



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/13/2022

Property Information	
Folio:	02-3234-008-0310
Property Address:	1116 OCEAN DR Miami Beach, FL 33139-4609
Owner	VMSB LLC
Mailing Address	1400 BROADWAY #15FL NEW YORK, NY 10018 USA
PA Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	10
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	23,462 Sq.Ft
Lot Size	19,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$11,700,000	\$11,700,000	\$11,700,000
Building Value	\$10,100,000	\$9,300,000	\$10,300,000
XF Value	\$0	\$0	\$0
Market Value	\$21,800,000	\$21,000,000	\$22,000,000
Assessed Value	\$21,800,000	\$21,000,000	\$22,000,000

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,800,000	\$21,000,000	\$22,000,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,800,000	\$21,000,000	\$22,000,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,800,000	\$21,000,000	\$22,000,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$21,800,000	\$21,000,000	\$22,000,000

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Property Information

Folio: 02-3234-008-0310

Property Address: 1116 OCEAN DR

Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	MXE	6501	Square Ft.	9,750.00	
GENERAL	MXE	6501	Square Ft.	9,750.00	

Building Information						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1930			5,233	
1	2	1930			11,374	
1	3	1994			2,282	
1	4	1994			76	
1	5	1994			4,307	
2	1	1994			190	

Extra Features			
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.			
Description	Year Built	Units	Calc Value
Patio - Terrazzo, Pebble	1994	1,900	
Patio - Brick, Tile, Flagstone	1994	440	
Pool COMM BETTER 3-6' dpth, tile 20x40 av size	1994	1,500	
Wall - CBS 4 to 8 in, reinforced	1994	2,020	
Wrought Iron Fence	1993	75	
Patio - Terrazzo, Pebble	1930	1,134	
Patio - Brick, Tile, Flagstone	1930	1,295	

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Property Information

Folio: 02-3234-008-0310

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Roll Year 2020 Land, Building and Extra-Feature Details

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Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
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Full Legal Description
OCEAN BEACH ADDN NO 2 PB 2-56
LOTS 5 & 6 & 7 BLK 16
LOT SIZE 150.000 X 130
OR 19267-2761 0900 1

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/10/2013	\$41,500,000	28864-1785	Corrective, tax or QCD; min consideration
09/01/2000	\$19,000,000	19267-2761	Sales which are qualified
10/01/1993	\$0	16089-0990	Sales which are disqualified as a result of examination of the deed
04/01/1992	\$2,950,000	15481-1474	Other disqualified
04/01/1989	\$1,110,000	14203-0583	Sales which are qualified
08/01/1980	\$532,000	10876-2337	Other disqualified

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