

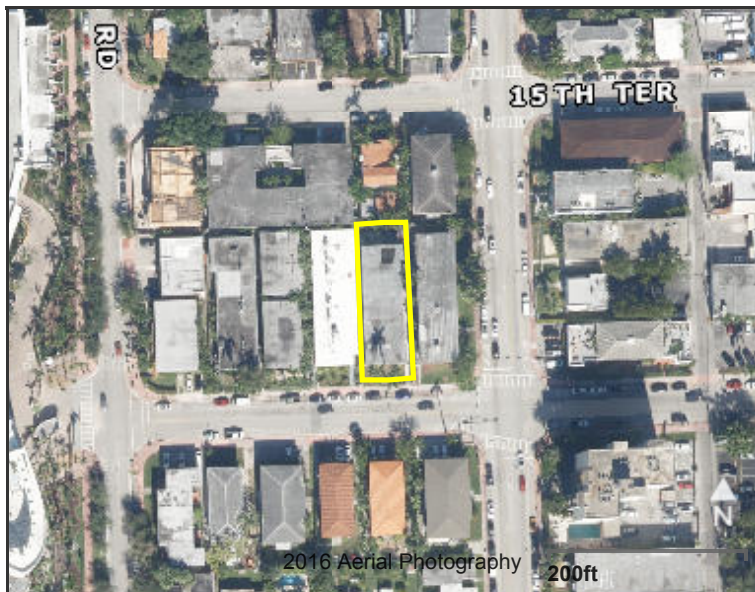


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 11/11/2019

Property Information	
Folio:	02-3233-016-0140
Property Address:	1313 15 ST Miami Beach, FL 33139-2219
Owner	WOW ESTATE LLC C/O KELLERMANN VARELA PL
Mailing Address	605 LINCOLN RD STE 420 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	8
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,069 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1950



Assessment Information			
Year	2019	2018	2017
Land Value	\$1,350,000	\$1,650,000	\$1,650,000
Building Value	\$1,000	\$1,000	\$1,000
XF Value	\$0	\$0	\$0
Market Value	\$1,351,000	\$1,651,000	\$1,651,000
Assessed Value	\$1,351,000	\$1,401,750	\$1,274,319

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction		\$249,250	\$376,681

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

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,351,000	\$1,401,750	\$1,274,319
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,351,000	\$1,651,000	\$1,651,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,351,000	\$1,401,750	\$1,274,319
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,351,000	\$1,401,750	\$1,274,319

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Property Information

Folio: 02-3233-016-0140

Property Address: 1313 15 ST

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RM-1	3900	Square Ft.	7,500.00	\$1,350,000

Building Information						
The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1950			7,069	

Extra Features			
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.			
Description	Year Built	Units	Calc Value
Aluminum Modular Fence	1995	90	
Patio - Concrete Slab	1995	600	

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Property Information

Folio: 02-3233-016-0140

Property Address: 1313 15 ST

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RM-1	3900	Square Ft.	7,500.00	\$1,650,000

Building Information						
The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1950			7,069	

Extra Features			
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.			
Description	Year Built	Units	Calc Value
Patio - Concrete Slab	1995	600	
Aluminum Modular Fence	1995	90	

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Property Information

Folio: 02-3233-016-0140

Property Address: 1313 15 ST Miami Beach, FL 33139-2219

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RM-1	3900	Square Ft.	7,500.00	\$1,650,000

Building Information						
The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in order to obtain the most accurate value.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1950			7,069	

Extra Features			
The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in order to obtain the most accurate value.			
Description	Year Built	Units	Calc Value
Aluminum Modular Fence	1995	90	
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Property Information

Folio: 02-3233-016-0140

Property Address: 1313 15 ST

Full Legal Description

ALTON BEACH BAY FRONT RE-SUB

W20FT OF LOT 8 & E30FT OF LOT

9 BLK 67 B PB 16-1

LOT SIZE 50.000 X 150

OR 15430-160 0392 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
08/29/2019	\$2,150,000	31612-3909	Qual by exam of deed
03/01/1992	\$190,000	15430-0160	Sales which are qualified
05/01/1977	\$143,000	00000-00000	Sales which are qualified
05/01/1977	\$1	09675-0042	Sales which are disqualified as a result of examination of the deed
05/01/1972	\$125,000	00000-00000	Sales which are qualified

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