales which are disqualified as a result of examination of the deed
10/01/1973	\$51,000	00000-00000	Sales which are qualified
01/01/1972	\$41,500	00000-00000	Sales which are qualified

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Version:

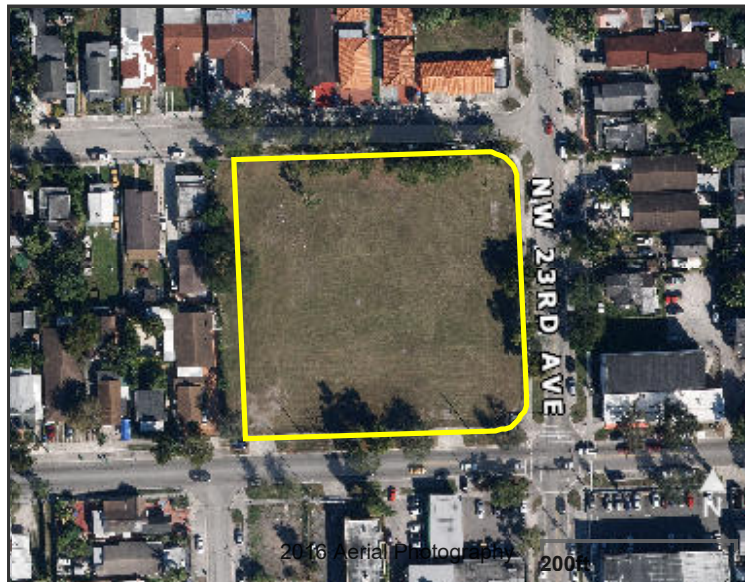


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/16/2020

Property Information	
Folio:	01-3127-071-0010
Property Address:	2828 NW 23 AVE Miami, FL 33142-5916
Owner	MIAMI-DADE COUNTY MIAMI DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
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	84,506 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,183,084	\$1,183,084	\$1,183,084
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,183,084	\$1,183,084	\$1,183,084
Assessed Value	\$617,538	\$561,399	\$510,363

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$565,546	\$621,685	\$672,721
County	Exemption	\$617,538	\$561,399	\$510,363
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	\$617,538	\$561,399	\$510,363
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,183,084	\$1,183,084	\$1,183,084
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$617,538	\$561,399	\$510,363
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$617,538	\$561,399	\$510,363
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 01-3127-071-0010

Property Address: 2828 NW 23 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-R	3900	Square Ft.	84,506.00	\$1,183,084

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 : 9/16/2020

Property Information

Folio: 01-3127-071-0010

Property Address: 2828 NW 23 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-R	3900	Square Ft.	84,506.00	\$1,183,084

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 : 9/16/2020

Property Information

Folio: 01-3127-071-0010

Property Address: 2828 NW 23 AVE Miami, FL 33142-5916

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4 R	3900	Square Ft.	84,506.00	\$1,183,084

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 : 9/16/2020

Property Information

Folio: 01-3127-071-0010

Property Address: 2828 NW 23 AVE

Full Legal Description
27 53 41 1.94 AC
KENLEN SUBDIVISION PB 84-23
TRACT A
/AKA FLA 5-29/
LOT SIZE 84506 SQUARE FEET

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/16/2020

Property Information	
Folio:	01-3137-031-0200
Property Address:	531 NW 11 ST Miami, FL 33136-3713
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136 USA
PA Primary Zone	7000 INDUSTRIAL - 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	35,000 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$700,000	\$700,000	\$700,000	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$700,000	\$700,000	\$700,000	
Assessed Value	\$496,036	\$450,942	\$409,948	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$203,964	\$249,058	\$290,052
County	Exemption	\$496,036	\$450,942	\$409,948
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	\$496,036	\$450,942	\$409,948
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$700,000	\$700,000	\$700,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$496,036	\$450,942	\$409,948
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$496,036	\$450,942	\$409,948
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 01-3137-031-0200

Property Address: 531 NW 11 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	D1	7000	Square Ft.	35,000.00	\$700,000

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 : 9/16/2020

Property Information

Folio: 01-3137-031-0200

Property Address: 531 NW 11 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	D1	7000	Square Ft.	35,000.00	\$700,000

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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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 01-3137-031-0200

Property Address: 531 NW 11 ST Miami, FL 33136-3713

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	D1	7000	Square Ft.	35,000.00	\$700,000

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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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 01-3137-031-0200

Property Address: 531 NW 11 ST

Full Legal Description

MIAMI NORTH PB B-41

LOTS 3 TO 6 INC BLK 9

/AKA PARCEL 22-2/

LOT SIZE 35000 SQUARE FEET

Sales Information

Previous Sale

Price

OR Book-Page

Qualification Description

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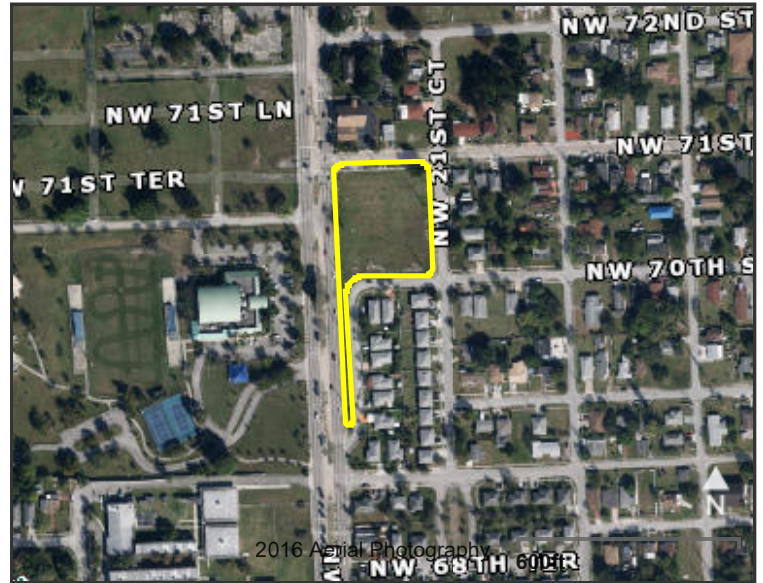


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/16/2020

Property Information	
Folio:	30-3115-054-0530
Property Address:	
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136 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	84,187 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$841,870	\$673,496	\$378,842
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$841,870	\$673,496	\$378,842
Assessed Value	\$278,890	\$253,537	\$230,489

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$562,980	\$419,959	\$148,353
County	Exemption	\$278,890	\$253,537	\$230,489
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	\$278,890	\$253,537	\$230,489
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$841,870	\$673,496	\$378,842
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$278,890	\$253,537	\$230,489
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-054-0530

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.	84,187.00	\$841,870

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 : 9/16/2020

Property Information

Folio: 30-3115-054-0530

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.	84,187.00	\$673,496

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 : 9/16/2020

Property Information

Folio: 30-3115-054-0530

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.	84,187.00	\$378,842

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 : 9/16/2020

Property Information

Folio: 30-3115-054-0530

Property Address:

Full Legal Description
LEONARD C FREEMAN SUBDIVISION
PB 164-057 T-21599
LOT 1 BLK 4
LOT SIZE 84187 SQ FT
FAU 30-3110-063-0010

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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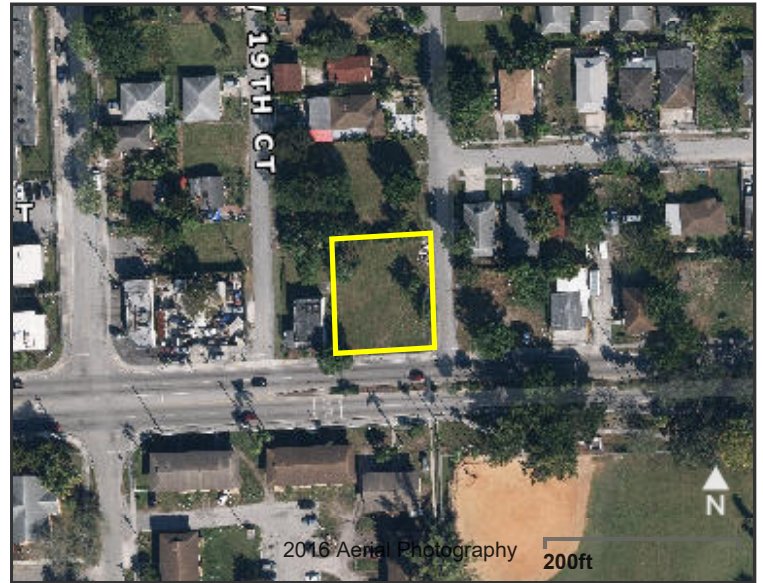


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/16/2020

Property Information	
Folio:	30-3115-000-0010
Property Address:	
Owner	MIAMI-DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
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	11,500 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$126,500	\$103,500	\$92,000	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$126,500	\$103,500	\$92,000	
Assessed Value	\$111,320	\$101,200	\$92,000	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$15,180	\$2,300	
County	Exemption	\$111,320	\$101,200	\$92,000
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	\$111,320	\$101,200	\$92,000	
Taxable Value	\$0	\$0	\$0	
School Board				
Exemption Value	\$126,500	\$103,500	\$92,000	
Taxable Value	\$0	\$0	\$0	
City				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
Regional				
Exemption Value	\$111,320	\$101,200	\$92,000	
Taxable Value	\$0	\$0	\$0	

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-000-0010

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-3	6600	Square Ft.	11,500.00	\$126,500

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 : 9/16/2020

Property Information

Folio: 30-3115-000-0010

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-3	6600	Square Ft.	11,500.00	\$103,500

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 : 9/16/2020

Property Information

Folio: 30-3115-000-0010

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-3	6600	Square Ft.	11,500.00	\$92,000

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 : 9/16/2020

Property Information

Folio: 30-3115-000-0010

Property Address:

Full Legal Description
15 53 41
BEG AT SE COR OF SE1/4 OF SW1/4
OF NE1/4 W100FT N150FT E100FT
S150FT TO BEG LESS S35FT FOR R/W
LOT SIZE 100.000 X 115
OR 19238-2843 0800 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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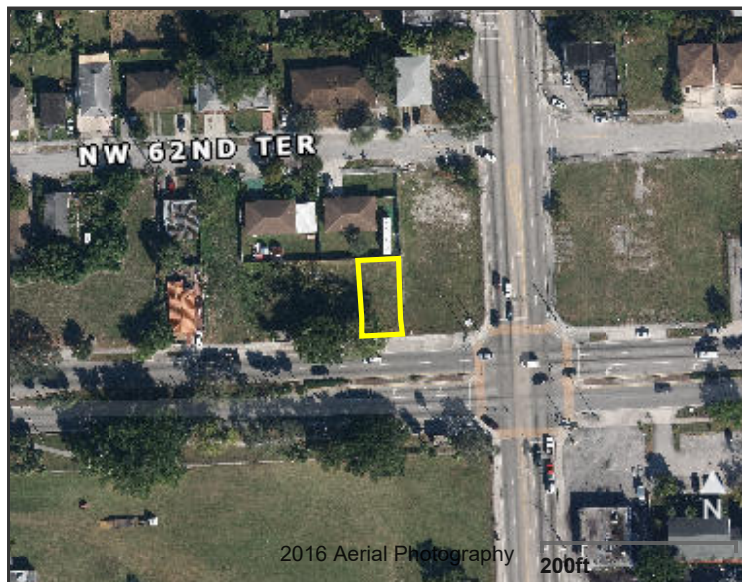


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/16/2020

Property Information	
Folio:	30-3115-005-3300
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
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	3,230 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$35,530	\$29,070	\$25,840	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$35,530	\$29,070	\$25,840	
Assessed Value	\$31,266	\$28,424	\$25,840	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$4,264	\$646	
County	Exemption	\$31,266	\$28,424	\$25,840
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	\$31,266	\$28,424	\$25,840
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$35,530	\$29,070	\$25,840
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$31,266	\$28,424	\$25,840
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-005-3300

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-3	6600	Square Ft.	3,230.00	\$35,530

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3300

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-3	6600	Square Ft.	3,230.00	\$29,070

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3300

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-3	6600	Square Ft.	3,230.00	\$25,840

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3300

Property Address:

Full Legal Description
LIBERTY CITY PB 7-79
LOT 25 LESS S10FT FOR R/W BLK 12
LOT SIZE 3230 SQ FT
OR19769-1170/20041-0025 0701 2 7
COC 22035-0393 02 2004 2

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/18/2014	\$0	29337-0218	Corrective, tax or QCD; min consideration
02/01/2004	\$485,000	22035-0393	Deeds that include more than one parcel
07/01/2001	\$350,000	19769-1170	Deeds that include more than one parcel
03/01/1998	\$0	18043-0339	Sales which are disqualified as a result of examination of the deed
12/01/1997	\$0	17899-0981	Sales which are disqualified as a result of examination of the deed
04/01/1997	\$0	17616-0287	Sales which are disqualified as a result of examination of the deed
03/01/1996	\$0	17137-1329	Sales which are disqualified as a result of examination of the deed
11/01/1995	\$0	16975-1346	Sales which are disqualified as a result of examination of the deed
04/01/1995	\$0	16758-4108	Sales which are disqualified as a result of examination of the deed
01/01/1992	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
03/01/1991	\$0	14946-1558	Sales which are disqualified as a result of examination of the deed
01/01/1989	\$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 : 9/16/2020

