



Address

Owner Name

Folio

SEARCH:

111 NW 1 St

Suite

**PROPERTY INFORMATION****Folio:** 02-3210-017-0050**Sub-Division:**

ISLE OF NORMANDY MIAMI VIEW SEC PART 2

Property Address

1776 NORMANDY DR

Miami Beach, FL 33141-4748

Owner

RICHARD D KENDLE II

Mailing Address

PO BOX 403426

MIAMI, FL 33140

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

4 / 4 / 0

Floors

2

Living Units

4

Actual Area**Living Area**

Adjusted Area	2,511 Sq.Ft
Lot Size	6,250 Sq.Ft
Year Built	1946



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Value Adjustment Board

ASSESSMENT INFORMATION

Year	2018	2017	2016
Land Value	\$437,500	\$437,500	\$437,500
Building Value	\$10,000	\$10,000	\$10,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$447,500	\$447,500	\$447,500
Assessed Value	\$341,220	\$310,200	\$282,000

TAXABLE VALUE INFORMATION

	2018	2017	2016
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$341,220	\$310,200	\$282,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$447,500	\$447,500	\$447,500
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$341,220	\$310,200	\$282,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$341,220	\$310,200	\$282,000

BENEFITS INFORMATION

Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$106,280	\$137,300	\$165,500

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

FULL LEGAL DESCRIPTION

ISLE OF NORMANDY MIAMI VIEW SEC

PART 2 PB 41-75

LOT 5 BLK 30

LOT SIZE 50.000 X 125

OR 20540-2068 07 2002 1

COC 21771-3789 02 2003 4

COC 22919-0786 12 2004 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner
05/11/2006	\$100	29213-2735	Sales which are disqualified as a result of examination of the deed	HENRY VOLPI
12/01/2004	\$475,000	22919-0786	Sales which are qualified	
10/01/2004	\$0	22784-3145	Sales which are disqualified as a result of examination of the deed	
11/01/2003	\$375,000	21856-2277	Sales which are qualified	
02/01/2003	\$0	21771-3789	Sales which are disqualified as a result of examination of the deed	
07/01/2002	\$200,000	20540-2068	Sales which are qualified	
09/01/1986	\$93,000	13055-1069	Sales which are qualified	
06/01/1981	\$120,000	11135-2040	Other disqualified	
04/01/1980	\$89,000	10725-1938	Sales which are qualified	

For more information about the Department of Revenue's Sales Qualification Codes.

2018

2017

2016

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RM-1	3900 - MULTI-FAMILY - 38-62 U/A	Square Ft.	6,250.00	\$437,500

BUILDING INFORMATION

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section, in or

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.
1	1	1946		

EXTRA FEATURES

The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section, in or

Description	Year Built
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Chain-link Fence 4-5 ft high

1973

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District:	NONE
Community Redevelopment Area:	NONE
Empowerment Zone:	NONE
Enterprise Zone:	MIAMI BEACH
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code:	RM-1 -
Existing Land Use:	30 - MULTI-FAMILY, LOW-DENSITY (UNDER 25 DU/GROSS ACRE).
Government Agencies and Community Services	

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
Childrens Trust
City of Miami Beach
Environmental Considerations
Florida Department Of Revenue
Florida Inland Navigation District
PA Bulletin Board
Non-Ad Valorem Assessments
School Board
South Florida Water Mgmt District
Tax Collector

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

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40 Yr Building

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