



OFFICE OF THE PROPERTY APPRAISER

Summary Report

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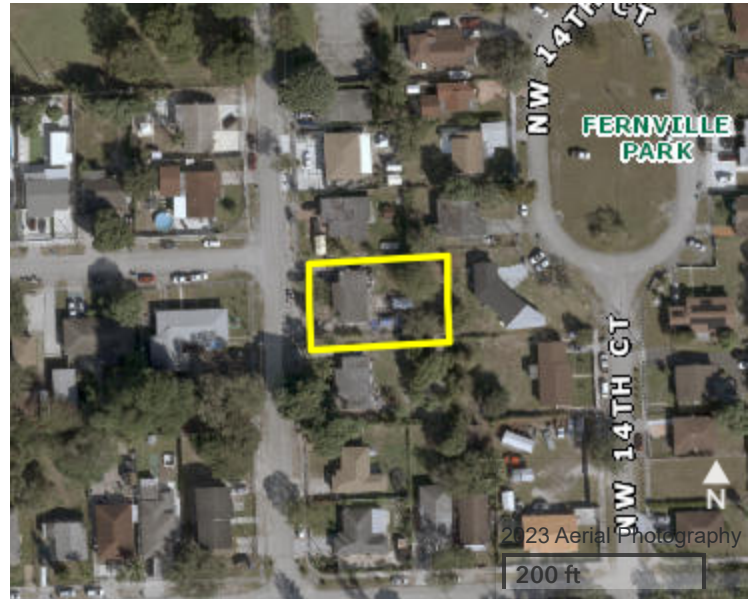
PROPERTY INFORMATION	
Folio	30-3111-046-0040
Property Address	8443 NW 15 AVE MIAMI, FL 33147-4319
Owner	THE GOLDEN RULE GROUP LLC
Mailing Address	4811 NW 15 AVE MIAMI, FL 33142
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths /Half	2 / 2 / 0
Floors	1
Living Units	2
Actual Area	1,224 Sq.Ft
Living Area	1,012 Sq.Ft
Adjusted Area	1,096 Sq.Ft
Lot Size	11,703 Sq.Ft
Year Built	1953

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$223,828	\$223,828	\$148,119
Building Value	\$141,384	\$107,189	\$107,189
Extra Feature Value	\$1,650	\$1,650	\$1,650
Market Value	\$366,862	\$332,667	\$256,958
Assessed Value	\$211,137	\$191,943	\$174,494

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$155,725	\$140,724	\$82,464

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

SHORT LEGAL DESCRIPTION
11 53 41
CORR PL OF FERNVILLE PK PB 38-38
N41.5FT OF S126.63FT M/L OF
W141.4FT M/L & N41.5FT OF
S168.13FT M/L OF W105.40FT M/L



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$211,137	\$191,943	\$174,494
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$366,862	\$332,667	\$256,958
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$211,137	\$191,943	\$174,494

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/17/2017	\$100	30549-2646	Corrective, tax or QCD; min consideration
05/05/2017	\$100	30537-1452	Corrective, tax or QCD; min consideration
06/01/2016	\$112,500	30100-4226	Qual by exam of deed
04/29/2016	\$78,000	30061-3054	Not exposed to open-market; atypical motivation