Property Information	
Folio:	30-3115-005-3320
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 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	2,630 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$21,040	\$16,832	\$9,468	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$21,040	\$16,832	\$9,468	
Assessed Value	\$10,164	\$9,240	\$8,400	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$10,876	\$7,592	\$1,068
County	Exemption	\$10,164	\$9,240	\$8,400
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	\$10,164	\$9,240	\$8,400
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$21,040	\$16,832	\$9,468
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$10,164	\$9,240	\$8,400
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-005-3320

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.	2,630.00	\$21,040

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3320

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.	2,630.00	\$16,832

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3320

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.	2,630.00	\$9,468

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3320

Property Address:

Full Legal Description
LIBERTY CITY PB 7-79
LOT 26 LESS S25FT FOR R/W BLK 12
LOT SIZE 2630 SQ FT
OR19769-1170/20041-0025 0701 2 7
COC 22035-0393 02 2004 2

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/06/2014	\$0	29337-0097	Corrective, tax or QCD; min consideration
02/01/2004	\$485,000	22035-0393	Deeds that include more than one parcel
07/01/2001	\$350,000	19769-1170	Deeds that include more than one parcel
03/01/1998	\$0	18043-0339	Sales which are disqualified as a result of examination of the deed
12/01/1997	\$0	17899-0981	Sales which are disqualified as a result of examination of the deed
03/01/1997	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
03/01/1996	\$0	17137-1379	Sales which are disqualified as a result of examination of the deed
11/01/1995	\$0	16975-1346	Sales which are disqualified as a result of examination of the deed
04/01/1995	\$0	16758-4108	Sales which are disqualified as a result of examination of the deed
01/01/1992	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
03/01/1991	\$0	14946-1558	Sales which are disqualified as a result of examination of the deed
01/01/1989	\$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 : 9/16/2020

Property Information	
Folio:	30-3115-005-3330
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
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	2,630 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$28,930	\$23,670	\$15,780	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$28,930	\$23,670	\$15,780	
Assessed Value	\$19,093	\$17,358	\$15,780	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$9,837	\$6,312	
County	Exemption	\$19,093	\$17,358	\$15,780
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	\$19,093	\$17,358	\$15,780
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$28,930	\$23,670	\$15,780
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$19,093	\$17,358	\$15,780
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-005-3330

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-3	6600	Square Ft.	2,630.00	\$28,930

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3330

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-3	6600	Square Ft.	2,630.00	\$23,670

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3330

Property Address:

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	BU-3	6600	Square Ft.	2,630.00	

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-005-3330

Property Address:

Full Legal Description
LIBERTY CITY PB 7-79
LOT 27 LESS S25FT FOR R/W BLK 12
LOT SIZE 2630 SQ FT
OR 19769-1170 0701 2(7)
COC 22035-0393 02 2004 2

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/18/2014	\$0	29336-4978	Corrective, tax or QCD; min consideration
02/01/2004	\$485,000	22035-0393	Deeds that include more than one parcel
07/01/2001	\$350,000	19769-1170	Deeds that include more than one parcel
03/01/1998	\$0	18043-0339	Sales which are disqualified as a result of examination of the deed
12/01/1997	\$0	17899-0981	Sales which are disqualified as a result of examination of the deed
04/01/1997	\$0	17616-0295	Sales which are disqualified as a result of examination of the deed
03/01/1996	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
11/01/1995	\$0	16975-1346	Sales which are disqualified as a result of examination of the deed
04/01/1995	\$0	16758-4108	Sales which are disqualified as a result of examination of the deed
01/01/1992	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
03/01/1991	\$0	14946-1558	Sales which are disqualified as a result of examination of the deed
01/01/1989	\$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 : 9/16/2020

Property Information	
Folio:	30-3115-005-3340
Property Address:	
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	6600 COMMERCIAL - LIBERAL
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	2,630 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$28,930	\$23,670	\$15,780	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$28,930	\$23,670	\$15,780	
Assessed Value	\$19,093	\$17,358	\$15,780	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$9,837	\$6,312	
County	Exemption	\$19,093	\$17,358	\$15,780
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	\$19,093	\$17,358	\$15,780
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$28,930	\$23,670	\$15,780
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$19,093	\$17,358	\$15,780
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-005-3340

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-3	6600	Square Ft.	2,630.00	\$28,930

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3340

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-3	6600	Square Ft.	2,630.00	\$23,670

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3340

Property Address:

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	BU-3	6600	Square Ft.	2,630.00	

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-005-3340

Property Address:

Full Legal Description
LIBERTY CITY PB 7-79
LOT 28 LESS S25FT FOR R/W BLK 12
LOT SIZE 2630 SQ FT
OR19769-1170/20041-0025 0701 2 7
COC 22035-0393 02 2004 2

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/18/2014	\$0	29322-4941	Corrective, tax or QCD; min consideration
02/01/2004	\$485,000	22035-0393	Deeds that include more than one parcel
07/01/2001	\$350,000	19769-1170	Deeds that include more than one parcel
03/01/1996	\$0	17137-1329	Sales which are disqualified as a result of examination of the deed
11/01/1995	\$0	16975-1346	Sales which are disqualified as a result of examination of the deed
04/01/1995	\$0	16758-4108	Sales which are disqualified as a result of examination of the deed
01/01/1992	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
03/01/1991	\$0	14946-1558	Sales which are disqualified as a result of examination of the deed
01/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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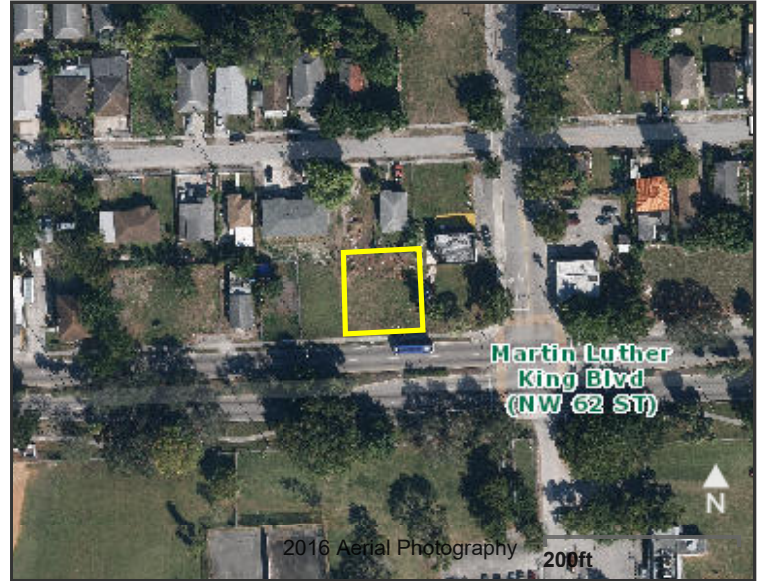


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/16/2020

Property Information	
Folio:	30-3115-005-3600
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	6600 COMMERCIAL - LIBERAL
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	6,480 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$71,280	\$58,320	\$51,840	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$71,280	\$58,320	\$51,840	
Assessed Value	\$62,726	\$57,024	\$51,840	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$8,554	\$1,296	
County	Exemption	\$62,726	\$57,024	\$51,840
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	\$62,726	\$57,024	\$51,840
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$71,280	\$58,320	\$51,840
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$62,726	\$57,024	\$51,840
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-005-3600

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-3	6600	Square Ft.	6,480.00	\$71,280

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3600

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-3	6600	Square Ft.	6,480.00	\$58,320

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3600

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-3	6600	Square Ft.	6,480.00	\$51,840

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3600

Property Address:

Full Legal Description
LIBERTY CITY PB 7-79
LOTS 23 & 24 LESS S10FT FOR R/W
BLK 13
LOT SIZE 80 X 81
OR 16106-0300 1093 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1993	\$0	16106-0300	Sales which are disqualified as a result of examination of the deed

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Version:

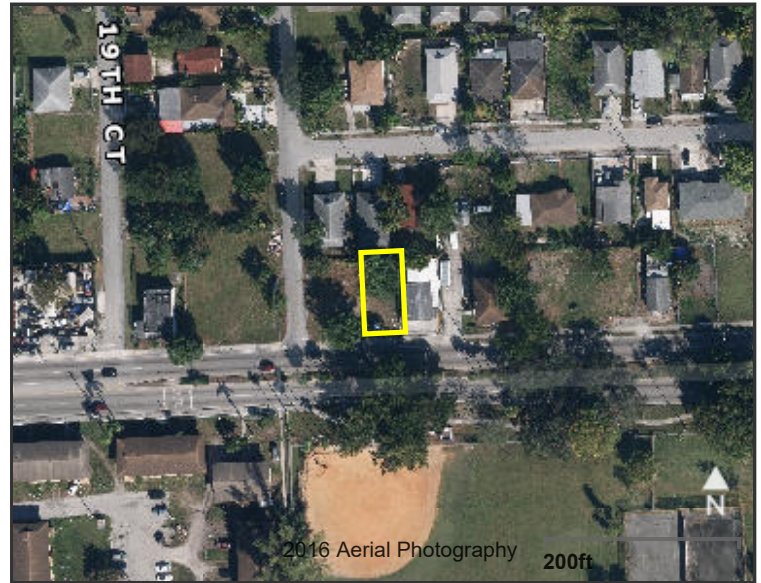


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/16/2020

Property Information	
Folio:	30-3115-005-3690
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
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	\$35,640	\$29,160	\$25,920	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$35,640	\$29,160	\$25,920	
Assessed Value	\$31,363	\$28,512	\$25,920	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$4,277	\$648	
County	Exemption	\$31,363	\$28,512	\$25,920
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	\$31,363	\$28,512	\$25,920
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$35,640	\$29,160	\$25,920
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$31,363	\$28,512	\$25,920
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-005-3690

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-3	6600	Square Ft.	3,240.00	\$35,640

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3690

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-3	6600	Square Ft.	3,240.00	\$29,160

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3690

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-3	6600	Square Ft.	3,240.00	\$25,920

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 : 9/16/2020

Property Information

Folio: 30-3115-005-3690

Property Address:

Full Legal Description
LIBERTY CITY PB 7-79
LOT 34 LESS S10FT FOR R/W BLK 13
LOT SIZE 40 X 81
OR 18124-0555 0498 3
COC 23178-3081 03 2005 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/23/2015	\$0	29903-0117	Corrective, tax or QCD; min consideration
05/31/2012	\$100	28137-0758	Corrective, tax or QCD; min consideration
01/15/2010	\$300,000	27177-2758	Financial inst or "In Lieu of Foreclosure" stated
03/01/2005	\$0	23178-3081	Sales which are disqualified as a result of examination of the deed
04/01/1998	\$0	18124-0555	Sales which are disqualified as a result of examination of the deed
03/01/1998	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1993	\$0	16063-3420	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 : 9/16/2020

Property Information	
Folio:	30-3115-025-0010
Property Address:	
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
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	4,567 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$50,237	\$41,103	\$31,969
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$50,237	\$41,103	\$31,969
Assessed Value	\$38,681	\$35,165	\$31,969

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$11,556	\$5,938	
County	Exemption	\$38,681	\$35,165	\$31,969
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	\$38,681	\$35,165	\$31,969
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$50,237	\$41,103	\$31,969
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$38,681	\$35,165	\$31,969
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2020

Property Information

Folio: 30-3115-025-0010

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	UC-MC	6051	Square Ft.	4,567.00	\$50,237

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 : 9/16/2020

Property Information

Folio: 30-3115-025-0010

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Square Ft.	4,567.00	\$41,103

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 : 9/16/2020

Property Information

Folio: 30-3115-025-0010

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6051	Square Ft.	4,567.00	\$31,969

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 : 9/16/2020

Property Information

Folio: 30-3115-025-0010

Property Address:

Full Legal Description
GORRAY PARK PB 12-30
LOT 1 LESS E25FT FOR ST BLK 1
LOT SIZE 40.780 X 112
OR 19482-3106 0101 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/07/2014	\$0	29401-0069	Corrective, tax or QCD; min consideration

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	01-3112-034-0190
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	7000 INDUSTRIAL - 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	5,796 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$231,840	\$115,920	\$95,634
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$231,840	\$115,920	\$95,634
Assessed Value	\$112,944	\$102,677	\$93,343

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$118,896	\$13,243	\$2,291
County	Exemption	\$112,944	\$102,677	\$93,343
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	\$112,944	\$102,677	\$93,343
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$231,840	\$115,920	\$95,634
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$112,944	\$102,677	\$93,343
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$112,944	\$102,677	\$93,343
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3112-034-0190

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	D1	7000	Square Ft.	5,796.00	\$231,840

