



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

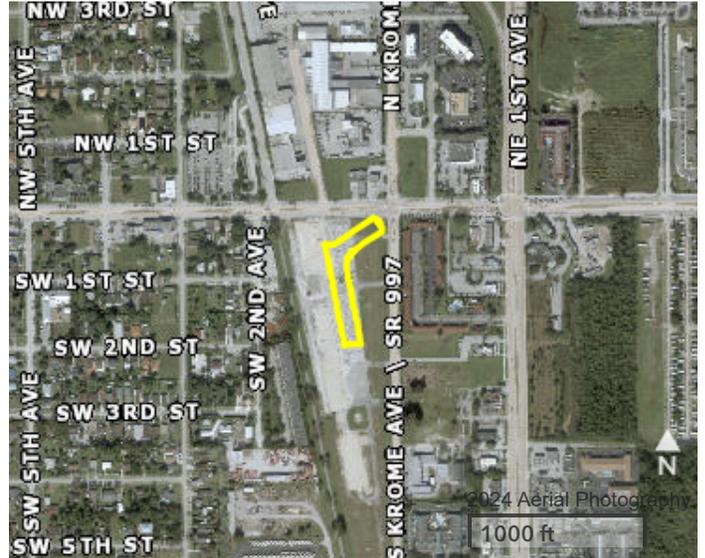
Generated On: 04/08/2025

PROPERTY INFORMATION	
<b>Folio</b>	16-7825-003-0020
<b>Property Address</b>	0 , FL
<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>	58,995 Sq.Ft
<b>Year Built</b>	0

ASSESSMENT INFORMATION			
Year	2024	2023	2022
<b>Land Value</b>	\$1,887,840	\$1,681,136	\$1,260,852
<b>Building Value</b>	\$0	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$1,887,840	\$1,681,136	\$1,260,852
<b>Assessed Value</b>	\$428,303	\$1,386,937	\$1,260,852

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Non-Homestead Cap</b>	Assessment Reduction	\$1,459,537	\$294,199	
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
CANAL & 30FT BASIN RD ON EITHER
SIDE OF CANAL AS SHOWN ON PLAT
LESS DESC BEG X OF S/RW/L OF SW



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$428,303	\$1,386,937	\$1,260,852
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,887,840	\$1,681,136	\$1,260,852
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$428,303	\$1,386,937	\$1,260,852
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$428,303	\$1,386,937	\$1,260,852

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/30/2021	\$12,500,000	32951-2308	Qual on DOS, multi-parcel sale
03/01/2008	\$0	26295-0448	Sales which are disqualified as a result of examination of the deed

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>