

PROPERTY RECORD CARD  
OFFICE OF THE PROPERTY APPRAISER

Generated Date: 04/05/2016  
Roll Year: 2015

DOR CODE: 2313 FINANCIAL INSTITUTION : OFFICE BUILDING STATUS: ACTIVE EFLG:

CURRENT OWNER AND MAILING:	LEGAL DESCRIPTION:	ACCOUNT FLAGS:	
EDGEWOOD WEST KENDALL LLC	33 54 39 1 AC M/L	# CAT TYPE DESCRIPTION	VALUE
C/O TD BANK NA	BENSON LAKES		
380 WELLINGTON ST TOWER B-12FLR	PB 147-17 T-18651		
LONDON ONTARIO N6A-4S4	PORT OF TRS C & E DESC BEG S COR		
	OF TR E TH NELY AD 73.17FT N 39 DEG		
	(More...) E 38.51FT S 90 DEG E 53.17FT N 39		

MCD: 3000 County	ZONING 1: 6900 SEMI PROFESSIONAL OFFICE
CTCASE: N % CAP: 0.00 DISTRICT: 6	ZONING 2: 0000
HEX BASE YR: 0 PORT YR: 0 GPAR: 0	NON-HEX BASE YR: 2014
AG: N NFC: N EEL/CONS EASMNT: N	EEL/CONS COVENANT: N NH CD: 0.00 UNCLASSIFIED NEIGHBORHOOD

ADDITIONAL PROPERTY INFORMATION

LOT SIZE: 43,561 S	BUILDING AREA: 4,517	L/B RATIO: 9.64	POOL: N	AVG UNIT SIZE: 0.00
BUILDINGS: 1	YEAR BLT: 2013	EFF AGE: 2013	UNITS: 0	
BDRM: 0	BATH: 0	1/2 BTH: 0	EFF: 0	
1BD: 0	2BD: 0	3BD: 0	4BD: 0	

VALUE HISTORY:	2013	2014	2015	\$ UNIT OF MEASURE	\$ PER UNIT
LAND VALUE	1,393,952	1,393,952	1,393,952	32.00	
BUILDING VALUE	33,108	399,079	411,010	90.99	
MARKET VALUE	1,427,060	1,793,031	1,804,962	399.59	0.00
ASSESSED VALUE	1,427,060	1,793,031	1,804,962		
TOTAL EXEMPTION VALUE	0	0	0		

SALE HISTORY

#	AMOUNT	DATE	I/V	SALE TYPE	SALECD	ORBOOK	ORPG	GRANTOR	GRANTEE
01	2,500,000	03/21/2012	V	Unqualified	17	28051	4829	MIAMI BAPTIST CHURCH AT INC	EDGEWOOD WEST KENDALL LLC
02	6,975,000	08/27/2015	I	Qualified	01	29755	0816	EDGEWOOD WEST KENDALL LLC	FREE EXPERIENCE INC

PREVIOUS OWNER INFORMATION

EXEMPTIONS:	2013	2014	2015
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LAND RECORD CARD  
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TOT LOT SIZE: 43,561 S USE CODE: 2313 ZONING 1: 6900 SEMI PROFESSIONAL OFFICE  
 MKT LND VAL: 1,393,952 OVERALL RATE: 0.00 ZONING 2: 0000  
 AG MKT VAL: 0 AG VALUE: 0 AG DIFF: 0  
 ZNG ORDN: LND CHG: S LND CHG DATE: 7/26/2012 12:00:00 AM

MARKET LAND

CODE DESCRIPTION	ZONE TYP	FF	DEPTH	DFAC	%COND	UNITS	UNITPRC	ADJUPRC	VALUE	OVERRVAL
00 GENERAL	6900 S	0.00	0.00	1.0000	1.00	43,561.00	32.00	32.00	1,393,952	
INF CODE REASON										

CLASSIFIED AG

MARKET AG

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BUILDING INFORMATION

BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASEPRC	ADJAREA	REPCOSTNEW
1	1	2013	2013	0040	02	1	0	54.00	163	88.02	3,237	284,921

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	0.00	0.00	100.00	0.00	284,921		0	3,237	54	Office - 1 Story

BEDROOMS: 0 BATHROOMS: 0 HALF-BATHS: 0 FLOORS: 1 UNITS: 0

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
Bank	2013	3,122	3,122	274,798
Roof Structure	2013	160	80	7,042
Porch, Inserted	2013	70	35	3,081

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Exterior	30.00
Electrical	12.00
Plumbing	10.00
Interior	55.00
Floor Finish	8.00
Roofing Structure	24.00
Roofing Cover	7.00
Foundation	5.00
Grade	12.00
TOTAL	163.00

EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVL	OVERRVAL
0074 Height Factor - Wall Area Above 16 ft	1	552	10.00	2013	2013	03		1	1	5,465	
0126 Vault - Valuables Storage	1	150	54.00	2013	2013	02		1	1	8,100	
0127 Vault Door	1	1	30,000.00	2013	2013	02		1	1	30,000	
0077 Light Standard - 10-30 ft High - 1 Fixture	1	9	900.00	2013	2013	02		1	1	8,100	
0080 Light Standard - 10-30 ft High - 2 Fixtures	1	1	1,350.00	2013	2013	02		1	1	1,350	
0096 Paving - Asphalt	1	19,755	1.50	2013	2013	02	ESTIMATED	1	1	29,633	
0097 Paving - Concrete	1	1,020	3.50	2013	2013	02	ESTIMATED	1	1	3,570	
0136 Wall - CBS unreinforced	1	216	4.00	2013	2013	02		1	1	864	
0054 Aluminum Modular Fence	1	12	25.00	2013	2013	02		1	1	300	

TOTAL XF VALUE BLDG 1: 87,382

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BUILDING INFORMATION

BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASEPRC	ADJAREA	REPCOSTNEW
1	2	2013	2013	0040	02	1	0	54.00	56	30.24	1,280	38,707

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	0.00	0.00	100.00	0.00	38,707		0	1,280	75	Canopy (Gas Station)

BEDROOMS: 0 BATHROOMS: 0 HALF-BATHS: 0 FLOORS: 1 UNITS: 0

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
Canopy	2013	1,280	1,280	38,707

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Electrical	3.00
Interior	10.00
Floor Finish	6.00
Roofing Structure	16.00
Roofing Cover	8.00
Decking	8.00
Foundation	5.00
TOTAL	56.00

EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVL	OVERRVAL
TOTAL SEG ADJ VALUE BLDG	1:									323,628	
TOTAL XF ADJ VALUE BLDG	1:									87,382	
TOTAL SEG AND XF ADJ VALUE BLDG	1:									411,010	
TOTAL SEG AND XF SITE VALUE BLDG	1:									411,010	

TOTAL ADJ VALUE OF ALL BUILDINGS AND XF	:	411,010
TOTAL AREA (ADJ SQ FT) OF ALL BUILDINGS	:	4,517
TOTAL SITE VALUE OF ALL BUILDINGS AND XF	:	0
TOTAL IMPROVEMENT VALUE	:	411,010