



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

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PROPERTY INFORMATION	
Folio	16-7825-000-0280
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	14,810 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$473,920	\$148,100	\$103,670
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$473,920	\$148,100	\$103,670
Assessed Value	\$125,440	\$114,037	\$78,708

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$348,480	\$34,063	\$24,962

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

SHORT LEGAL DESCRIPTION
25 57 38 .34 AC
LOT 50FT X 300FT ADJ R/W ON EAST
STATION GROUNDS FLORIDA CITY
OR 17535-1374 0996 2

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$125,440	\$114,037	\$78,708
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$473,920	\$148,100	\$103,670
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$125,440	\$114,037	\$78,708
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$125,440	\$114,037	\$78,708

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/31/2021	\$12,500,000	32951-2308	Qual on DOS, multi-parcel sale
06/13/2002	\$15,600	20540-4574	Sales which are disqualified as a result of examination of the deed
09/30/1996	\$70,600	17535-1374	Sales which are qualified

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