

PROPERTY RECORD CARD

Generated Date: 07/22/2021

OFFICE OF THE PROPERTY APPRAISER

Roll Year: 2020

2020 Current

DOR CODE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

STATUS: ACTIVE EFLG:

** Note: values are subject to change due to tax roll corrections **

CURRENT OWNER AND MAILING:

SONNIA & FERNANDO MONDRAGON

1526 71 ST
MIAMI BEACH FL 33141-4710

LEGAL DESCRIPTION:

10 53 42 PB 25-56
ISLE OF NORMANDY TROUVILLE SEC
LOT 16 BLK 24
LOT SIZE 51.540 X 125
OR 15855-1978 0393 4

ACCOUNT FLAGS:

#	CAT	TYPE	DESCRIPTION	VALUE
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MCD: 0200 Miami Beach

ZONING 1: 0100 SINGLE FAMILY - GENERAL

CTCASE: N % CAP: 100.00

DISTRICT: 1

ZONING 2: 0000

HEX BASE YR: 1994 PORT YR: 0

GPAR: 0

NON-HEX BASE YR: 0

AG: N NFC: N

EEL/CONS EASMNT: N

EEL/CONS COVENANT: N NH CD: 100.00 NORMANDY ISLE

ADDITIONAL PROPERTY INFORMATION

LOT SIZE:	6,443 S	BUILDING AREA:	1,466	L/B RATIO:	4.39	POOL:	N	AVG UNIT SIZE:	1,466.00
BUILDINGS:	1	YEAR BLT:	1940	EFF AGE:	1940	UNITS:	1		
BDRM:	2	BATH:	2	1/2 BTH:	0	EFF:	0		
1BD:	0	2BD:	0	3BD:	0	4BD:	0		

VALUE HISTORY:	2018	2019	2020	\$ UNIT OF MEASURE	\$ PER UNIT
LAND VALUE	257,700	244,815	244,815	38.00	
BUILDING VALUE	507,300	520,185	520,185	354.83	
MARKET VALUE	765,000	765,000	765,000	521.83	765,000.00
ASSESSED VALUE	125,270	127,650	130,585		
TOTAL EXEMPTION VALUE	50,000	50,000	50,000		

SALE HISTORY

#	AMOUNT	DATE	I/V	SALE TYPE	SALECD	ORBOOK	ORPG	GRANTOR	GRANTEE
01	0	03/01/1993		Unqualified	01	15855	1978		
02	0	07/01/1990		Unqualified	01	00000	00000		
03	82,000	06/01/1989	I	Qualified	00	14140	19		
04	78,000	03/01/1985	I	Qualified	00	12461	2073		

PREVIOUS OWNER INFORMATION

01 ROBERT N WHITE &W CAROL D	02 HARRY G GIBBS &W MARGARET	03 OR 12461-2073 0385 1
04 SONNIA & FERNANDO MONDRAGON	05 OR 14140-19 0689 1	06 SONNIA MONDRAGON
07 OR 14779-891 0790 4	08	09

EXEMPTIONS:	2018	2019	2020
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Homestead	25,000	25,000	25,000
Second Homestead	25,000	25,000	25,000

LAND RECORD CARD

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TOT LOT SIZE:	6,443 S	USE CODE:	0101	ZONING 1:	0100 SINGLE FAMILY - GENERAL
MKT LND VAL:	244,815	OVERALL RATE:	0.00	ZONING 2:	0000
AG MKT VAL:	0	AG VALUE:	0	AG DIFF:	0
ZNG ORDN:		LND CHG:		LND CHG DATE:	

MARKET LAND

CODE DESCRIPTION	ZONE TYP	FF	DEPTH	DFAC	%COND	UNITS	UNITPRC	ADJUPRC	VALUE	OVERRVAL
00 GENERAL	0100 F	51.54	125.00	1.0000	1.00	51.54	4,750.00	4,750.00	244,815	
INF CODE REASON										
0										

CLASSIFIED AG

MARKET AG

BUILDING RECORD CARD

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BUILDING INFORMATION

BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASEPRC	ADJAREA	REPCOSTNEW
1	1	1940	1940	0001	01	C	2	116.00	100	116.00	1,466	170,056

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	0.00	0.00	60.00	0.00	102,034		0	1,466	01	Single Family Residential

BEDROOMS: 2 BATHROOMS: 2 HALF-BATHS: 0 FLOORS: 1 UNITS: 1

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
One Story	1940	1,043	1,043	72,593
Alteration w/o Plumbing	1940	231	154	10,718
Garage, Finished	1940	320	213	14,825
Glass Jalousie Porch	1940	84	56	3,898

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Exterior Wall	31.00
Electrical	5.00
Plumbing	11.00
Interior Walls	30.00
Interior Flooring	9.00
Roofing Structure	8.00
Roofing Cover	6.00
TOTAL	100.00

EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVL	OVERRVAL
0052 Wood Fence	1	85	16.00	1990	1990	02		1	1	993	
0056 STL/GD Fence	1	52	10.00	1990	1990	02		1	1	380	

TOTAL XF VALUE BLDG 1: 1,373

TOTAL SEG ADJ VALUE BLDG 1: 102,034

TOTAL XF ADJ VALUE BLDG 1: 1,373

TOTAL SEG AND XF ADJ VALUE BLDG 1: 103,407

TOTAL SEG AND XF SITE VALUE BLDG 1: 103,407

TOTAL ADJ VALUE OF ALL BUILDINGS AND XF : 103,407

TOTAL AREA (ADJ SQ FT) OF ALL BUILDINGS : 1,466

TOTAL SITE VALUE OF ALL BUILDINGS AND XF : 520,185
TOTAL IMPROVEMENT VALUE : 520,185