

PROPERTY RECORD CARD
OFFICE OF THE PROPERTY APPRAISER

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

DOR CODE: 1111 STORE : RETAIL OUTLET

STATUS: ACTIVE EFLG:

CURRENT OWNER AND MAILING:

MOTHER QUEEN INC

304 PALERMO AVE
CORAL GABLES FL 33134

LEGAL DESCRIPTION:

E J CARTERS RESUB OF BLK 30
PB 6-40
LOTS 3 THRU 17 LESS W10.50 FT OF
LOTS 9 THRU 12 FOR R/W & LESS EXT
AREA OF CURVE IN NW COR OF LOT 9 &
(More...) IN SW COR OF LOT 12 FOR R/W BLK 30

ACCOUNT FLAGS:

#	CAT	TYPE	DESCRIPTION	VALUE
5		ST		100540

MCD: 0100 Miami

ZONING 1: 6100 COMMERCIAL - NEIGHBORHOOD

CTCASE: N % CAP: 0.00

DISTRICT: 6 ZONING 2: 0000

HEX BASE YR: 0 PORT YR: 0

GPAR: 0 NON-HEX BASE YR: 2013

AG: N NFC: N

EEL/CONS EASMNT: N EEL/CONS COVENANT: N NH CD: 60082.00 8 St SW-1 Ave to 37 Ave-Front

ADDITIONAL PROPERTY INFORMATION

LOT SIZE:	BUILDING AREA:	L/B RATIO:	POOL:	AVG UNIT SIZE:
96,227 S	20,835	4.62	N	0.00
BUILDINGS: 3	YEAR BLT: 2012	EFF AGE: 2012	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	4,313,570	3,351,300	5,505,555	57.21	
BUILDING VALUE	5,186,430	5,585,116	4,494,445	215.72	
MARKET VALUE	9,500,000	8,936,416	10,000,000	479.96	0.00
ASSESSED VALUE	9,500,000	8,936,416	9,830,057		
TOTAL EXEMPTION VALUE	0	0	0		

SALE HISTORY

#	AMOUNT	DATE	I/V	SALE TYPE	SALECD	ORBOOK	ORPG	GRANTOR	GRANTEE
01	12,120,000	12/20/2012	I	Qualified	05	28420	3382	CALLE OCHO LLC	MOTHER QUEEN INC
02	0	01/12/2012	V	Unqualified	18	27982	0850	CALLE OCHO LLC	STATE OF FLORIDA-DOT
03	510,000	10/01/2004	I	Unqualified	03	22765	3307		
04	423,000	01/01/1986	I	Unqualified	03	12779	2865		

PREVIOUS OWNER INFORMATION

01 JOHN R MCDANIEL JR &W ATHENA M	02 JOHN R MCDANIEL JR &W ATHENA	03 OR 73R-54709
04 ECHO REALTY LTD	05 OR 12779-2865 0186 2	06 STARDAN REALTY INC
07 OR 12749-2221 1285 5	08 ECHO REALTY LTD	09 OR 12779-2865 0186 6

EXEMPTIONS:	2013	2014	2015

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TOT LOT SIZE: 96,227 S USE CODE: 1111 ZONING 1: 6100 COMMERCIAL - NEIGHBORHOOD
 MKT LND VAL: 5,505,555 OVERALL RATE: 0.00 ZONING 2: 0000
 AG MKT VAL: 0 AG VALUE: 0 AG DIFF: 0
 ZNG ORDN: LND CHG: C LND CHG DATE: 5/1/2013 12:00:00 AM

MARKET LAND

CODE DESCRIPTION	ZONE TYP	FF	DEPTH	DFAC	%COND	UNITS	UNITPRC	ADJUPRC	VALUE	OVERRVAL
00 GENERAL	6100 S	0.00	0.00	1.0000	1.00	49,776.00	75.00	75.00	3,733,200	
INF CODE REASON										

CODE DESCRIPTION	ZONE TYP	FF	DEPTH	DFAC	%COND	UNITS	UNITPRC	ADJUPRC	VALUE	OVERRVAL
00 GENERAL	6101 S	0.00	0.00	1.0000	1.00	30,554.00	45.00	45.00	1,374,930	
INF CODE REASON										

CODE DESCRIPTION	ZONE TYP	FF	DEPTH	DFAC	%COND	UNITS	UNITPRC	ADJUPRC	VALUE	OVERRVAL
00 GENERAL	6107 S	0.00	0.00	1.0000	1.00	15,897.00	25.00	25.00	397,425	
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	2012	2012	0040	02	1	0	54.00	140	75.60	16,818	1,271,441

