

PROPERTY RECORD CARD

Generated Date: 08/01/2018

First Certified

OFFICE OF THE PROPERTY APPRAISER

Roll Year: 2017

DOR CODE: 2313 FINANCIAL INSTITUTION : OFFICE BUILDING

STATUS: ACTIVE EFLG:

** Note: values are subject to change due to tax roll corrections **

CURRENT OWNER AND MAILING:

MIAMI 9005 LLC

2711 CENTERVILLE ROAD SUITE 400
WILMINGTON DE 19808

LEGAL DESCRIPTION:

6 53 42
ASBURY PARK PB 4-110
BEG 478.01FTW OF SE COR LOT 5 RUN
W219.07FT ALG N R/W/L NE 90TH ST
N12.20FT TO E R/W/L BISC BLVD TH
(More...) NELY210.73FT E85FT S177FT TO POB

ACCOUNT FLAGS:

#	CAT	TYPE	DESCRIPTION	VALUE
5	LEGC	ST	Strip Number	1154

MCD: 1100 Miami Shores

ZONING 1: 6200 COMMERCIAL - ARTERIAL

CTCASE: N % CAP: 0.00

DISTRICT: 6

ZONING 2: 0000

HEX BASE YR: 0 PORT YR: 0

GPAR: 0

NON-HEX BASE YR: 2016

AG: N NFC: N

EEL/CONS EASMNT: N

EEL/CONS COVENANT: N NH CD: 60013.41 Bisc Blvd Miami Shores-NE 123^

ADDITIONAL PROPERTY INFORMATION

LOT SIZE:	BUILDING AREA:	L/B RATIO:	POOL:	AVG UNIT SIZE:
27,731 S	4,795	5.78	N	0.00
BUILDINGS:	YEAR BLT:	EFF AGE:	UNITS:	
1	2012	2012	0	
BDRM:	BATH:	1/2 BTH:	EFF:	
0	0	0	0	
1BD:	2BD:	3BD:	4BD:	
0	0	0	0	

VALUE HISTORY: 2015 2016 2017 \$ UNIT OF MEASURE \$ PER UNIT

	2015	2016	2017	\$ UNIT OF MEASURE	\$ PER UNIT
LAND VALUE	970,585	1,525,205	1,525,205	55.00	
BUILDING VALUE	217,415	2,874,795	2,874,795	599.54	
MARKET VALUE	1,188,000	4,400,000	4,400,000	917.62	0.00
ASSESSED VALUE	1,188,000	4,400,000	4,400,000		
TOTAL EXEMPTION VALUE	0	0	0		

SALE HISTORY

#	AMOUNT	DATE	I/V	SALE TYPE	SALECD	ORBOOK	ORPG	GRANTOR	GRANTEE
01	4,800,000	04/05/2017	I	Unqualified	16	30491	2360	GREENTREE HOLDINGS LLC	MIAMI 9005 LLC
02	4,800,000	03/30/2017	I	Unqualified	16	30478	0402	HARBOR GOLDEN INC	GREENTREE HOLDINGS LLC
03	5,555,600	03/06/2015	I	Unqualified	40	29541	3687	SHORE SQUARE PROPERTIES LLC	HARBOR GOLDEN INC
04	8,000,000	11/07/2011	I	Unqualified	37	27902	4847	SHORE SQUARE INVESTMENTS LLC	SHORE SQUARE PROPERTIES LLC
05	0	11/01/2005	I	Unqualified	01	24432	4515		
06	0	02/01/2005		Unqualified	01	23079	3255		
07	1,850,000	09/01/1985	I	Qualified	02	12653	1995		

PREVIOUS OWNER INFORMATION

01 PEARL SCHECTER ET AL	02 ANDREW & PAUL CHUSED ET AL	03 BORIS MOROZ & PHIL GLASSMAN TR
04 OR 12653-1995 0985 2	05 CITY NATIONAL BANK OF FL TRS	06 OR 23079-3255 02 2005 4

EXEMPTIONS:

2015

2016

2017

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TOT LOT SIZE: 27,731 S USE CODE: 2313 ZONING 1: 6200 COMMERCIAL - ARTERIAL
MKT LND VAL: 1,525,205 OVERALL RATE: 0.00 ZONING 2: 0000
AG MKT VAL: 0 AG VALUE: 0 AG DIFF: 0
ZNG ORDN: LND CHG: LND CHG DATE:

MARKET LAND

CODE DESCRIPTION	ZONE TYP	FF	DEPTH	DFAC	%COND	UNITS	UNITPRC	ADJUPRC	VALUE	OVERRVAL
00 GENERAL	6200 S	0.00	0.00	1.0000	1.00	27,731.00	55.00	55.00	1,525,205	
INF CODE REASON										
0										

CLASSIFIED AG

MARKET AG

BUILDING RECORD CARD

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BUILDING INFORMATION

BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASEPRC	ADJAREA	REPCOSTNEW
1	1	2012	2012	0040	02	1	0	63.00	160	100.80	4,795	483,336

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	0.00	0.00	98.00	0.00	473,669		0	4,795	54	Office - 1 Story

BEDROOMS: 0 BATHROOMS: 0 HALF-BATHS: 0 FLOORS: 0 UNITS: 0

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
Bank	2012	3,377	3,377	333,594
Porch, Inserted	2012	64	32	3,161
Bank	2012	666	666	65,790
Porch, Inserted	2012	1,024	512	50,577
Bank	2012	208	208	20,547

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Exterior	30.00
Electrical	12.00
Plumbing	10.00
Interior	55.00
Interior Flooring	0.00
Floor Finish	8.00
Roofing Structure	17.00
Roofing Cover	7.00
Foundation	5.00
Grade	16.00
TOTAL	160.00

EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVL	OVERRVAL
0077 Light Standard - 10-30 ft High - 1 Fixture	1	8	1,300.00	2012	2012	02		1	1	10,192	
0096 Paving - Asphalt	1	15,200	1.50	2012	2012	02		1	1	22,344	
0097 Paving - Concrete	1	920	3.50	2012	2012	02		1	1	3,156	
0126 Vault - Valuables Storage	1	200	54.00	2012	2012	02		1	1	10,584	
0004 Cent A/C - Comm (Aprox 300 sqft/Ton)	1	10	1,500.00	2012	2012	02	EST	1	1	14,700	
0127 Vault Door	1	1	30,000.00	2012	2012	02		1	1	29,400	

TOTAL XF VALUE BLDG 1: 90,376

TOTAL SEG ADJ VALUE BLDG	1:	473,669
TOTAL XF ADJ VALUE BLDG	1:	90,376
TOTAL SEG AND XF ADJ VALUE BLDG	1:	564,045
TOTAL SEG AND XF SITE VALUE BLDG	1:	564,045

TOTAL ADJ VALUE OF ALL BUILDINGS AND XF	:	564,045
TOTAL AREA (ADJ SQ FT) OF ALL BUILDINGS	:	4,795
TOTAL SITE VALUE OF ALL BUILDINGS AND XF	:	2,874,795
TOTAL IMPROVEMENT VALUE	:	2,874,795