



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/26/20

Property Information	
Folio:	02-3228-001-2070
Property Address:	2120 LUCERNE AVE Miami Beach, FL 33140-4542
Owner	PATRICK DWYER MARISA DWYER
Mailing Address	2120 LUCERNE AVE MIAMI BEACH, FL 33140 USA
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,024 Sq.Ft
Living Area	1,672 Sq.Ft
Adjusted Area	1,833 Sq.Ft
Lot Size	7,200 Sq.Ft
Year Built	1937



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,080,000	\$784,800	\$734,400
Building Value	\$159,471	\$159,471	\$92,000
XF Value	\$0	\$0	\$0
Market Value	\$1,239,471	\$944,271	\$826,400
Assessed Value	\$965,158	\$877,417	\$797,652

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$274,313	\$66,854	\$28,748

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

Short Legal Description
SUNSET ISLANDS-NO 4 PB 40-8 LOT 9 BLK 4B LOT SIZE 60.000 X 120 OR 9542 850

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$
Taxable Value	\$965,158	\$877,417	\$797,652
School Board			
Exemption Value	\$0	\$0	\$
Taxable Value	\$1,239,471	\$944,271	\$826,400
City			
Exemption Value	\$0	\$0	\$
Taxable Value	\$965,158	\$877,417	\$797,652
Regional			
Exemption Value	\$0	\$0	\$
Taxable Value	\$965,158	\$877,417	\$797,652

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/30/2016	\$1,680,000	30027-2747	Qual by exam of deed
11/03/2010	\$850,000	27513-1426	Qual by exam of deed
11/13/2009	\$100	27088-2301	Corrective, tax or QCD; min consideration
12/01/1976	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed

EXHIBIT "A"

2120 Lucerne Avenue/ Miami Beach, FL 33140

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