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	0.00	0.00	100.00	0.00	1,271,441		0	16,818	61	Retail Row Store

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

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
Retail	2013	13,206	13,206	998,374
Retail	2013	2,112	2,112	159,667
Porch, Pitch	2013	270	135	10,206
Porch, Pitch	2013	330	165	12,474
Porch, Pitch	2013	710	355	26,838
Porch, Pitch	2013	1,170	585	44,226
Porch, Pitch	2013	520	260	19,656

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Exterior	30.00
Electrical	12.00
Plumbing	8.00
Interior	34.00
Floor Finish	8.00
Roofing Structure	24.00
Roofing Cover	7.00
Foundation	5.00
Grade	12.00
TOTAL	140.00

EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVL	OVERRVAL
0004 Cent A/C - Comm (Aprox 300 sqft/Ton)	1	58	1,500.00	2012	2012	02	ESTIMATED	1	1	87,000	
0030 Elevator - Freight	1	2	7,000.00	2012	2012	02		1	1	14,000	
0054 Aluminum Modular Fence	1	403	25.00	2012	2012	02	ESTIMATED	1	1	10,075	
0077 Light Standard - 10-30 ft High - 1 Fixture	1	10	900.00	2012	2012	02		1	1	9,000	
0087 Patio - Concrete Slab	1	10,434	3.50	2012	2012	01	ESTIMATED	1	1	35,789	
0097 Paving - Concrete	1	36,902	3.50	2012	2012	02	ESTIMATED	1	1	129,157	
0118 Sprinkler System/Auto - Wet	1	16,229	1.50	2012	2012	02	ESTIMATED	1	1	24,344	
0136 Wall - CBS unreinforced	1	1,674	4.00	2012	2012	02	ESTIMATED	1	1	6,696	

TOTAL XF VALUE BLDG 1:

316,061

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BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASEPRC	ADJAREA	REPCOSTNEW
1	2	2012	2012	0040	02	1	0	54.00	116	62.64	2,112	132,296

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	0.00	0.00	100.00	0.00	132,296		0	2,112	61	Retail Row Store

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

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
Retail	2013	2,112	2,112	132,296

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Exterior	30.00
Electrical	12.00
Plumbing	8.00
Interior	34.00
Floor Finish	20.00
Grade	12.00
TOTAL	116.00

EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVL	OVERRRVAL
TOTAL SEG ADJ VALUE BLDG	1:									1,403,737	
TOTAL XF ADJ VALUE BLDG	1:									316,061	
TOTAL SEG AND XF ADJ VALUE BLDG	1:									1,719,798	
TOTAL SEG AND XF SITE VALUE BLDG	1:									1,719,798	

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BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASEPRC	ADJAREA	REPCOSTNEW
2	1	2012	2012	0040	02	1	0	54.00	62	33.48	1,365	45,700

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	0.00	0.00	100.00	0.00	45,700		0	1,365	61	Retail Row Store

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

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS

EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVL	OVERRVAL
TOTAL SEG ADJ VALUE BLDG	2:									45,700	
TOTAL XF ADJ VALUE BLDG	2:									0	
TOTAL SEG AND XF ADJ VALUE BLDG	2:									45,700	
TOTAL SEG AND XF SITE VALUE BLDG	2:									45,700	

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BUILDING INFORMATION

BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASEPRC	ADJAREA	REPCOSTNEW
3	1	2012	2012	0040	02	1	0	54.00	62	33.48	540	18,079

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	0.00	0.00	100.00	0.00	18,079		0	540	61	Retail Row Store

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

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
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STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
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EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVL	OVERRVAL
TOTAL SEG ADJ VALUE BLDG	3:									18,079	
TOTAL XF ADJ VALUE BLDG	3:									0	
TOTAL SEG AND XF ADJ VALUE BLDG	3:									18,079	
TOTAL SEG AND XF SITE VALUE BLDG	3:									18,079	

TOTAL ADJ VALUE OF ALL BUILDINGS AND XF	:	1,783,577
TOTAL AREA (ADJ SQ FT) OF ALL BUILDINGS	:	20,835
TOTAL SITE VALUE OF ALL BUILDINGS AND XF	:	4,494,445
TOTAL IMPROVEMENT VALUE	:	4,494,445