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 : 9/18/2020

Property Information

Folio: 01-3112-034-0190

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	D1	7000	Square Ft.	5,796.00	\$115,920

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 : 9/18/2020

Property Information

Folio: 01-3112-034-0190

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	D1	7000	Square Ft.	5,796.00	\$95,634

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 : 9/18/2020

Property Information

Folio: 01-3112-034-0190

Property Address:

Full Legal Description
12 53 41
DUPONT SQUARE NORTH PB 7-18
N1FT LOT 28 LESS W40FT & LOT 29
LESS S2FT OF W40FT
LOT SIZE 5796 SQ FT
OR 22755-975 1004 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1994	\$0	16534-2740	Sales which are disqualified as a result of examination of the deed
11/01/1973	\$73,300	00000-00000	Sales which are qualified

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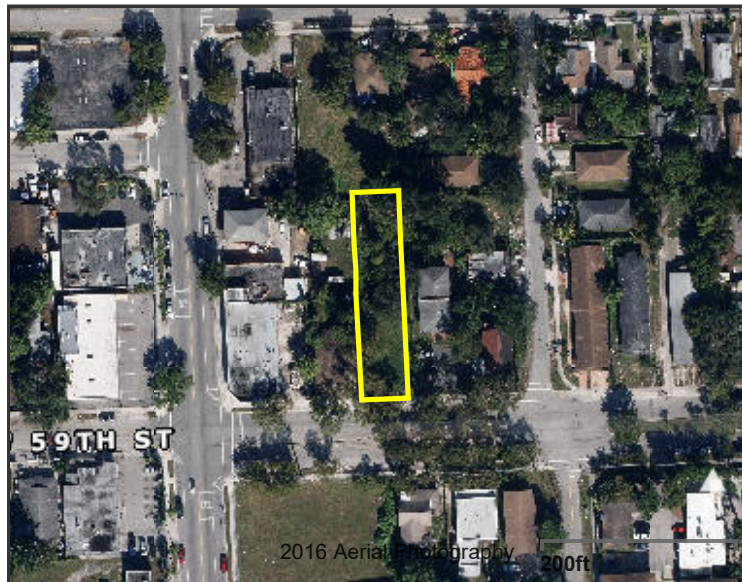


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	01-3113-063-0480
Property Address:	183 NW 59 ST Miami, FL 33127-1270
Owner	MIAMI DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	4600 MULTI-FAMILY - 5 STORY &
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	10,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$220,000	\$180,000	\$150,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$220,000	\$180,000	\$150,000
Assessed Value	\$220,000	\$180,000	\$60,500

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction			\$89,500
Affordable Housing	Exemption			\$60,500
County	Exemption	\$220,000	\$180,000	
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	\$220,000	\$180,000	\$60,500
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$220,000	\$180,000	\$150,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$220,000	\$180,000	\$60,500
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$220,000	\$180,000	\$60,500
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3113-063-0480

Property Address: 183 NW 59 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-R	4600	Square Ft.	10,000.00	\$220,000

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 : 9/18/2020

Property Information

Folio: 01-3113-063-0480

Property Address: 183 NW 59 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-R	4600	Square Ft.	10,000.00	\$180,000

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 : 9/18/2020

Property Information

Folio: 01-3113-063-0480

Property Address: 183 NW 59 ST Miami, FL 33127-1270

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 R	4600	Square Ft.	10,000.00	\$150,000

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 : 9/18/2020

Property Information

Folio: 01-3113-063-0480

Property Address: 183 NW 59 ST

Full Legal Description

13 53 41
HIGH SCHOOL PARK TR PB 4-44
LOT 10 BLK 3
OR 26573 - 2199 09 2008 3
COC 25703-2404 25890-2202 0507 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/16/2018	\$0	30978-3329	Federal, state or local government agency
05/04/2015	\$100	29611-1492	Corrective, tax or QCD; min consideration
05/01/2007	\$0	25703-2404	Sales which are disqualified as a result of examination of the deed
03/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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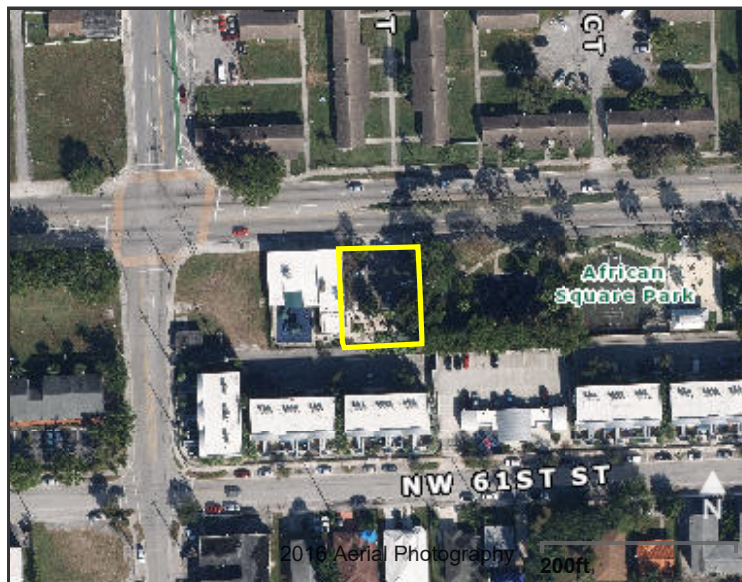


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	01-3114-035-1730
Property Address:	1446 NW 62 ST Miami, FL 33147-7920
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
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	7,800 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$85,800	\$78,000	\$62,400
Building Value	\$0	\$0	\$0
XF Value	\$4,193	\$4,244	\$4,292
Market Value	\$89,993	\$82,244	\$66,692
Assessed Value	\$80,697	\$73,361	\$66,692

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$9,296	\$8,883	
County	Exemption	\$80,697	\$73,361	\$66,692
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	\$80,697	\$73,361	\$66,692
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$89,993	\$82,244	\$66,692
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$80,697	\$73,361	\$66,692
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$80,697	\$73,361	\$66,692
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3114-035-1730

Property Address: 1446 NW 62 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-O	6101	Square Ft.	7,425.00	\$81,675
GENERAL	T5-O	6101	Square Ft.	375.00	\$4,125

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
Patio - Concrete Slab	1982	720	\$1,915
Paving - Asphalt	1982	630	\$614
Wall - CBS unreinforced	1982	640	\$1,664

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3114-035-1730

Property Address: 1446 NW 62 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-O	6101	Square Ft.	7,425.00	\$74,250
GENERAL	T5-O	6101	Square Ft.	375.00	\$3,750

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
Wall - CBS unreinforced	1982	640	\$1,690
Patio - Concrete Slab	1982	720	\$1,930
Paving - Asphalt	1982	630	\$624

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3114-035-1730

Property Address: 1446 NW 62 ST Miami, FL 33147-7920

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	7,425.00	\$59,400
GENERAL	T5 O	6101	Square Ft.	375.00	\$3,000

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
Paving - Asphalt	1982	630	\$633
Wall - CBS unreinforced	1982	640	\$1,715
Patio - Concrete Slab	1982	720	\$1,944

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3114-035-1730

Property Address: 1446 NW 62 ST

Full Legal Description
ORANGE HGTS PB 14-62
PARC 108 AKA LOTS 8-9-10 BLK 10
LESS N10FT FOR R/W
& N1/2 OF ALLEY LYG S
& ADJ CLOSED PER ORD 13492
LOT SIZE 75 X 104 SQ FT

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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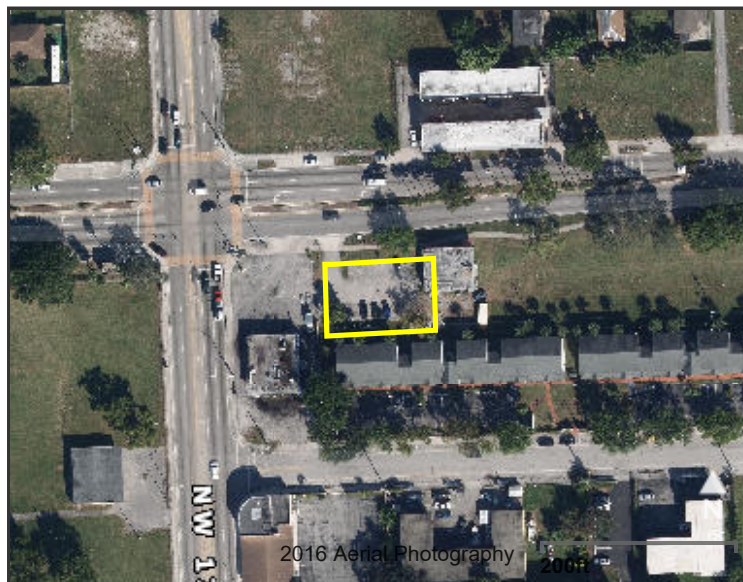


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	01-3114-035-1970
Property Address:	1690 NW 62 ST Miami, FL 33147-7932
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
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	8,715 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$87,150	\$87,150	\$69,720	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$87,150	\$87,150	\$69,720	
Assessed Value	\$84,361	\$76,692	\$69,720	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$2,789	\$10,458	
County	Exemption	\$84,361	\$76,692	\$69,720
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	\$84,361	\$76,692	\$69,720
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$87,150	\$87,150	\$69,720
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$84,361	\$76,692	\$69,720
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$84,361	\$76,692	\$69,720
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3114-035-1970

Property Address: 1690 NW 62 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8-O	6100	Square Ft.	7,800.00	\$78,000
GENERAL	T6-8-O	6100	Square Ft.	915.00	\$9,150

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 : 9/18/2020

Property Information

Folio: 01-3114-035-1970

Property Address: 1690 NW 62 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8-O	6100	Square Ft.	7,800.00	\$78,000
GENERAL	T6-8-O	6100	Square Ft.	915.00	\$9,150

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 : 9/18/2020

Property Information

Folio: 01-3114-035-1970

Property Address: 1690 NW 62 ST Miami, FL 33147-7932

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8 O	6100	Square Ft.	7,800.00	\$62,400
GENERAL	T6-8 O	6100	Square Ft.	915.00	\$7,320

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 : 9/18/2020

Property Information

Folio: 01-3114-035-1970

Property Address: 1690 NW 62 ST

Full Legal Description

ORANGE HGTS PB 14-62
P-98 AKA LOTS 9 THRU 12 LESS N30
FT LYG IN R/W BLK 11 & E1/2 OF
ALLEY LYG W & N1/2 OF ALLEY LYG
S & ADJ CLOSED PER ORD 13492
LOT SIZE 105 X 83 SQ FT

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	01-3114-043-0310
Property Address:	1210 NW 62 ST Miami, FL 33147-8122
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 STREET STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
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	11,413 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$125,543	\$114,130	\$91,304
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$125,543	\$114,130	\$91,304
Assessed Value	\$110,477	\$100,434	\$91,304

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$15,066	\$13,696	
County	Exemption	\$110,477	\$100,434	\$91,304
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	\$110,477	\$100,434	\$91,304
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$125,543	\$114,130	\$91,304
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$110,477	\$100,434	\$91,304
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$110,477	\$100,434	\$91,304
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3114-043-0310

Property Address: 1210 NW 62 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-O	6101	Square Ft.	11,413.00	\$125,543

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 : 9/18/2020

Property Information

Folio: 01-3114-043-0310

Property Address: 1210 NW 62 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-O	6101	Square Ft.	11,413.00	\$114,130

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 : 9/18/2020

Property Information

Folio: 01-3114-043-0310

Property Address: 1210 NW 62 ST Miami, FL 33147-8122

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5 O	6101	Square Ft.	11,413.00	\$91,304

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 : 9/18/2020

Property Information

Folio: 01-3114-043-0310

Property Address: 1210 NW 62 ST

Full Legal Description

ORCHARD VILLA EXT PB 17-55

PARC 128 AKA LOTS 17 THRU 20 &

W1FT OF LOTS 21 THRU 24 BLK 2

LESS N10FT FOR R/W

LOT SIZE 101 X 113

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
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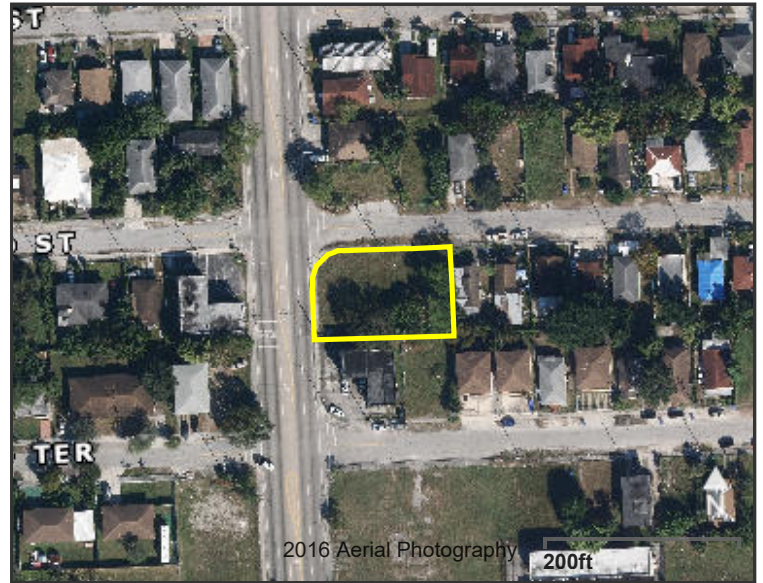


