



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

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PROPERTY INFORMATION	
<b>Folio</b>	16-7825-003-0010
<b>Property Address</b>	75 W PALM DR FLORIDA CITY, FL 33034-6021
<b>Owner</b>	CORDIAL HOLDINGS LLC
<b>Mailing Address</b>	25399 SW 157 AVE HOMESTEAD, FL 33031
<b>Primary Zone</b>	7610 TRANSIT ORIENTED DEVELOPEMENT DIST
<b>Primary Land Use</b>	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	0
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	101,472 Sq.Ft
<b>Year Built</b>	0



ASSESSMENT INFORMATION			
Year	2024	2023	2022
<b>Land Value</b>	\$3,247,104	\$3,169,064	\$2,376,798
<b>Building Value</b>	\$0	\$5,730,936	\$993,202
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$3,247,104	\$8,900,000	\$3,370,000
<b>Assessed Value</b>	\$371,930	\$3,707,000	\$3,370,000

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Non-Homestead Cap</b>	Assessment Reduction	\$2,875,174	\$5,193,000	

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

SHORT LEGAL DESCRIPTION
INDUSTRIAL ADDN TO FLA CITY
PB 5-6
LOTS 1 THRU 91 & PORT OF 12 ST
CLOSED BETW LOTS 50 & 51 & 50FT
STRIP LYG SWLY & ADJ TO LOTS 21

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$371,930	\$3,707,000	\$3,370,000
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,247,104	\$8,900,000	\$3,370,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$371,930	\$3,707,000	\$3,370,000
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$371,930	\$3,707,000	\$3,370,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/30/2021	\$12,500,000	32951-2308	Qual on DOS, multi-parcel sale
12/22/2021	\$100	32951-2294	Corrective, tax or QCD; min consideration
06/01/2002	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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