



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

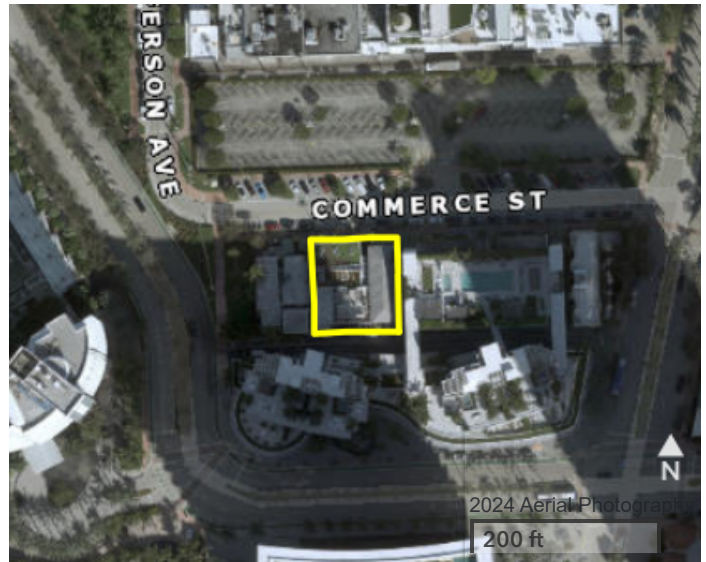
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PROPERTY INFORMATION	
<b>Folio</b>	02-4203-009-2100
<b>Property Address</b>	850 COMMERCE ST MIAMI BEACH, FL 33139-6711
<b>Owner</b>	LIMESTONE PLANT LLC , C/O ORION REAL ESTATE GROUP
<b>Mailing Address</b>	200 S BISCAYNE BLVD 7 FLOOR MIAMI, FL 33131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

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

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Non-Homestead Cap</b>	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
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$9,372,000	\$9,713,000	\$4,486,348
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$9,372,000	\$9,713,000	\$5,332,057
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$9,372,000	\$9,713,000	\$4,486,348
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$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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