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	01-3114-045-0010
Property Address:	6293 NW 17 AVE Miami, FL 33147-7960
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST 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	12,136 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$97,088	\$97,088	\$72,816	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$97,088	\$97,088	\$72,816	
Assessed Value	\$55,555	\$50,505	\$45,914	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$41,533	\$46,583	\$26,902
County	Exemption	\$55,555	\$50,505	\$45,914
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	\$55,555	\$50,505	\$45,914
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$97,088	\$97,088	\$72,816
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$55,555	\$50,505	\$45,914
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$55,555	\$50,505	\$45,914
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3114-045-0010

Property Address: 6293 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.	12,136.00	\$97,088

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 : 9/18/2020

Property Information

Folio: 01-3114-045-0010

Property Address: 6293 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.	12,136.00	\$97,088

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 : 9/18/2020

Property Information

Folio: 01-3114-045-0010

Property Address: 6293 NW 17 AVE Miami, FL 33147-7960

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.	12,136.00	\$72,816

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 : 9/18/2020

Property Information

Folio: 01-3114-045-0010

Property Address: 6293 NW 17 AVE

Full Legal Description
14 53 41 .29 AC PB 39-10
JENKINS ADDN TO LIBERTY CITY
LOT 1 & N54.36FT OF S390FT OF
W1/8 OF SW1/4 OF NW1/4 14-53-41
LESS W35FT FOR R/W
LOT SIZE 89.90 X 135

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/23/2012	\$0	28203-3106	Corrective, tax or QCD; min consideration
08/01/2005	\$128,000	23697-3425	Sales which are qualified
03/01/2004	\$0	22112-1240	Sales which are disqualified as a result of examination of the deed

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	01-3135-028-0020
Property Address:	1140 NW 8 ST Miami, FL 33136-3606
Owner	MIAMI-DADE COUNTY WATER AND SEWER DEPT
Mailing Address	3071 SW 38 AVE MIAMI, FL 33146
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
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	21,700 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,519,000	\$1,519,000	\$1,302,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,519,000	\$1,519,000	\$1,302,000
Assessed Value	\$627,959	\$570,872	\$518,975

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$891,041	\$948,128	\$783,025
County	Exemption	\$627,959	\$570,872	\$518,975
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	\$627,959	\$570,872	\$518,975
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,519,000	\$1,519,000	\$1,302,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$627,959	\$570,872	\$518,975
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$627,959	\$570,872	\$518,975
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3135-028-0020

Property Address: 1140 NW 8 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8-O	6100	Square Ft.	21,700.00	\$1,519,000

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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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 01-3135-028-0020

Property Address: 1140 NW 8 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8-O	6100	Square Ft.	21,700.00	\$1,519,000

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 : 9/18/2020

Property Information

Folio: 01-3135-028-0020

Property Address: 1140 NW 8 ST Miami, FL 33136-3606

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T6-8 O	6100	Square Ft.	21,700.00	\$1,302,000

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 : 9/18/2020

Property Information

Folio: 01-3135-028-0020

Property Address: 1140 NW 8 ST

Full Legal Description

SPRING GARDEN CORR PL PB 9-16

LOTS 2 THRU 5 LESS SW8.5FT

& LESS PORT LYG IN RAPID TRANSIT

R/W BLK 6

LOT SIZE 21700 SQ FT

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
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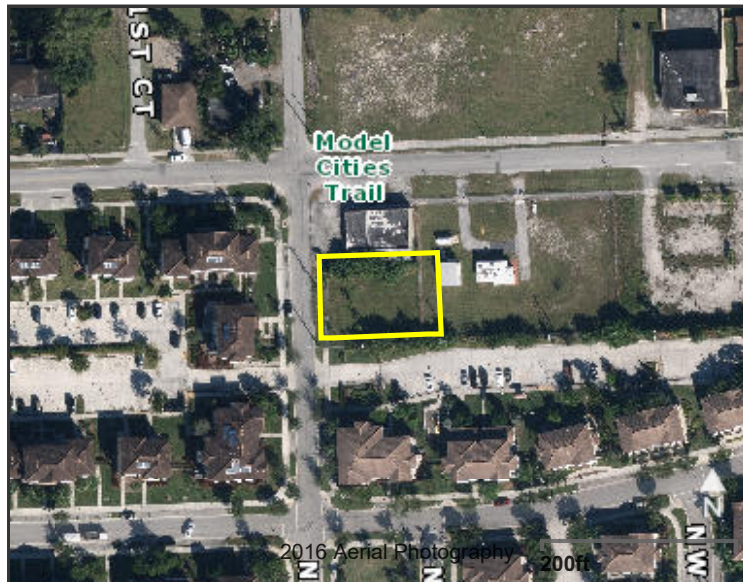


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	30-3110-028-0620
Property Address:	7465 NW 21 AVE Miami, FL 33147-6116
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$90,000	\$75,000	\$60,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$90,000	\$75,000	\$60,000
Assessed Value	\$72,600	\$66,000	\$60,000

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$17,400	\$9,000	
County	Exemption	\$72,600	\$66,000	\$60,000
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	\$72,600	\$66,000	\$60,000
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$90,000	\$75,000	\$60,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$72,600	\$66,000	\$60,000
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3110-028-0620

Property Address: 7465 NW 21 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-1	6100	Square Ft.	7,500.00	\$90,000

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 : 9/18/2020

Property Information

Folio: 30-3110-028-0620

Property Address: 7465 NW 21 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-1	6100	Square Ft.	7,500.00	\$75,000

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 : 9/18/2020

Property Information

Folio: 30-3110-028-0620

Property Address: 7465 NW 21 AVE Miami, FL 33147-6116

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-1	6100	Square Ft.	7,500.00	\$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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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3110-028-0620

Property Address: 7465 NW 21 AVE

Full Legal Description

PARA VILLA HGTS PB 3-106

S75FT OF W100FT BLK 12

LOT SIZE 7500 SQ FT

OR 19107-3525 0500 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
11/01/1977	\$1	09884-1491	Sales which are disqualified as a result of examination of the deed
08/01/1972	\$17,500	00000-00000	Sales which are qualified

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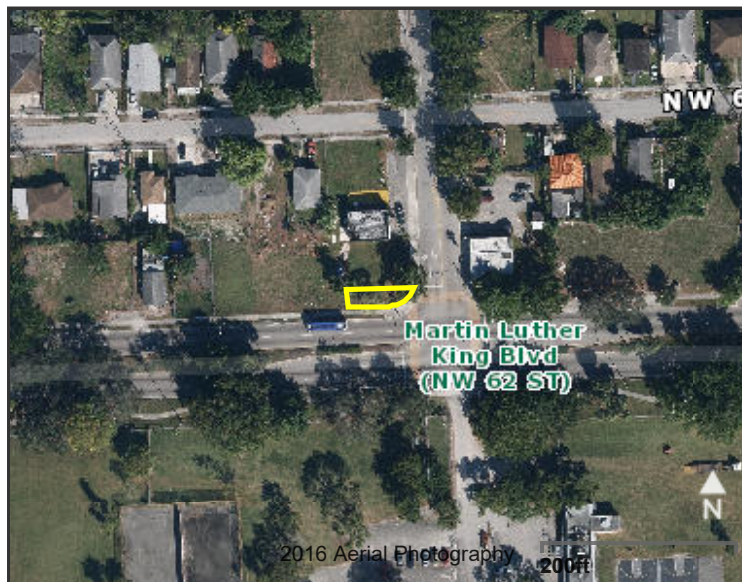


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	30-3115-005-3591
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	6600 COMMERCIAL - LIBERAL
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	1,063 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$11,693	\$9,567	\$6,378
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$11,693	\$9,567	\$6,378
Assessed Value	\$1,413	\$1,285	\$1,169

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$10,280	\$8,282	\$5,209
County	Exemption	\$1,413	\$1,285	\$1,169

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	\$1,413	\$1,285	\$1,169
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$11,693	\$9,567	\$6,378
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,413	\$1,285	\$1,169
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-005-3591

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-3	6600	Square Ft.	1,063.00	\$11,693

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 : 9/18/2020

Property Information

Folio: 30-3115-005-3591

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-3	6600	Square Ft.	1,063.00	\$9,567

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 : 9/18/2020

Property Information

Folio: 30-3115-005-3591

Property Address:

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	BU-3	6600	Square Ft.	1,063.00	

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:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-005-3591

Property Address:

Full Legal Description
LIBERTY CITY PB 7-79
P-83 AKA LOT 22 LESS S11FT FOR
R/W
LOT SIZE 1063 SQ FT

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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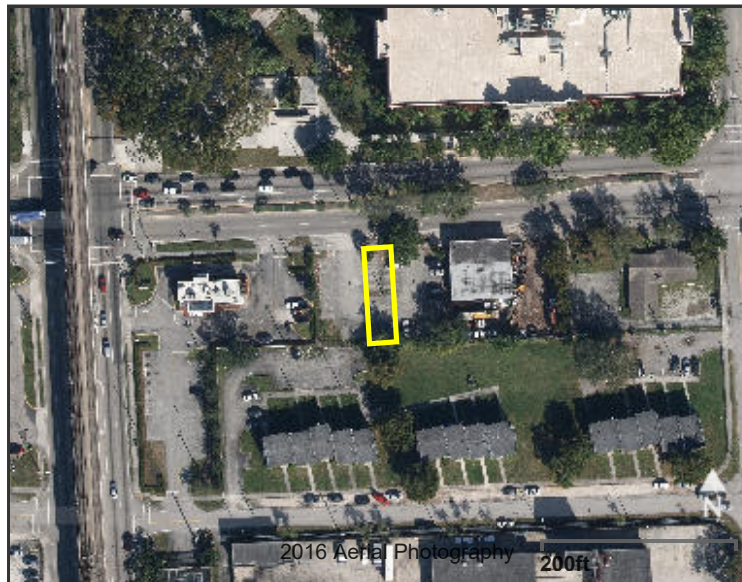


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/22/2020

Property Information	
Folio:	30-3115-039-0100
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	6074 UC CORE - MIXED USE CORRIDOR (MC) 12 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	2,375 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$26,125	\$21,375	\$16,625
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$26,125	\$21,375	\$16,625
Assessed Value	\$20,115	\$18,287	\$16,625

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$6,010	\$3,088	
County	Exemption	\$20,115	\$18,287	\$16,625
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	\$20,115	\$18,287	\$16,625
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$26,125	\$21,375	\$16,625
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$20,115	\$18,287	\$16,625
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/22/2020

Property Information

Folio: 30-3115-039-0100

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	UC-MC	6074	Square Ft.	2,375.00	\$26,125

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 : 9/22/2020

Property Information

Folio: 30-3115-039-0100

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6074	Square Ft.	2,375.00	\$21,375

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 : 9/22/2020

Property Information

Folio: 30-3115-039-0100

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6074	Square Ft.	2,375.00	\$16,625

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 : 9/22/2020

Property Information

Folio: 30-3115-039-0100

Property Address:

Full Legal Description
SEABOARD HEIGHTS PB 18-45
LOT 14 BLK 1 LESS N30FT FOR R/W
LOT SIZE 25.000 X 95

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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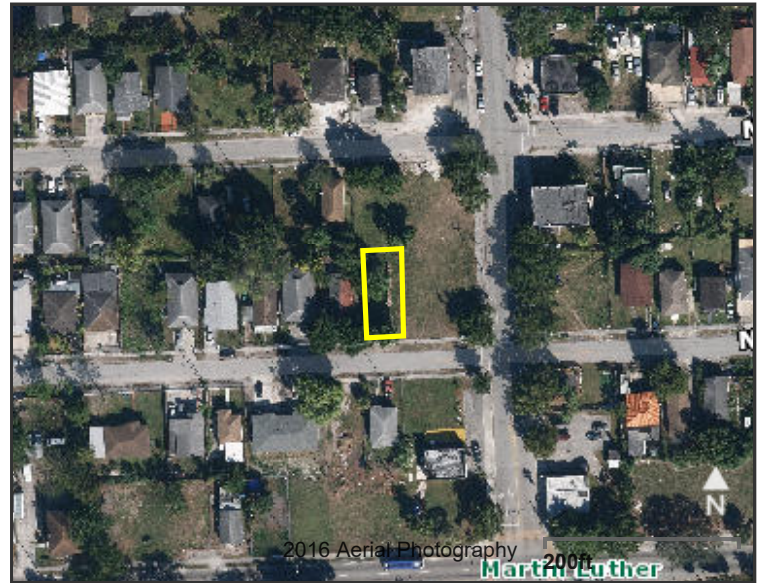


