



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 12/03/2024

PROPERTY INFORMATION	
Folio	02-3234-008-0220
Property Address	1027 COLLINS AVE MIAMI BEACH, FL 33139-5011
Owner	CITY OF MIAMI BEACH , ECONOMIC DEVELOPMENT
Mailing Address	1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	21,140 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$10,570,000	\$10,041,500	\$10,570,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$10,570,000	\$10,041,500	\$10,570,000
Assessed Value	\$10,570,000	\$10,041,500	\$9,882,950

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction			\$687,050
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
OCEAN BEACH ADDN NO 2	
PB 2-56	
LOTS 12 THRU 14 & N1FT LOT 11	
BLK 15	
LOT SIZE 21140 SQ FT	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,570,000	\$10,041,500	\$9,882,950
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,570,000	\$10,041,500	\$10,570,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,570,000	\$10,041,500	\$9,882,950
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,570,000	\$10,041,500	\$9,882,950

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1986	\$100,000	12967-2508	Other disqualified
07/01/1981	\$280,000	11307-0470	Sales which are qualified
01/01/1980	\$177,000	10617-0001	Sales which are qualified

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Summary Report

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PROPERTY INFORMATION				
Folio	02-3234-008-0221			
Property Address	1027 COLLINS AVE MIAMI BEACH, FL 33139-0000			
Owner	LIPT COLLINS AVE LLC , C/O LASALLE INVESTMENTS MANAGMENT			
Mailing Address	100 EAST PRATT ST BALTIMORE, MD 21202			
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT			
Primary Land Use	9016 LEASEHOLD INTEREST: LEASEHOLD INTEREST			
Beds / Baths /Half	0 / 0 / 0			
Floors	6			
Living Units	0			
Actual Area	103,744 Sq.Ft			
Living Area	103,744 Sq.Ft			
Adjusted Area	101,478 Sq.Ft			
Lot Size	1 Sq.Ft			
Year Built	2002			
ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$0	\$0	\$0	
Building Value	\$5,300,000	\$4,900,000	\$4,226,222	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$5,300,000	\$4,900,000	\$4,226,222	
Assessed Value	\$5,113,728	\$4,648,844	\$4,226,222	
BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$186,272	\$251,156	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
OCEAN BEACH ADDN NO 2				
PB 2-56				
TENANT OWNED IMPROVEMENTS LOCATED				
ON LOTS 12 THRU 14 & N1FT LOT 11				
BLK 15				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,113,728	\$4,648,844	\$4,226,222
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,300,000	\$4,900,000	\$4,226,222
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,113,728	\$4,648,844	\$4,226,222
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,113,728	\$4,648,844	\$4,226,222

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/28/2014	\$22,050,000	29009-1674	Partial interest
06/27/2010	\$11,000,000	27304-3923	Partial interest

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