



**IMPORTANT MESSAGE**

When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our Tax Estimator to approximate your new property taxes.

The Property Appraiser does not send tax bills and does not set or collect taxes. Please visit the Tax Collector's website directly for additional information.

Address  Owner Name  Folio

**SEARCH:**

doral east llc



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**PROPERTY INFORMATION**

**Folio:** 30-3023-001-0162

**Sub-Division:**  
FLORIDA FRUIT LAND COMPANY SUB IN 30 3023

**Property Address**  
5149 NW 74 AVE  
Miami, FL 33166-5544

**Owner**  
DORAL EAST LLC

**Mailing Address**  
3530 ROCKERMAN RD  
MIAMI, FL 33133

**PA Primary Zone**  
7300 INDUSTRIAL - HEAVY MFG

**Primary Land Use**  
4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE

**Beds / Baths / Half** 0 / 0 / 0

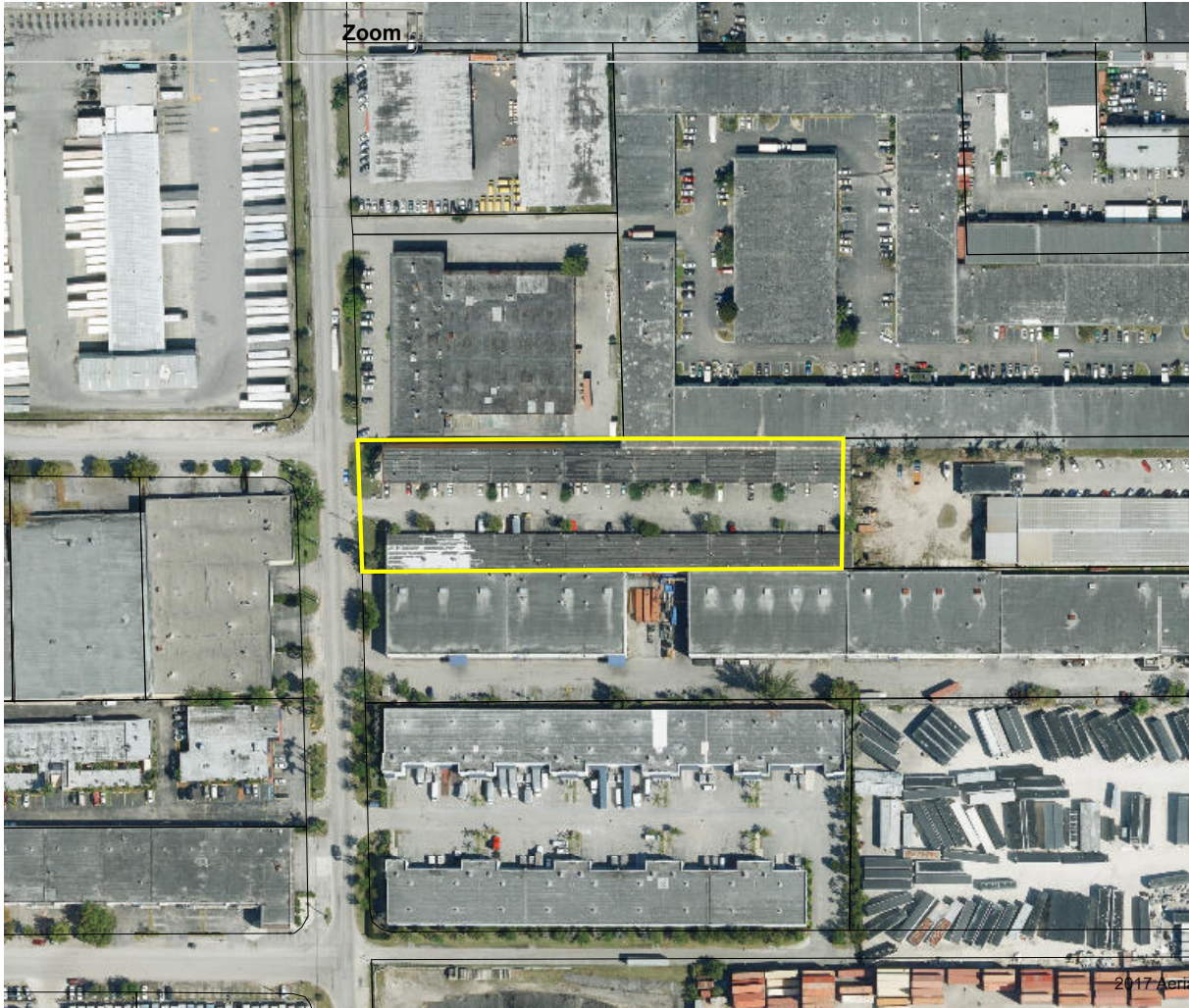
**Floors** 1

**Living Units** 0

**Actual Area** 52,876 Sq.Ft

**Living Area**

<b>Adjusted Area</b>	52,876 Sq.Ft
<b>Lot Size</b>	102,550 Sq.Ft
<b>Year Built</b>	1990