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	30-3115-005-3900
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	2,800 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$6,989	\$5,618	\$3,135
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$6,989	\$5,618	\$3,135
Assessed Value	\$2,415	\$2,196	\$1,997

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$4,574	\$3,422	\$1,138
County	Exemption	\$2,415	\$2,196	\$1,997
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	\$2,415	\$2,196	\$1,997
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$6,989	\$5,618	\$3,135
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$2,415	\$2,196	\$1,997
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-005-3900

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.	40.00	\$6,989

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 : 9/18/2020

Property Information

Folio: 30-3115-005-3900

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.	40.00	\$5,618

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 : 9/18/2020

Property Information

Folio: 30-3115-005-3900

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.	40.00	\$3,135

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 : 9/18/2020

Property Information

Folio: 30-3115-005-3900

Property Address:

Full Legal Description
LIBERTY CITY PB 7-79
LOT 23 BLK 14
LOT SIZE 40.000 X 70
OR 26134-3633 122007 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2003	\$8,600	21192-1224	Sales which are qualified
11/01/1988	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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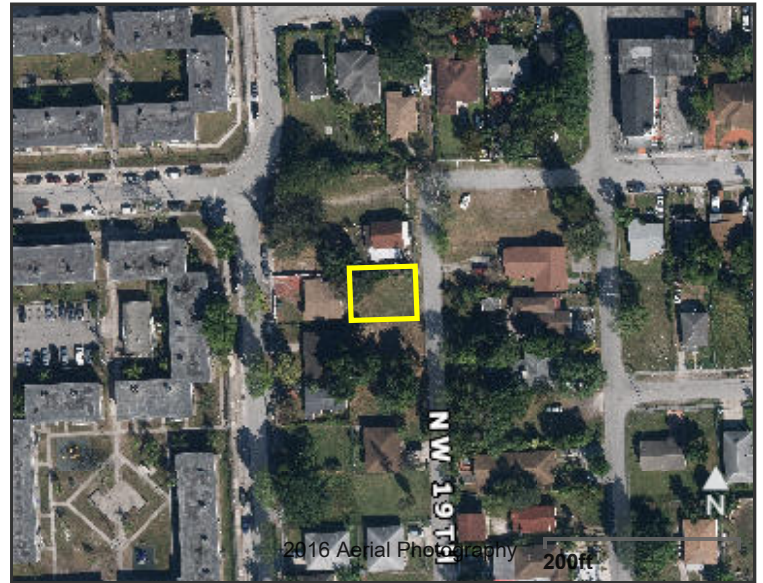


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	30-3115-010-0030
Property Address:	
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
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	3,500 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$34,936	\$28,079	\$15,672	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$34,936	\$28,079	\$15,672	
Assessed Value	\$12,142	\$11,039	\$10,036	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$22,794	\$17,040	\$5,636
County	Exemption	\$12,142	\$11,039	\$10,036
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	\$12,142	\$11,039	\$10,036
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$34,936	\$28,079	\$15,672
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$12,142	\$11,039	\$10,036
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-010-0030

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.	50.00	\$34,936

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 : 9/18/2020

Property Information

Folio: 30-3115-010-0030

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.	50.00	\$28,079

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 : 9/18/2020

Property Information

Folio: 30-3115-010-0030

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.	50.00	\$15,672

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 : 9/18/2020

Property Information

Folio: 30-3115-010-0030

Property Address:

Full Legal Description
BULLARDS PB 9-96
LOT 3
LOT SIZE 50.000 X 70
74R 226436

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/14/2012	\$0	28116-2923	Corrective, tax or QCD; min consideration

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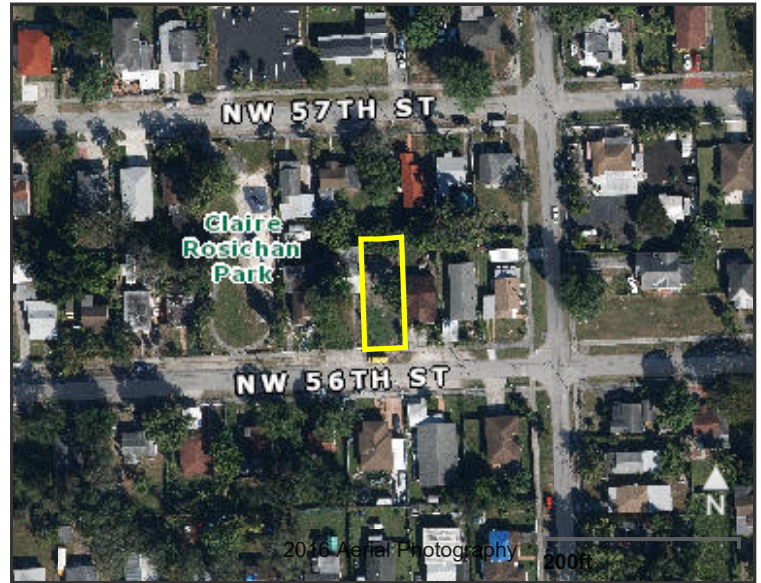


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	30-3115-028-0301
Property Address:	2423 NW 56 ST Miami, FL 33142-2929
Owner	MIAMI DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 2410 MIAMI, FL 33128 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8066 VACANT GOVERNMENTAL : EXTRA FEA OTHER THAN PARKING
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	4,280 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$42,960	\$34,368	\$19,332
Building Value	\$0	\$0	\$0
XF Value	\$825	\$825	\$825
Market Value	\$43,785	\$35,193	\$20,157
Assessed Value	\$43,785	\$35,193	\$18,031

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction			\$2,126
Affordable Housing	Exemption		\$35,193	
County	Exemption	\$43,785		\$18,031
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	\$43,785	\$35,193	\$18,031
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$43,785	\$35,193	\$20,157
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$43,785	\$35,193	\$18,031
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-028-0301

Property Address: 2423 NW 56 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	\$42,960

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
Chain-link Fence 4-5 ft high	1960	150	\$825

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-028-0301

Property Address: 2423 NW 56 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	\$34,368

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
Chain-link Fence 4-5 ft high	1960	150	\$825

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-028-0301

Property Address: 2423 NW 56 ST Miami, FL 33142-2929

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	\$19,332

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
Chain-link Fence 4-5 ft high	1960	150	\$825

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-028-0301

Property Address: 2423 NW 56 ST

Full Legal Description

SYROLA PINES PB 24-18
LOT 23 BLK 2
LOT SIZE 40.000 X 107
OR 12237-2798 0884 3
COC 23178-4050 03 2005 3
CASE 2011 A-00513 TC 78451

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
12/06/2019	\$0	31719-4655	Federal, state or local government agency
01/05/2018	\$100	30817-4997	Federal, state or local government agency
11/07/2014	\$0	29400-4978	Corrective, tax or QCD; min consideration
10/08/2009	\$420,000	27147-4196	Corrective, tax or QCD; min consideration
03/01/2005	\$0	23178-4050	Sales which are disqualified as a result of examination of the deed
06/01/1974	\$15,000	00000-00000	Sales which are qualified
11/01/1972	\$14,900	00000-00000	Sales which are qualified

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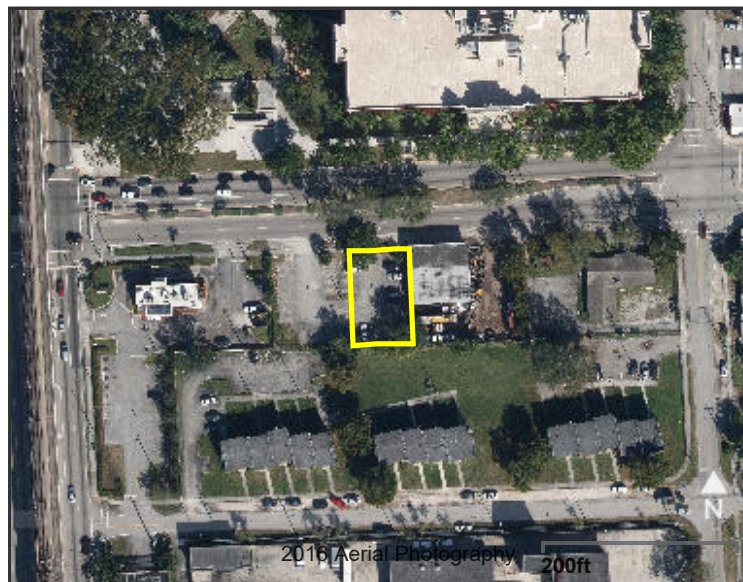


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	30-3115-039-0090
Property Address:	2644 NW 62 ST Miami, FL 33147-7745
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	6074 UC CORE - MIXED USE CORRIDOR (MC) 12 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	5,937 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$65,307	\$53,433	\$41,559	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$65,307	\$53,433	\$41,559	
Assessed Value	\$50,285	\$45,714	\$41,559	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$15,022	\$7,719	
County	Exemption	\$50,285	\$45,714	\$41,559
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	\$50,285	\$45,714	\$41,559
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$65,307	\$53,433	\$41,559
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,285	\$45,714	\$41,559
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-039-0090

Property Address: 2644 NW 62 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	6074	Square Ft.	5,937.00	\$65,307

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 : 9/18/2020

Property Information

Folio: 30-3115-039-0090

Property Address: 2644 NW 62 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	6074	Square Ft.	5,937.00	\$53,433

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 : 9/18/2020

Property Information

Folio: 30-3115-039-0090

Property Address: 2644 NW 62 ST Miami, FL 33147-7745

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	6074	Square Ft.	5,937.00	\$41,559

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 : 9/18/2020

Property Information

Folio: 30-3115-039-0090

Property Address: 2644 NW 62 ST

Full Legal Description

SEABOARD HEIGHTS PB 18-45

W1/2 LOT 11 & ALL OF LOTS 12 &

13 LESS N30FT LYG IN R/W

LOT SIZE 62.500 X 95

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
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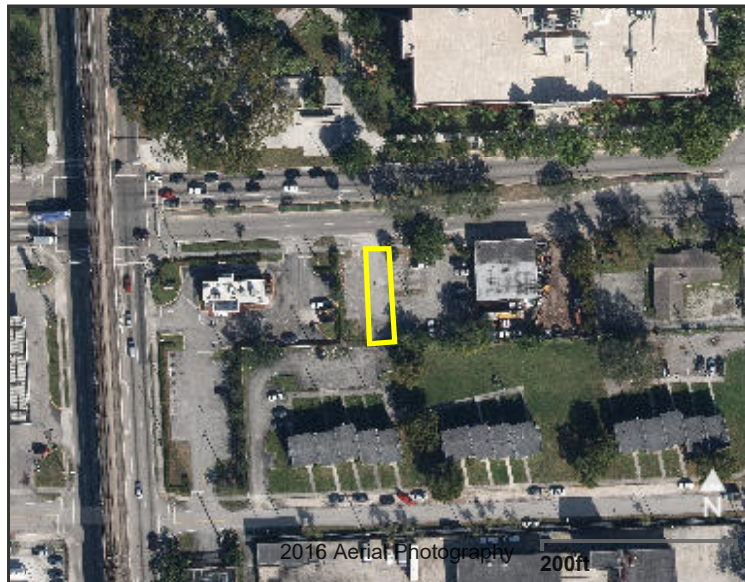


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	30-3115-039-0110
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	6074 UC CORE - MIXED USE CORRIDOR (MC) 12 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	2,375 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$26,125	\$21,375	\$16,625
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$26,125	\$21,375	\$16,625
Assessed Value	\$20,115	\$18,287	\$16,625

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$6,010	\$3,088	
County	Exemption	\$20,115	\$18,287	\$16,625
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	\$20,115	\$18,287	\$16,625
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$26,125	\$21,375	\$16,625
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$20,115	\$18,287	\$16,625
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-039-0110

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	UC-MC	6074	Square Ft.	2,375.00	\$26,125

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 : 9/18/2020

Property Information

Folio: 30-3115-039-0110

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	UC-MC	6074	Square Ft.	2,375.00	\$21,375

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 : 9/18/2020

Property Information

Folio: 30-3115-039-0110

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	UC-MC	6074	Square Ft.	2,375.00	\$16,625

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 : 9/18/2020

Property Information

Folio: 30-3115-039-0110

Property Address:

Full Legal Description
SEABOARD HEIGHTS PB 18-45
LOT 15 BLK 1 LESS N30FT FOR R/W
LOT SIZE 25.000 X 95

