



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/3/2020

Property Information	
Folio:	30-3128-023-0010
Property Address:	2301 NW 33 AVE Miami, FL 33142-6921
Owner	PREFERRED EQUITIES II LLC
Mailing Address	111 W WASHINGTON ST STE 845 CHICAGO, IL 60602
PA Primary Zone	6117 URBAN CENTER - EDGE
Primary Land Use	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	25,242 Sq.Ft
Lot Size	317,729 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	\$10,167,328	\$11,438,244	\$11,438,244
Building Value	\$917,604	\$100,000	\$100,000
XF Value	\$264,245	\$0	\$0
Market Value	\$11,349,177	\$11,538,244	\$11,538,244
Assessed Value	\$8,210,166	\$7,463,788	\$6,785,262

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$3,139,011	\$4,074,456	\$4,752,982
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	\$8,210,166	\$7,463,788	\$6,785,262
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$11,349,177	\$11,538,244	\$11,538,244
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,210,166	\$7,463,788	\$6,785,262

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Property Information

Folio: 30-3128-023-0010

Property Address: 2301 NW 33 AVE

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC EDGE	6117	Square Ft.	317,729.00	\$10,167,328

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1971			6,998	\$490,693
1	2	1971			7,750	\$173,254
1	3	1989			6,000	\$132,451
1	4	1989			1,230	\$36,836
2	1	1988			376	\$21,490
2	2	1988			2,888	\$62,880

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1995	60	\$474
Guard House - Instead of Points	1989	160	\$4,088
Paving - Concrete	1989	19,526	\$49,889
Light Standard - 10-30 ft High - 1 Fixture	1981	6	\$5,070
Paving - Asphalt	1981	29,700	\$28,958
Chain-link Fence 6-7 ft high	1981	1,947	\$17,718
Light Standard - 10-30 ft High - 1 Fixture	1975	8	\$6,136
Cent A/C - Comm (Aprox 300 sqft/Ton)	1971	26	\$21,450
Chain-link Fence 6-7 ft high	1971	1,426	\$10,980
Paving - Asphalt	1971	138,531	\$114,288
Plumbing Fixtures - Warehouse	1971	7	\$5,194

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Property Information

Folio: 30-3128-023-0010

Property Address: 2301 NW 33 AVE

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC EDGE	6117	Square Ft.	317,729.00	

Building Information						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1971			6,998	
1	2	1971			7,750	
1	3	1989			6,000	
1	4	1989			1,230	
2	1	1988			376	
2	2	1988			2,888	

Extra Features			
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Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1995	60	
Paving - Concrete	1989	19,526	
Guard House - Instead of Points	1989	160	
Chain-link Fence 6-7 ft high	1981	1,947	
Light Standard - 10-30 ft High - 1 Fixture	1981	6	
Paving - Asphalt	1981	29,700	
Light Standard - 10-30 ft High - 1 Fixture	1975	8	
Plumbing Fixtures - Warehouse	1971	7	
Chain-link Fence 6-7 ft high	1971	1,426	
Paving - Asphalt	1971	138,531	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1971	26	

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Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
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Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC EDGE	6117	Square Ft.	317,729.00	

Building Information						
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1	3	1989			6,000	
1	4	1989			1,230	
2	1	1988			376	
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Chain-link Fence 6-7 ft high	1971	1,426	
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Full Legal Description
28 53 41 7.294 AC M/L
INDUSTRIAL PARK NO 1 PB 77-93
TRACT A LESS BEG AT NW COR TR A
A ALG W/L TR A 173FT M/L TO N
BANK OF TAMiami CANAL ELY ALG
CANAL BANK 150FT M/L N PARR TO
W/L TR A 173FT M/L N 36 DEG
W82.01FT & W1/2 OF NW 32 AVE LYG
E & ADJ CLOSED PER R-546-99
LOT SIZE 322259 SQ FT
OR 19844-3791 0801 6

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2001	\$6,870,000	19844-3791	Other disqualified
03/01/2001	\$5,400,000	19621-2588	Other disqualified

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