

CARLOS J. MARADIAGA
GEORGINA CABRERA
Property Owners Data Research Services
3802 SW 79th Avenue, #117
Miami, Florida 33155
Phone: (305) 262-8965 • (786)344-9776
E-mail: DataResearchAssociates@gmail.com

Date: November 19, 2018

Number of Owners: 882 (including Subject.)

COVER LETTER & CERTIFICATION

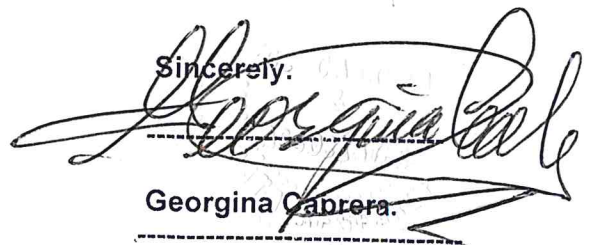
To: CITY HALL, MIAMI BEACH, FL
Department of Building, Planning, & Zoning.
1700 Convention Center DR, Miami Beach, FL 33139

RE: Property Owners within a 375'Foot Radius of.
PROPERTY ADDRESS : 1425 BAY ROAD, MIAMI BEACH, FL 33139

LEGAL DESCRIPTION: ALTON BEACH BAY FRONT RE- SUB PB 16-1
LOT 12 BLK 79B LOT SIZE 60.000 X 100 OR 17963-2238 0198 4

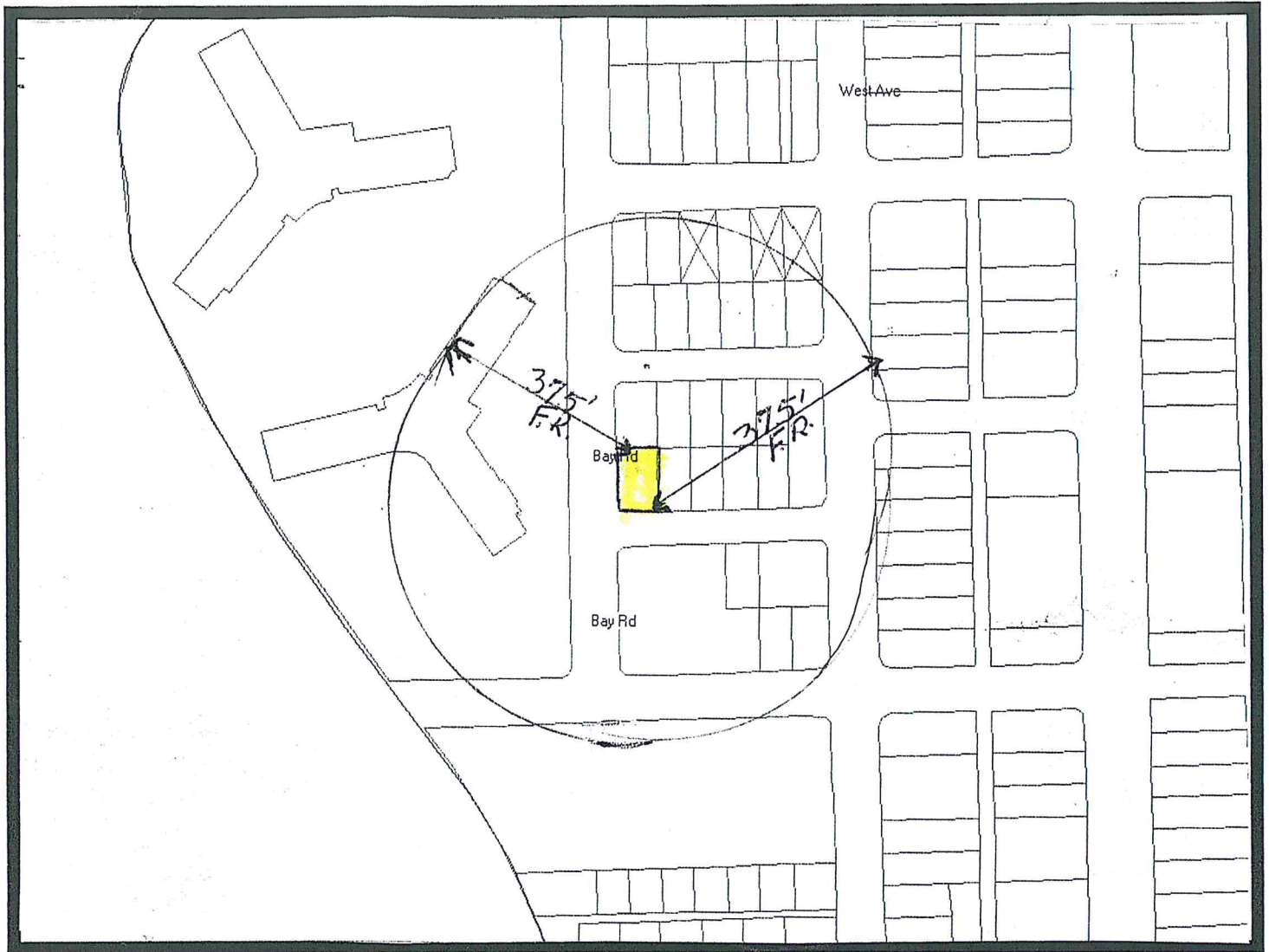
I certify that the attached Ownership list, Map, and Mailing Labels are a complete and Accurate representation of the real estate Property Owners within a 375 '-foot radius Of the subject(s) Property listed above. The information reflects the most current Records, on file in the Miami- Dade County Tax Assessor's Office.

Sincerely,



Georgina Cabrera.

Data Research Associates.



375' FOOT RADIUS MAP

APPROXIMATE SCALE = 1' = 375

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LOT 12 BLK 79B LOT SIZE 60.000 X 100 OR
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**AS DESCRIBED IN EXHIBIT "A"
COUNTY OF MIAMI-DADE, FLORIDA**



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Property Information	
Folio:	02-3233-016-0420
Property Address:	1425 BAY RD Miami Beach, FL 33139-3741
Owner	BAY WEST 1 LLC
Mailing Address	2980 MCFARLANE RD MIAMI, FL 33133 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,657 Sq.Ft
Living Area	1,156 Sq.Ft
Adjusted Area	1,365 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	1947



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,320,000	\$1,320,000	\$1,320,000
Building Value	\$95,209	\$95,209	\$95,209
XF Value	\$13,600	\$13,760	\$13,920
Market Value	\$1,428,809	\$1,428,969	\$1,429,129
Assessed Value	\$1,428,809	\$1,428,969	\$1,429,129

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
ALTON BEACH BAY FRONT RE-SUB PB 16-1 LOT 12 BLK 79B LOT SIZE 60.000 X 100 OR 17963-2238 0198 4

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,428,809	\$1,428,969	\$1,429,129
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,428,809	\$1,428,969	\$1,429,129
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,428,809	\$1,428,969	\$1,429,129
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,428,809	\$1,428,969	\$1,429,129

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/09/2018	\$1,300,000	30935-4696	Qual by exam of deed
11/21/2016	\$1,074,600	30328-1439	Trustees in bankruptcy, executors or guardians
09/12/2016	\$100	30328-1442	Corrective, tax or QCD; min consideration
09/12/2016	\$100	30328-1444	Corrective, tax or QCD; min consideration

EXHIBIT " A "

PROPERTY : 1425 BAY RD, MIAMI BEACH, FL, 3139