



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 11/21/2023

PROPERTY INFORMATION	
<b>Folio</b>	02-3203-007-0920
<b>Property Address</b>	460 S SHORE DR MIAMI BEACH, FL 33141-2402
<b>Owner</b>	NORMANDY 460 LLC
<b>Mailing Address</b>	2875 NE 191 ST 801 AVENTURA, FL 33180
<b>Primary Zone</b>	0800 SGL FAMILY - 1701-1900 SQ
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 3 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,687 Sq.Ft
<b>Living Area</b>	2,240 Sq.Ft
<b>Adjusted Area</b>	2,425 Sq.Ft
<b>Lot Size</b>	11,050 Sq.Ft
<b>Year Built</b>	1950



ASSESSMENT INFORMATION				
Year	2023	2022	2021	
<b>Land Value</b>	\$1,491,490	\$884,026	\$662,805	
<b>Building Value</b>	\$177,510	\$177,510	\$135,315	
<b>Extra Feature Value</b>	\$26,685	\$26,850	\$27,182	
<b>Market Value</b>	\$1,695,685	\$1,088,386	\$825,302	
<b>Assessed Value</b>	\$998,615	\$907,832	\$825,302	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$697,070	\$180,554	

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

SHORT LEGAL DESCRIPTION
NORMANDY GOLF COURSE SUB
PB 44-62
LOT 12 BLK 52
LOT SIZE 65.000 X 170
75R-40968

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$998,615	\$907,832	\$825,302
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,695,685	\$1,088,386	\$825,302
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$998,615	\$907,832	\$825,302
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$998,615	\$907,832	\$825,302

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/20/2020	\$975,000	32231-2031	Qual by exam of deed
02/01/1975	\$57,500	00000-00000	Sales which are qualified
01/01/1972	\$43,500	00000-00000	Sales which are qualified

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