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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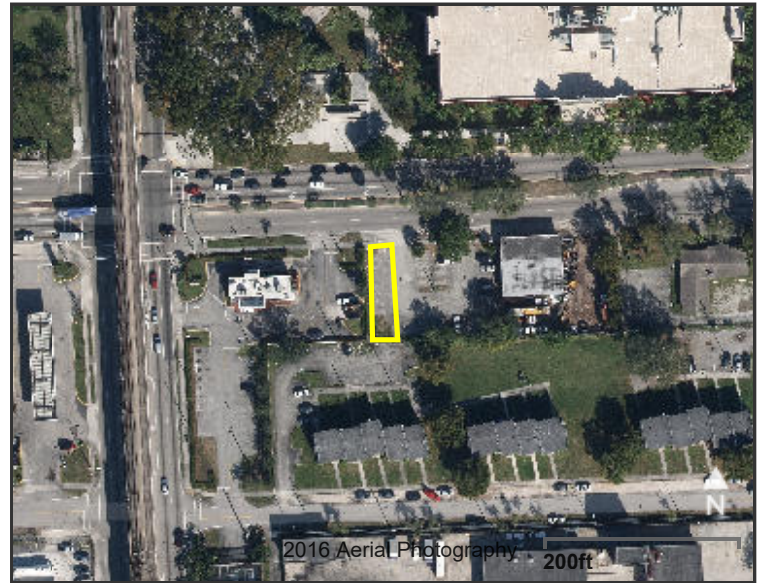


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	30-3115-039-0120
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	6074 UC CORE - MIXED USE CORRIDOR (MC) 12 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	2,375 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$26,125	\$21,375	\$16,625
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$26,125	\$21,375	\$16,625
Assessed Value	\$20,115	\$18,287	\$16,625

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$6,010	\$3,088	
County	Exemption	\$20,115	\$18,287	\$16,625
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	\$20,115	\$18,287	\$16,625
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$26,125	\$21,375	\$16,625
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$20,115	\$18,287	\$16,625
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3115-039-0120

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	UC-MC	6074	Square Ft.	2,375.00	\$26,125

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 : 9/18/2020

Property Information

Folio: 30-3115-039-0120

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6074	Square Ft.	2,375.00	\$21,375

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 : 9/18/2020

Property Information

Folio: 30-3115-039-0120

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6074	Square Ft.	2,375.00	\$16,625

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 : 9/18/2020

Property Information

Folio: 30-3115-039-0120

Property Address:

Full Legal Description
SEABOARD HEIGHTS PB 18-45
LOT 16 BLK 1 LESS N30FT FOR R/W
LOT SIZE 25.000 X 95

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

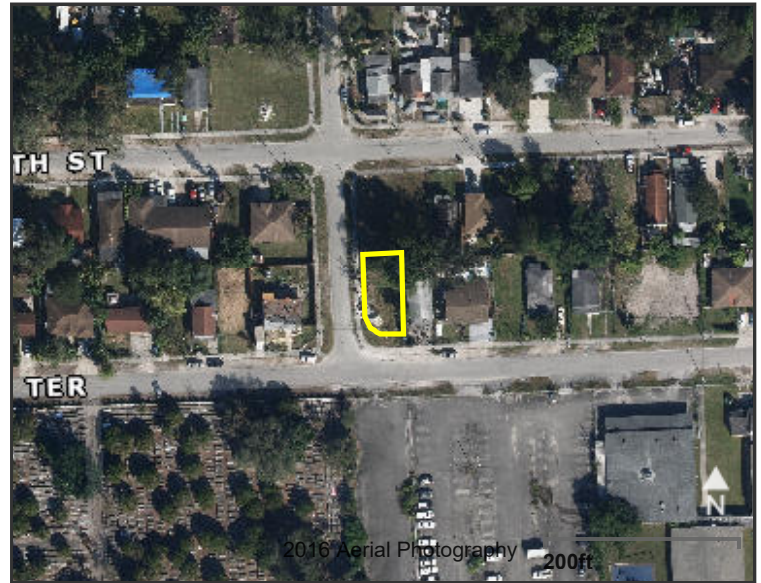


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	30-3121-026-1750
Property Address:	2999 NW 43 TER Miami, FL 33142-4413
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1ST ST STE 2460 MIAMI, FL 33128
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	3,432.15 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$33,780	\$24,129	\$24,129
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$33,780	\$24,129	\$24,129
Assessed Value	\$12,222	\$11,111	\$10,101

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$21,558	\$13,018	\$14,028
County	Exemption	\$12,222	\$11,111	\$10,101
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	\$12,222	\$11,111	\$10,101
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$33,780	\$24,129	\$24,129
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$12,222	\$11,111	\$10,101
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3121-026-1750

Property Address: 2999 NW 43 TER

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.	39.45	\$33,780

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 : 9/18/2020

Property Information

Folio: 30-3121-026-1750

Property Address: 2999 NW 43 TER

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.	39.45	\$24,129

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 : 9/18/2020

Property Information

Folio: 30-3121-026-1750

Property Address: 2999 NW 43 TER Miami, FL 33142-4413

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.	39.45	\$24,129

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 : 9/18/2020

Property Information

Folio: 30-3121-026-1750

Property Address: 2999 NW 43 TER

Full Legal Description

21 53 41
ROOSEVELT PARK PB 9-90
LOT 21 BLK 6
LOT SIZE 39.450 X 87
COC 26048-4796 11 2007 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2014	\$0	29021-2074	Corrective, tax or QCD; min consideration
11/01/2007	\$0	26048-4796	Sales which are disqualified as a result of examination of the deed
10/01/2003	\$8,500	22825-4005	Deeds that include more than one parcel
06/01/2003	\$35,000	21336-4508	Sales which are qualified
11/01/1972	\$4,700	00000-00000	Sales which are qualified

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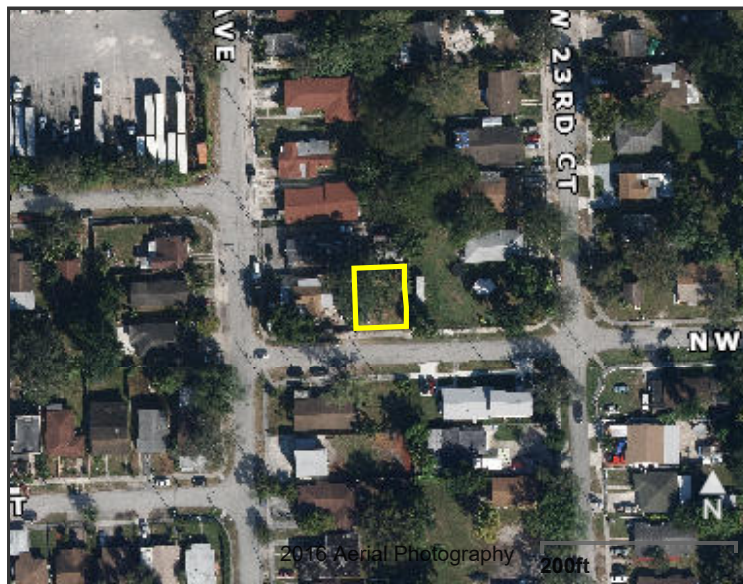


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/18/2020

Property Information	
Folio:	30-3122-025-0530
Property Address:	2375 NW 43 ST Miami, FL 33142-4657
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	3,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$36,750	\$31,500	\$22,350
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$36,750	\$31,500	\$22,350
Assessed Value	\$12,078	\$10,980	\$9,982

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$24,672	\$20,520	\$12,368
County	Exemption	\$12,078	\$10,980	\$9,982
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	\$12,078	\$10,980	\$9,982
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$36,750	\$31,500	\$22,350
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$12,078	\$10,980	\$9,982
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/18/2020

Property Information

Folio: 30-3122-025-0530

Property Address: 2375 NW 43 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	Square Ft.	3,000.00	\$36,750

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 : 9/18/2020

Property Information

Folio: 30-3122-025-0530

Property Address: 2375 NW 43 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	Square Ft.	3,000.00	\$31,500

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 : 9/18/2020

Property Information

Folio: 30-3122-025-0530

Property Address: 2375 NW 43 ST Miami, FL 33142-4657

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.	3,000.00	\$22,350

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 : 9/18/2020

Property Information

Folio: 30-3122-025-0530

Property Address: 2375 NW 43 ST

Full Legal Description

TREASURE HTS PB 12-72

E50FT OF LOT 13 BLK 3

LOT SIZE 50.000 X 60

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2014	\$0	29021-2216	Corrective, tax or QCD; min consideration
03/01/1972	\$9,300	00000-00000	Sales which are qualified

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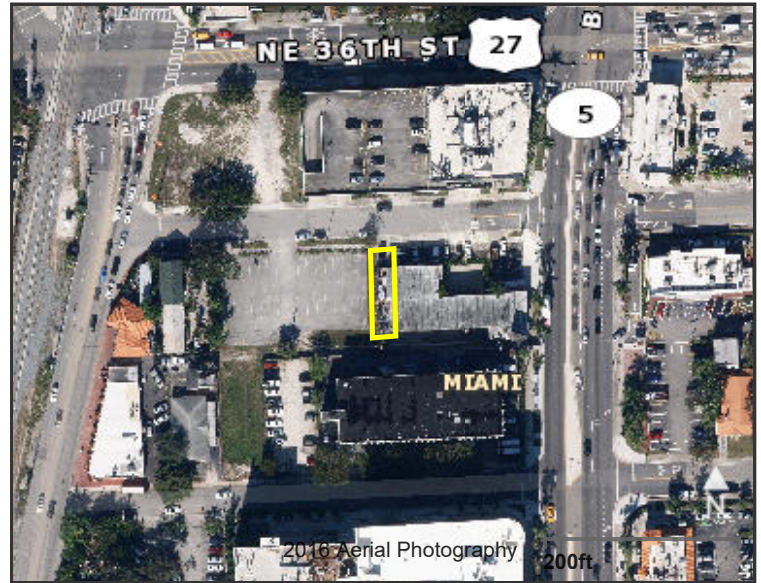


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/22/2020

Property Information	
Folio:	01-3230-001-0080
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	6405 CEN HIGH DNSTY BORDERS CB
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	2,425 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$606,250	\$606,250	\$436,500	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$606,250	\$606,250	\$436,500	
Assessed Value	\$94,509	\$85,918	\$78,108	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$511,741	\$520,332	\$358,392
County	Exemption	\$94,509	\$85,918	\$78,108
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	\$94,509	\$85,918	\$78,108
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$606,250	\$606,250	\$436,500
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$94,509	\$85,918	\$78,108
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$94,509	\$85,918	\$78,108
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/22/2020

Property Information

Folio: 01-3230-001-0080

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	T6-36a-O	6405	Square Ft.	2,425.00	\$606,250

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

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/22/2020

Property Information

Folio: 01-3230-001-0080

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	T6-36a-O	6405	Square Ft.	2,425.00	\$606,250

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/22/2020

Property Information

Folio: 01-3230-001-0080

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	T6-36a O	6405	Square Ft.	2,425.00	\$436,500

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

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/22/2020

Property Information

Folio: 01-3230-001-0080

Property Address:

Full Legal Description
BUENA VISTA PB A-38
E1/2 OF LOT 16
LOT SIZE 25.000 X 97
OR 18600-1205 0399 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1997	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:

Attachment " HH"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 -PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.