Map View ▾ Layers ▾

2017 Aerial Photography 200ft

**Featured Online Tools**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>Comparable Sales</li> <li>Non-Ad Valorem Assessments</li> <li>Property Record Cards</li> <li>Property Taxes</li> <li>Report Homestead Fraud</li> <li>Tax Estimator</li> <li>Value Adjustment Board</li> </ul> | <ul style="list-style-type: none"> <li>Glossary</li> <li>PA Additional Online Tools</li> <li>Property Search Help</li> <li>Report Discrepancies</li> <li>Tax Comparison</li> <li>TRIM Notice</li> </ul> |
|--|---|

**ASSESSMENT INFORMATION**

Year	2017	2016	2015
<b>Land Value</b>	\$1,538,250	\$1,538,250	\$1,384,425
<b>Building Value</b>	\$1,411,750	\$1,361,750	\$1,225,575
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$2,950,000	\$2,900,000	\$2,610,000

<b>Assessed Value</b>	\$2,950,000	\$2,871,000	\$2,610,000
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<b>TAXABLE VALUE INFORMATION</b>			
	2017	2016	2015
<b>COUNTY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,950,000	\$2,871,000	\$2,610,000
<b>SCHOOL BOARD</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,950,000	\$2,900,000	\$2,610,000
<b>CITY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>REGIONAL</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,950,000	\$2,871,000	\$2,610,000

<b>BENEFITS INFORMATION</b>				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction		\$29,000	

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

<b>FULL LEGAL DESCRIPTION</b>
23 53 40 2.35 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W1/2 OF N1/2 OF TR 23 LESS W35FT OR 16520-4321 0994 1 COC 22778-4848 10 2004 1

<b>SALES INFORMATION</b>				
Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
06/02/2014	\$3,685,500	29184-1167	Qual by exam of deed	2020 PROP LLC
10/01/2004	\$3,000,000	22778-4848	Sales which are qualified	
09/01/1994	\$1,325,000	16520-4321	Sales which are qualified	
12/01/1988	\$350,000	13932-3128	Sales which are qualified	
10/01/1987	\$360,000	13457-0980	Sales which are qualified	

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

2017    2016    2015

### 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	IU-2	7300 - INDUSTRIAL - HEAVY MFG	Square Ft.	102,550.00	

### 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	1990	26,438		26,438	
2	1	1990	26,438		26,438	

### 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
Cooler Room - Refridgeration (200 sqft/Ton)	1994	1	
Cooler Room - Area - Used with X/F #15	1994	224	
Chain-link Fence 4-5 ft high	1990	76	
Chain-link Fence 6-7 ft high	1990	161	
Interior Office - Average Quality	1990	1,680	
Interior Office - Average Quality	1990	1,440	
Paving - Asphalt	1990	38,200	
Plumbing Fixtures - Warehouse	1990	26	
Plumbing Fixtures - Warehouse	1990	26	
Wall - CBS unreinforced	1990	4,350	

### 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**

<b>Community Development District:</b>	NONE
<b>Community Redevelopment Area:</b>	NONE
<b>Empowerment Zone:</b>	NONE
<b>Enterprise Zone:</b>	NONE
<b>Urban Development:</b>	INSIDE URBAN DEVELOPMENT BOUNDARY
<b>Zoning Code:</b>	IU-2 - INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING
<b>Existing Land Use:</b>	320 - INDUSTRIAL INTENSIVE, HEAVY-LIGHT MANUFACTURING, AND WAREHOUSING-STORAGE TYPE OF USE Government Agencies and Community Services

**OTHER GOVERNMENTAL JURISDICTIONS**

Business Incentives  
 Childrens Trust  
 Environmental Considerations  
 Florida Department Of Revenue  
 Florida Inland Navigation District  
 Miami-Dade County  
 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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**REAL ESTATE**

40 Yr Building  
Re-Certification

Appealing Your Assessment

Defective Drywall

Folio Numbers

Mortgage Fraud

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## TANGIBLE PERSONAL PROPERTY

Appealing your Assessment

Assessment Information Search

Exemptions

Extension Requests

Filing Returns

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## PUBLIC RECORDS

Address Blocking

Change of Name

Change of Address

Change of Ownership & Title

Declaration of Condominium

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## ONLINE TOOLS

Property Search

Property Sales

Tax Estimator

Tax Comparison

Homestead Exemption and Portability

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## **TAX ROLL ADMINISTRATION**

Appealing your Assessment

Reports

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