

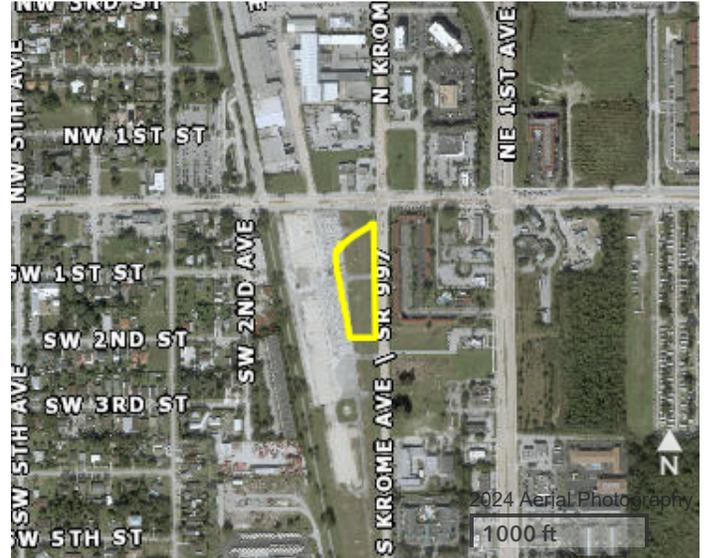


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 04/08/2025

PROPERTY INFORMATION	
Folio	16-7825-003-0081
Property Address	0 , FL
Owner	CORDIAL HOLDINGS LLC
Mailing Address	25399 SW 157 AVE HOMESTEAD, FL 33031
Primary Zone	7610 TRANSIT ORIENTED DEVELOPEMENT DIST
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	75,512 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$2,416,384	\$917,955	\$611,970
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$2,416,384	\$917,955	\$611,970
Assessed Value	\$548,216	\$673,167	\$611,970

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,868,168	\$244,788	

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

SHORT LEGAL DESCRIPTION
INDUSTRIAL ADD TO FLA CITY PB 5-6 LOTS 92 THRU 129 LESS DESC BEG X OF NWLY/L OF LOT 129 & KROME AVE TH S 00 DEG E 1316.62FT N 11 DEG W 119.73FT N 00 DEG W 182.13FT S 89

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$548,216	\$673,167	\$611,970
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,416,384	\$917,955	\$611,970
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$548,216	\$673,167	\$611,970
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$548,216	\$673,167	\$611,970

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/30/2021	\$12,500,000	32951-2308	Qual on DOS, multi-parcel sale
06/01/2002	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
11/01/1974	\$180,000	00000-00000	Deeds that include more than one parcel
08/01/1973	\$320,000	00000-00000	Deeds that include more than one parcel

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