	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	COMMENTS
1	3031150053300	\$643.06	3,230 SQ. FT.	3	\$35,530	LIBERTY CITY PB 7-79 LOT 25 LESS S10FT FOR R/W BLK 12	BU-3	\$198.00	17XX NW 62 ST	YES 8/25/2017	YES	ESCHEATMENT TAX DEED 9/18/2014	CONTIGUOUS
2	3031150053320	\$387.21	2,630 SQ. FT.	3	\$21,040	LIBERTY CITY PB 7-79 LOT 26 LESS S25FT FOR R/W BLK 12	RU-2	\$162.00	17XX NW 62 ST	YES 8/25/2017	YES	ESCHEATMENT TAX DEED 9/18/2014	CONTIGUOUS
3	3031150053330	\$526.52	2,630 SQ. FT.	3	\$28,930	LIBERTY CITY PB 7-79 LOT 27 LESS S25FT FOR R/W BLK 12	BU-3	\$162.00	17XX NW 62 ST	YES 8/25/2017	YES	ESCHEATMENT TAX DEED 9/18/2014	CONTIGUOUS
4	3031150053340	\$526.52	2,630 SQ. FT.	3	\$28,930	LIBERTY CITY PB 7-79 LOT 28 LESS S25FT FOR R/W BLK 12	BU-3	\$162.00	17XX NW 62 ST	YES 8/25/2017	YES	ESCHEATMENT TAX DEED 9/18/2014	CONTIGUOUS
5	3031150100030	\$636.50	3500 SQ. FT.	3	\$28,930	BULLARDS PB 9-96 LOT 3	RU-2	\$215.00	ADJACENT SOUTH OF 6318 NW 19 CT	YES 8/25/2017	YES	ESCHEATMENT TAX DEED 5/14/2012	
6	<u>0131140430310</u>	\$2,673.83	11,413 SQ FT	3	\$125,543	ORCHARD VILLA EXT PB 17-55 PARC 128 AKA LOTS 17 THRU 20 & W1FT OF LOTS 21 THRU 24 BLK 2 LESS N10FT FOR R/W	T5-O	\$700.00	1210 NW 62 ST	NO	NO	NEED O&E & CIRCULATION	NEED O&E & CIRCULATION
7	0131250352901	\$45,882.50	14,362 SQ. FT.	3	\$2,154,300	NORTH WEST 7TH AVE ADD PB 7-36 LOTS A & 10 & 11 BLK A & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492	D1	\$882.00	550 NW 22 ST	YES 8/25/2017	YES R-979-17	ESCHEATMENT TAX DEED 1/13/2014	
8	3031150053600	\$1,290.01	6,480 SQ. FT.	3	\$71,280	LIBERTY CITY PB 7-79 LOTS 23 & 24 LESS S10FT FOR R/W BLK 13	BU-3	\$398.00	18XX NW 62 ST	NO	NO	ESCHEATMENT TAX DEED 10/27/1993	
9	3031150053591	\$236.02	1,063 SQ. FT.	3	\$11,693	LIBERTY CITY PB 7-79 P-83 AKA LOT 22 LESS S11FT FOR R/W	BU-3	\$65.00	18XX NW 62 ST	YES 8/4/2014	YES R-548-12		
10	3031150000010	\$2,302.32	11,500 SQ. FT.	3	\$126,500	15 53 41 BEG AT SE COR OF SE1/4 OF SW1/4 OF NE1/4 W100FT N150FT E100FT S150FT TO BEG LESS S35FT FOR R/W	BU-3	\$706.00	ADJACENT EAST OF 1909 NW 62 ST	NO	NO	ESCHEATMENT TAX DEED 8/8/2000	
11	3031150250010	\$672.39	4,567 SQ. FT.	3	\$50,237	GORRAY PARK PB 12-30 LOT 1 LESS E25FT FOR ST BLK 1	UC-MC	\$280.00	ADJACENT EAST OF 2224 NW 58 ST	NO	NO	ESCHEATMENT TAX DEED 11/7/2014	
12	0131250420140	\$24,918.78	6,500 SQ. FT.	3	\$1,170,000	25 53 41 SECURITY ADD PB 3-21 LOT 4 BLK 3	T5-O	\$400.00	224 NW 21 ST	YES 8/14/2014	NO	ESCHEATMENT TAX DEED 4/07/1997	
13	3031150540530	\$15,102.50	84,187 SQ. FT.	3	\$841,870	LEONARD C FREEMAN SUBDIVISION PB 164-057 T-21599 LOT 1 BLK 4	RU-2	\$5,166.00	SE CORNER OF NW 22 AVE AND NW 71 ST	NO	NO	R-165-06	NEED O&E & CIRCULATION PHCD
14	0131270710010	\$25,197.44	84,506 SQ. FT.	3	\$1,183,084	27 53 41 1.94 AC KENLEN SUBDIVISION PB 84-23 TRACT A /AKA FLA 5-29/	T4-R	\$5,186.00	2828 NW 23 AVE	NO	NO		NEED O&E & CIRCULATION PHCD

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	COMMENTS
15	0131370310200	\$14,908.67	35,000 SQ. FT.	3	\$700,000	MIAMI NORTH PB B-41 LOTS 3 TO 6 INC BLK 9 /AKA PARCEL 22-2/	D1	\$2,150.00	531 NW 11 ST	NO	EMINENT DOMAIN FINAL JUDGMENT 07-24-1970	NEED CIRCULATION
16	3031150053690	\$645.00	3,240 SQ. FT.	3	\$35,640	LIBERTY CITY PB 7-79 LOT 34 LESS S10FT FOR R/W BLK 13	BU-3	\$199.00	ADJACENT EAST OF 1899 NW 62 ST	NO	ESCHEATMENT TAX DEED 12/23/2015	NEED O&E & CIRCULATION
17	3031150053900	\$139.11	2,800 SQ. FT.	3	\$6,989	LIBERTY CITY PB 7-79 LOT 23 BLK 14	RU-2	\$172.00	ADJACENT EAST OF 1829 NW 62 TER	YES R-48-12 YES 2012	SPECIAL WARRANTY DEED 12/14/2007	NEED O&E & CIRCULATION
18	0131350280020	\$32,351.81	21,700 SQ FT	3	\$1,519,000	"SPRING GARDEN CORR PL PB 9-1 LOTS 2 THRU 5 LESS SW8.5FT & LESS PORT LYG IN RAPID TRANSIT R/W BLK 6"	T6-8-O	\$1,332.00	1140 NW 8 ST	NO YES	FINAL JUDGMENT 12/13/1969	
19	0131140450010	\$2,067.79	12,136 SQ FT	3	\$97,088	14 53 41 .29 AC PB 39-10 JENKINS ADDN TO LIBERTY CITY LOT 1 & N54.36FT OF S390FT OF W1/8 OF SW1/4 OF NW1/4 14-53-41 LESS W35FT FOR R/W	T4-L	\$745.00	6293 NW 17 AVE	NO YES 8/14/2014	ESCHEATMENT TAX DEED 7/7/2012	NEED CIRCULATION
20	0131120340190	\$4,937.75	5,796 SQ FT	3	\$231,840	12 53 41 DUPONT SQUARE NORTH PB 7-18 N1FT LOT 28 LESS W40FT & LOT 29 LESS S2FT OF W40FT	D1	\$356.00	ADJACENT NORTH OF 7128 NW 3 AVE	NO	ESCHEATMENT TAX DEED 10/20/2004	NEED CIRCULATION
21	0131140351730	\$1,916.68	7,800 SQ FT	3	\$89,993	ORANGE HGTS PB 14-62 PARC 108 AKA LOTS 8- 9-10 BLK 10 LESS N10FT FOR R/W & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492	T5-O	\$479.00	1446 NW 62 ST	NO		NEED CIRCULATION
22	0131140351970	\$1,856.13	8,715 SQ FT	3	\$87,150	ORANGE HGTS PB 14-62 P-98 AKA LOTS 9 THRU 12 LESS N30 FT LYG IN R/W BLK 11 & E1/2 OF ALLEY LYG W & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492	T6-8-O	\$535.00	1690 NW 62 ST	NO	NEED O&E & CIRCULATION	PARKING LOT- NEED O&E & CIRCULATION
23	0131130630480	\$4,685.58	10,000 SQ FT	3	\$220,000	13 53 41 HIGH SCHOOL PARK TR PB 4-44 LOT 10 BLK 3	T5-R	\$614.00	183 NW 59 ST	YES R-997-14 7/6/1905	MDC REVERTER 5/4/2018	ZONED FOR MORE DENSITY -NOT SINGLE RESIDENCE
24	3031150280301	\$791.86	4,280 SQ FT	3	\$43,785	SYROLA PINES PB 24-18 LOT 23 BLK 2 LOT SIZE 40.000 X 107	RU-2	\$263.00	2423 NW 56 ST	YES R-974-17 YES 8/25/2017	MDC REVERTER 12/6/2019	
25	3031100280620	\$1,618.58	7,500 SQ FT	3	\$90,000	PARA VILLA HGTS PB 3-106 S75FT OF W100FT BLK 12	BU-1	\$460.00	7465 NW 21 AVE	NO	ESCHEATMENT TAX DEED 4/21/1993	
26	3031150390090	\$1,182.64	5,937 SQ FT	3	\$65,307	SEABOARD HEIGHTS PB 18-45 W1/2 LOT 11 & ALL OF LOTS 12 & 13 LESS N30FT LYG IN R/W	UC-MC	\$364.00	2644 NW 62 ST	NO	NEED O&E & CIRCULATION	PARKING LOT (4 LOTS) CONTIGUOUS
27	3031150390100	\$473.00	2,375 SQ FT	3	\$26,125	SEABOARD HEIGHTS PB 18-45 LOT 14 BLK 1 LESS N30FT FOR R/W	UC-MC	\$146.00	2644 NW 62 ST	NO	NEED O&E & CIRCULATION	PARKING LOT (4 LOTS) CONTIGUOUS
28	3031150390110	\$473.00	2,375 SQ FT	3	\$26,125	SEABOARD HEIGHTS PB 18-45 LOT 15 BLK 1 LESS N30FT FOR R/W	UC-MC	\$146.00	2644 NW 62 ST	NO	NEED O&E & CIRCULATION	PARKING LOT (4 LOTS) CONTIGUOUS
29	3031150390120	\$473.00	2,375 SQ FT	3	\$26,125	SEABOARD HEIGHTS PB 18-45 LOT 16 BLK 1 LESS N30FT FOR R/W	UC-MC	\$146.00	2644 NW 62 ST	NO	NEED O&E & CIRCULATION	PARKING LOT (4 LOTS) CONTIGUOUS

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	COMMENTS
30	<u>3031220250530</u>	3,000 SQ FT	3	\$36,750	TREASURE HTS PB 12-72 E50FT OF LOT 13 BLK 3	RU-2	\$184.00	2375 NW 43 ST	NO	NO	ESCHEATMENT TAX DEED 1/13/2014	NEED CIRCULATION
31	<u>3031210261750</u>	3,432.15 SQ FT	3	\$33,780	21 53 41 ROOSEVELT PARK PB 9-90 LOT 21 BLK 6	RU-2	\$211.00	2999 NW 43 TER	YES 8/14/2014	YES R-1004- 17	ESCHEATMENT TAX DEED 1/13/2014	NEED CIRCULATION
32	<u>0132300010080</u>	2,425 SQ FT	3	\$606,250	BUENA VISTA PB A-38 E1/2 OF LOT 16	T6-36a-O	\$150.00	ADJACENT WEST OF 3530 BISCAYNE BLVD	YES 8/14/2014	YES R-1004- 17	QUIT CLAIM DEED 3/30/1999	

ATTACHMENT "II"

Instrument prepared by and returned to:
Shannon D. Summerset-Williams
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 **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation ("Palmetto Homes"), whose address is 4952 NW 7th Avenue, Miami, Florida 33127, 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 PALMETTO HOMES, receipt whereof is hereby acknowledged, has granted, bargained, and sold to PALMETTO HOMES, 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, PALMETTO HOMES 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, PALMETTO HOMES 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 PALMETTO HOMES and if the PALMETTO HOMES shall cause the Properties to be developed with affordable or workforce rental housing, then PALMETTO HOMES 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 PALMETTO HOMES 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 PALMETTO HOMES 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 the relevant County Maximum Sales Price as set by Miami-Dade County and existing at the time of sale. In the event PALMETTO HOMES fails to sell the homes to qualified homebuyers or sells the homes above County Maximum Sales Price and PALMETTO HOMES, 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 12, 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"), PALMETTO HOMES 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 PALMETTO HOMES to notify these residents of the availability of homeownership opportunities.
7. That PALMETTO HOMES 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 PALMETTO HOMES 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 PALMETTO HOMES 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."

10. That PALMETTO HOMES shall pay real estate taxes and assessments on the Properties or any part thereof when due. PALMETTO HOMES 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 PALMETTO HOMES may encumber the Properties with:

- a. Any mortgage(s)) 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 PALMETTO HOMES (together, the "Improvements") as determined by an appraiser selected by PALMETTO HOMES; 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 PALMETTO HOMES.
- c. Any mortgage(s) mortgages 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, remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions, 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 PALMETTO HOMES.

11. The recordation, together with any mortgage purporting to meet the requirements of Paragraph 10(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 PALMETTO HOMES, 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.

12. If in the sole discretion of the County, (a) PALMETTO HOMES ceases to exist prior

to sale or rental of the housing contemplated herein; (b) PALMETTO HOMES fails to rent or sell the homes within the sale or rental limits described herein; (c) PALMETTO HOMES 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, PALMETTO HOMES 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 PALMETTO HOMES 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, PALMETTO HOMES 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 PALMETTO HOMES. 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.

