



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/4/2018

Property Information	
Folio:	02-3202-004-0180
Property Address:	7845 ATLANTIC WAY Miami Beach, FL 33141-2120
Owner	LOXODONTA VENTURES LLC
Mailing Address	7825 ATLANTIC WAY MIAMI BEACH, FL 33141 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	1
Actual Area	3,684 Sq.Ft
Living Area	3,166 Sq.Ft
Adjusted Area	3,244 Sq.Ft
Lot Size	16,750 Sq.Ft
Year Built	1956



Assessment Information			
Year	2017	2016	2015
Land Value	\$4,601,146	\$4,601,146	\$3,250,614
Building Value	\$214,104	\$215,888	\$217,672
XF Value	\$4,889	\$4,906	\$4,397
Market Value	\$4,820,139	\$4,821,940	\$3,472,683
Assessed Value	\$750,788	\$735,346	\$730,235

Benefits Information				
Benefit	Type	2017	2016	2015
Save Our Homes Cap	Assessment Reduction	\$4,069,351	\$4,086,594	\$2,742,448
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$700,788	\$685,346	\$680,235
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$725,788	\$710,346	\$705,235
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$700,788	\$685,346	\$680,235
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$700,788	\$685,346	\$680,235

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Folio: 02-3202-004-0180

Property Address: 7845 ATLANTIC WAY

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Front Ft.	50.00	\$3,737,648
GENERAL	RS-3	0800	Square Ft.	750.00	\$998
GENERAL	RS-3	0800	Square Ft.	3,000.00	\$862,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1956	3,684	3,166	3,244	\$214,104

Extra Features			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1997	300	\$996
Wood Fence	1975	30	\$293
Patio - Concrete Slab	1956	1,500	\$3,600

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Roll Year **2016** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Front Ft.	50.00	\$3,737,648
GENERAL	RS-3	0800	Square Ft.	750.00	\$998
GENERAL	RS-3	0800	Square Ft.	3,000.00	\$862,500

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1956	3,684	3,166	3,244	\$215,888

Extra Features			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1997	300	\$1,008
Wood Fence	1975	30	\$298
Patio - Concrete Slab	1956	1,500	\$3,600

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Roll Year **2015** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0800	Front Ft.	50.00	\$3,249,744
GENERAL	RS-3	0800	Square Ft.	750.00	\$870

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1956	3,684	3,166	3,244	\$217,672

Extra Features			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1997	300	\$1,020
Wood Fence	1975	30	\$227
Patio - Concrete Slab	1956	1,500	\$3,150

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Full Legal Description
ALTOS DEL MAR NO 1 PB 31-40
LOT 1 BLK 5 & E 1/2 OF AIROSO WAY
LYG W & ADJ PER OR 26806-2784
& PORT LYING EAST & ADJACENT WEST
OF EROSION LINE PER PB 105-62
LOT SIZE 16750 SQ FT M/L

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/19/2017	\$5,550,000	30543-3152	Qual by exam of deed
09/26/2008	\$10	26592-1651	Sales which are disqualified as a result of examination of the deed
06/01/1997	\$735,000	17692-4202	Sales which are qualified
11/01/1978	\$197,500	10211-1405	Sales which are qualified
10/01/1977	\$1	09822-0732	Sales which are disqualified as a result of examination of the deed
02/01/1976	\$125,000	00000-00000	Sales which are qualified

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