



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

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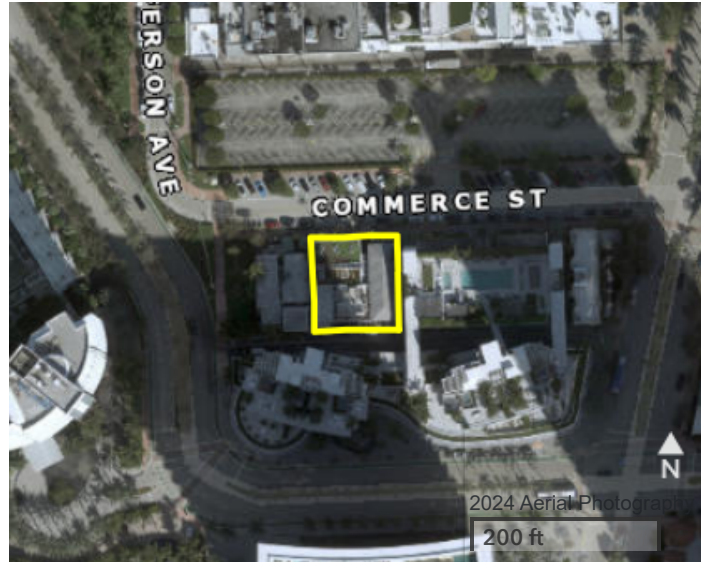
PROPERTY INFORMATION	
Folio	02-4203-009-2100
Property Address	850 COMMERCE ST MIAMI BEACH, FL 33139-6711
Owner	LIMESTONE PLANT LLC , C/O ORION REAL ESTATE GROUP
Mailing Address	200 S BISCAYNE BLVD 7 FLOOR MIAMI, FL 33131
Primary Zone	6502 COMMERCIAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	7,835 Sq.Ft
Living Area	7,835 Sq.Ft
Adjusted Area	7,738 Sq.Ft
Lot Size	9,000 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$4,500,000	\$4,500,000	\$4,500,000
Building Value	\$4,872,000	\$5,213,000	\$769,085
Extra Feature Value	\$0	\$0	\$62,972
Market Value	\$9,372,000	\$9,713,000	\$5,332,057
Assessed Value	\$9,372,000	\$9,713,000	\$4,486,348

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction			\$845,709

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

SHORT LEGAL DESCRIPTION
OCEAN BEACH ADD NO 3
PB 2-81
LOTS 10 THRU 12 BLK 51
LOT SIZE 90.000 X 100
FAU 02 4203 345 0001



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,372,000	\$9,713,000	\$4,486,348
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,372,000	\$9,713,000	\$5,332,057
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,372,000	\$9,713,000	\$4,486,348
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,372,000	\$9,713,000	\$4,486,348

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/28/2022	\$12,000,000	33193-2721	Non-market financing or assumption of lease
11/11/2011	\$2,250,000	27895-4563	Qual by exam of deed
08/01/2007	\$0	25872-0928	Sales which are disqualified as a result of examination of the deed

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