13. 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.
14. 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 PALMETTO HOMES 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:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
_____, Chairperson

Approved for legal sufficiency:

By: _____
Shannon D. Summerset-Williams
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, PALMETTO HOMES URBAN DEVELOPMENT GROUP, 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 **PALMETTO HOMES URBAN DEVELOPMENT GROUP, 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 DESCRIPTION
01-3125-035-2901	NORTH WEST 7TH AVE ADD PB 7-36 LOTS A & 10 & 11 BLK A & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492 LOT SIZE 14362 SQ FT M/L OR 26649-1893 102008 3 COC 23093-3923 01 2004 3
01-3125-042-0140	25 53 41 SECURITY ADD PB 3-21 LOT 4 BLK 3 LOT SIZE 6500 SQ FT OR 17596-4719 0497 3
01-3127-071-0010	27 53 41 1.94 AC KENLEN SUBDIVISION PB 84-23 TRACT A /AKA FLA 5-29/ LOT SIZE 84506 SQUARE FEET
01-3137-031-0200	MIAMI NORTH PB B-41 LOTS 3 TO 6 INC BLK 9 /AKA PARCEL 22-2/ LOT SIZE 35000 SQUARE FEET
30-3115-054-0530	LEONARD C FREEMAN SUBDIVISION PB 164-057 T-21599 LOT 1 BLK 4 LOT SIZE 84187 SQ FT FAU 30-3110-063-0010
30-3115-000-0010	15 53 41 BEG AT SE COR OF SE1/4 OF SW1/4 OF NE1/4 W100FT N150FT E100FT S150FT TO BEG LESS S35FT FOR R/W LOT SIZE 100.000 X 115 OR 19238-2843 0800 3
30-3115-005-3300	LIBERTY CITY PB 7-79 LOT 25 LESS S10FT FOR R/W BLK 12 LOT SIZE 3230 SQ FT OR19769-1170/20041-0025 0701 2 7 COC 22035-0393 02 2004 2
30-3115-005-3320	LIBERTY CITY PB 7-79 LOT 26 LESS S25FT FOR R/W BLK 12 LOT SIZE 2630 SQ FT OR19769-1170/20041-0025 0701 2 7 COC 22035-0393 02 2004 2
30-3115-005-3330	LIBERTY CITY PB 7-79

	LOT 27 LESS S25FT FOR R/W BLK 12 LOT SIZE 2630 SQ FT OR 19769-1170 0701 2(7) COC 22035-0393 02 2004 2
30-3115-005-3340	LIBERTY CITY PB 7-79 LOT 28 LESS S25FT FOR R/W BLK 12 LOT SIZE 2630 SQ FT OR19769-1170/20041-0025 0701 2 7 COC 22035-0393 02 2004 2
30-3115-005-3600	LIBERTY CITY PB 7-79 LOTS 23 & 24 LESS S10FT FOR R/W BLK 13Leyah&Oren2020 LOT SIZE 80 X 81 OR 16106-0300 1093 3
30-3115-005-3690	LIBERTY CITY PB 7-79 LOT 34 LESS S10FT FOR R/W BLK 13 LOT SIZE 40 X 81 OR 18124-0555 0498 3 COC 23178-3081 03 2005 3
30-3115-025-0010	GORRAY PARK PB 12-30 LOT 1 LESS E25FT FOR ST BLK 1 LOT SIZE 40.780 X 112 OR 19482-3106 0101 3
01-3112-034-0190	12 53 41 DUPONT SQUARE NORTH PB 7-18 N1FT LOT 28 LESS W40FT & LOT 29 LESS S2FT OF W40FT LOT SIZE 5796 SQ FT OR 22755-975 1004 3
01-3113-063-0480	13 53 41 HIGH SCHOOL PARK TR PB 4-44 LOT 10 BLK 3 OR 26573 - 2199 09 2008 3 COC 25703-2404 25890-2202 0507 4
01-3114-035-1730	ORANGE HGTS PB 14-62 PARC 108 AKA LOTS 8-9-10 BLK 10 LESS N10FT FOR R/W & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492 LOT SIZE 75 X 104 SQ FT
01-3114-035-1970	ORANGE HGTS PB 14-62 P-98 AKA LOTS 9 THRU 12 LESS N30 FT LYG IN R/W BLK 11 & E1/2 OF ALLEY LYG W & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492 LOT SIZE 105 X 83 SQ FT

01-3114-043-0310	ORCHARD VILLA EXT PB 17-55 PARC 128 AKA LOTS 17 THRU 20 & W1FT OF LOTS 21 THRU 24 BLK 2 LESS N10FT FOR R/W LOT SIZE 101 X 113
01-3114-045-0010	14 53 41 .29 AC PB 39-10 JENKINS ADDN TO LIBERTY CITY LOT 1 & N54.36FT OF S390FT OF W1/8 OF SW1/4 OF NW1/4 14-53-41 LESS W35FT FOR R/W LOT SIZE 89.90 X 135
01-3135-028-0020	SPRING GARDEN CORR PL PB 9-16 LOTS 2 THRU 5 LESS SW8.5FT & LESS PORT LYG IN RAPID TRANSIT R/W BLK 6 LOT SIZE 21700 SQ FT
30-3110-028-0620	PARA VILLA HGTS PB 3-106 S75FT OF W100FT BLK 12 LOT SIZE 7500 SQ FT OR 19107-3525 0500 3
30-3115-005-3591	LIBERTY CITY PB 7-79 P-83 AKA LOT 22 LESS S11FT FOR R/W LOT SIZE 1063 SQ FT
30-3115-039-0100	SEABOARD HEIGHTS PB 18-45 LOT 14 BLK 1 LESS N30FT FOR R/W LOT SIZE 25.000 X 95
30-3115-005-3900	LIBERTY CITY PB 7-79 LOT 23 BLK 14 LOT SIZE 40.000 X 70 OR 26134-3633 122007 3
30-3115-010-0030	BULLARDS PB 9-96 LOT 3 LOT SIZE 50.000 X 70 74R 226436
30-3115-028-0301	SYROLA PINES PB 24-18 LOT 23 BLK 2 LOT SIZE 40.000 X 107 OR 12237-2798 0884 3 COC 23178-4050 03 2005 3 CASE 2011 A-00513 TC 78451
30-3115-039-0090	SEABOARD HEIGHTS PB 18-45 W1/2 LOT 11 & ALL OF LOTS 12 & 13 LESS N30FT LYG IN R/W LOT SIZE 62.500 X 95

30-3115-039-0110	SEABOARD HEIGHTS PB 18-45 LOT 15 BLK 1 LESS N30FT FOR R/W LOT SIZE 25.000 X 95
30-3115-039-0120	SEABOARD HEIGHTS PB 18-45 LOT 16 BLK 1 LESS N30FT FOR R/W LOT SIZE 25.000 X 95
30-3121-026-1750	21 53 41 ROOSEVELT PARK PB 9-90 LOT 21 BLK 6 LOT SIZE 39.450 X 87 COC 26048-4796 11 2007 3
30-3122-025-0530	TREASURE HTS PB 12-72 E50FT OF LOT 13 BLK 3 LOT SIZE 50.000 X 60
01-3230-001-0080	BUENA VISTA PB A-38 E1/2 OF LOT 16

ATTACHMENT “JJ”

This Instrument Was Prepared By:
Shannon D. Summerset-Williams
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 convey certain properties to **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation, its heirs, successors and assigns (hereinafter referred to as the “Owner”), whose address 4952 NW 7th Avenue, Miami, Florida 33127 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: Shannon D. Summerset-Williams, 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 **PALMETTO HOMES URBAN DEVELOPMENT GROUP, 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:

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: _____
Shannon D. Summerset-Williams
Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

01-3125-035-2901	NORTH WEST 7TH AVE ADD PB 7-36 LOTS A & 10 & 11 BLK A & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492 LOT SIZE 14362 SQ FT M/L OR 26649-1893 102008 3 COC 23093-3923 01 2004 3
01-3125-042-0140	25 53 41 SECURITY ADD PB 3-21 LOT 4 BLK 3 LOT SIZE 6500 SQ FT OR 17596-4719 0497 3
01-3127-071-0010	27 53 41 1.94 AC KENLEN SUBDIVISION PB 84-23 TRACT A /AKA FLA 5-29/ LOT SIZE 84506 SQUARE FEET
01-3137-031-0200	MIAMI NORTH PB B-41 LOTS 3 TO 6 INC BLK 9 /AKA PARCEL 22-2/ LOT SIZE 35000 SQUARE FEET
30-3115-054-0530	LEONARD C FREEMAN SUBDIVISION PB 164-057 T-21599 LOT 1 BLK 4 LOT SIZE 84187 SQ FT FAU 30-3110-063-0010
30-3115-000-0010	15 53 41 BEG AT SE COR OF SE1/4 OF SW1/4 OF NE1/4 W100FT N150FT E100FT S150FT TO BEG LESS S35FT FOR R/W LOT SIZE 100.000 X 115 OR 19238-2843 0800 3
30-3115-005-3300	LIBERTY CITY PB 7-79 LOT 25 LESS S10FT FOR R/W BLK 12 LOT SIZE 3230 SQ FT OR19769-1170/20041-0025 0701 2 7 COC 22035-0393 02 2004 2
30-3115-005-3320	LIBERTY CITY PB 7-79 LOT 26 LESS S25FT FOR R/W BLK 12 LOT SIZE 2630 SQ FT OR19769-1170/20041-0025 0701 2 7

	COC 22035-0393 02 2004 2
30-3115-005-3330	LIBERTY CITY PB 7-79 LOT 27 LESS S25FT FOR R/W BLK 12 LOT SIZE 2630 SQ FT OR 19769-1170 0701 2(7) COC 22035-0393 02 2004 2
30-3115-005-3340	LIBERTY CITY PB 7-79 LOT 28 LESS S25FT FOR R/W BLK 12 LOT SIZE 2630 SQ FT OR19769-1170/20041-0025 0701 2 7 COC 22035-0393 02 2004 2
30-3115-005-3600	LIBERTY CITY PB 7-79 LOTS 23 & 24 LESS S10FT FOR R/W BLK 13Leyah&Oren2020 LOT SIZE 80 X 81 OR 16106-0300 1093 3
30-3115-039-0100	SEABOARD HEIGHTS PB 18-45 LOT 14 BLK 1 LESS N30FT FOR R/W LOT SIZE 25.000 X 95
30-3115-025-0010	GORRAY PARK PB 12-30 LOT 1 LESS E25FT FOR ST BLK 1 LOT SIZE 40.780 X 112 OR 19482-3106 0101 3
01-3112-034-0190	12 53 41 DUPONT SQUARE NORTH PB 7-18 N1FT LOT 28 LESS W40FT & LOT 29 LESS S2FT OF W40FT LOT SIZE 5796 SQ FT OR 22755-975 1004 3
01-3113-063-0480	13 53 41 HIGH SCHOOL PARK TR PB 4-44 LOT 10 BLK 3 OR 26573 - 2199 09 2008 3 COC 25703-2404 25890-2202 0507 4
01-3114-035-1730	ORANGE HGTS PB 14-62 PARC 108 AKA LOTS 8-9-10 BLK 10 LESS N10FT FOR R/W & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492 LOT SIZE 75 X 104 SQ FT
01-3114-035-1970	ORANGE HGTS PB 14-62 P-98 AKA LOTS 9 THRU 12 LESS N30 FT LYG IN R/W BLK 11 & E1/2 OF ALLEY LYG W & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492 LOT SIZE 105 X 83 SQ FT
01-3114-043-0310	ORCHARD VILLA EXT PB 17-55 PARC 128 AKA LOTS 17 THRU 20 &

	W1FT OF LOTS 21 THRU 24 BLK 2 LESS N10FT FOR R/W LOT SIZE 101 X 113
01-3114-045-0010	14 53 41 .29 AC PB 39-10 JENKINS ADDN TO LIBERTY CITY LOT 1 & N54.36FT OF S390FT OF W1/8 OF SW1/4 OF NW1/4 14-53-41 LESS W35FT FOR R/W LOT SIZE 89.90 X 135
01-3135-028-0020	SPRING GARDEN CORR PL PB 9-16 LOTS 2 THRU 5 LESS SW8.5FT & LESS PORT LYG IN RAPID TRANSIT R/W BLK 6 LOT SIZE 21700 SQ FT
30-3110-028-0620	PARA VILLA HGTS PB 3-106 S75FT OF W100FT BLK 12 LOT SIZE 7500 SQ FT OR 19107-3525 0500 3
30-3115-005-3591	LIBERTY CITY PB 7-79 P-83 AKA LOT 22 LESS S11FT FOR R/W LOT SIZE 1063 SQ FT
30-3115-005-3690	LIBERTY CITY PB 7-79 LOT 34 LESS S10FT FOR R/W BLK 13 LOT SIZE 40 X 81 OR 18124-0555 0498 3 COC 23178-3081 03 2005 3
30-3115-005-3900	LIBERTY CITY PB 7-79 LOT 23 BLK 14 LOT SIZE 40.000 X 70 OR 26134-3633 122007 3
30-3115-010-0030	BULLARDS PB 9-96 LOT 3 LOT SIZE 50.000 X 70 74R 226436
30-3115-028-0301	SYROLA PINES PB 24-18 LOT 23 BLK 2 LOT SIZE 40.000 X 107 OR 12237-2798 0884 3 COC 23178-4050 03 2005 3 CASE 2011 A-00513 TC 78451
30-3115-039-0090	SEABOARD HEIGHTS PB 18-45 W1/2 LOT 11 & ALL OF LOTS 12 & 13 LESS N30FT LYG IN R/W LOT SIZE 62.500 X 95
30-3115-039-0110	SEABOARD HEIGHTS PB 18-45 LOT 15 BLK 1 LESS N30FT FOR R/W

	LOT SIZE 25.000 X 95
30-3115-039-0120	SEABOARD HEIGHTS PB 18-45 LOT 16 BLK 1 LESS N30FT FOR R/W LOT SIZE 25.000 X 95
30-3121-026-1750	21 53 41 ROOSEVELT PARK PB 9-90 LOT 21 BLK 6 LOT SIZE 39.450 X 87 COC 26048-4796 11 2007 3
30-3122-025-0530	TREASURE HTS PB 12-72 E50FT OF LOT 13 BLK 3 LOT SIZE 50.000 X 60
01-3230-0010-080	BUENA VISTA PB A-38 E1/2 OF LOT 16

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.*