



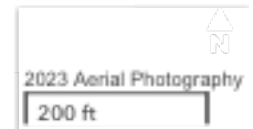
OFFICE OF THE PROPERTY

APPRAISER

Detailed Report

Generated On: 08/26/2024

PROPERTY INFORMATION				
Folio	30-4014-005-3460			
Property Address	6891 SW 40 ST MIAMI, FL 33155-3707			
Owner	HELEN CARLSON TR			
Mailing Address	6341 SW 26 ST MIAMI, FL 33155-3012			
Primary Zone	6400 COMMERCIAL - CENTRAL			
Primary Land Use	1111 STORE : RETAIL OUTLET			
Beds / Baths /Half	0 / 0 / 0			
Floors	1			
Living Units	0			
Actual Area	4,215 Sq.Ft			
Living Area	4,215 Sq.Ft			
Adjusted Area	3,854 Sq.Ft			
Lot Size	10,000 Sq.Ft			
Year Built	Multiple (See Building Info.)			
ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$1,500,000	\$1,500,000	\$1,000,000	
Building Value	\$171,099	\$160,584	\$160,968	
Extra Feature Value	\$14,063	\$14,108	\$14,153	
Market Value	\$1,685,162	\$1,674,692	\$1,175,121	
Assessed Value	\$1,139,524	\$1,035,931	\$941,756	
BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$545,638	\$638,761	\$233,365
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,139,524	\$1,035,931	\$941,756
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,685,162	\$1,674,692	\$1,175,121
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,139,524	\$1,035,931	\$941,756

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Property Information

Folio: 30-4014-005-3460

Property Address: 6891 SW 40 ST

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	BU-2	6400	Square Ft.	10,000.00	\$1,500,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1984	238	238	238	\$11,995
1	1	1949	3,977	3,977	3,616	\$159,104
EXTRA FEATURES						
Description	Year Built		Units	Calc Value		
Paving - Asphalt	1949		4,500	\$3,713		
Cent A/C - Comm (Aprox 300 sqft/Ton)	1986		3	\$2,925		
Cent A/C - Comm (Aprox 300 sqft/Ton)	1974		9	\$7,425		

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Property Information

Folio: 30-4014-005-3460

Property Address: 6891 SW 40 ST

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	BU-2	6400	Square Ft.	10,000.00	\$1,500,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1984	238	238	238	\$11,424
1	1	1949	3,977	3,977	3,616	\$149,160
EXTRA FEATURES						
Description	Year Built	Units	Calc Value			
Paving - Asphalt	1949	4,500	\$3,713			
Cent A/C - Comm (Aprox 300 sqft/Ton)	1986	3	\$2,970			
Cent A/C - Comm (Aprox 300 sqft/Ton)	1974	9	\$7,425			

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Property Information

Folio: 30-4014-005-3460

Property Address: 6891 SW 40 ST

Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	BU-2	6400	Square Ft.	10,000.00	\$1,000,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1984			238	\$11,602
1	1	1949			3,621	\$149,366
EXTRA FEATURES						
Description	Year Built		Units	Calc Value		
Paving - Asphalt	1949		4,500	\$3,713		
Cent A/C - Comm (Aprox 300 sqft/Ton)	1986		3	\$3,015		
Cent A/C - Comm (Aprox 300 sqft/Ton)	1974		9	\$7,425		

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Property Information

Folio: 30-4014-005-3460

Property Address: 6891 SW 40 ST

FULL LEGAL DESCRIPTION

CENTRAL MIAMI PART 3 PB 25-42
LOTS 38 THRU 42 INC LESS S20FT
FOR R/W BLK 75
LOT SIZE 125.000 X 80
OR 16549-2744 0994 5

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1994	\$0	16549-2744	Sales which are disqualified as a result of examination of the deed
08/01/1973	\$84,500	00000-00000	Sales which are qualified

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