



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

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