



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 04/26/2024

PROPERTY INFORMATION

Folio	02-3226-001-0990
Property Address	2811 INDIAN CREEK DR MIAMI BEACH, FL 33140-4706
Owner	WATERCUP 2811 LLC
Mailing Address	5901 NW 151 ST 126 MIAMI LAKES, FL 33014
Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths /Half	6 / 4 / 0
Floors	2
Living Units	2
Actual Area	2,903 Sq.Ft
Living Area	2,553 Sq.Ft
Adjusted Area	2,480 Sq.Ft
Lot Size	4,450 Sq.Ft
Year Built	1932

ASSESSMENT INFORMATION

Year	2023	2022	2021
Land Value	\$884,500	\$884,500	\$884,500
Building Value	\$229,152	\$229,152	\$172,608
Extra Feature Value	\$215	\$218	\$220
Market Value	\$1,113,867	\$1,113,870	\$1,057,328
Assessed Value	\$1,113,867	\$1,113,870	\$1,057,328

BENEFITS INFORMATION

Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION

M B IMPROVEMENT CO SUB PB 5-7
NW70FT LOT 11 & TR OPP SAME
FACING INDIAN CREEK BLK 10
LOT SIZE IRREGULAR
OR 17176-3791 0496 1



TAXABLE VALUE INFORMATION

Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,113,867	\$1,113,870	\$1,057,328
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,113,867	\$1,113,870	\$1,057,328
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,113,867	\$1,113,870	\$1,057,328
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,113,867	\$1,113,870	\$1,057,328

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
04/05/2016	\$1,450,000	30031-0373	Qual by exam of deed
12/22/2009	\$100	27148-1270	Affiliated parties
04/01/1996	\$185,000	17176-3791	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>