



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/25/2023

| PROPERTY INFORMATION | |
|----------------------|--|
| Folio | 22-2033-001-0414 |
| Property Address | 10801 NW S RIVER DR MEDLEY, FL 33178-1130 |
| Owner | JA GLOBAL GROUP CORPORATION |
| Mailing Address | 2349 W 3 CT HIALEAH, FL 33010 |
| Primary Zone | 7100 INDUSTRIAL - LIGHT MFG |
| Primary Land Use | 2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT |
| 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 | 16,770 Sq.Ft |
| Year Built | 0 |

| ASSESSMENT INFORMATION | | | |
|------------------------|-----------|-----------|-----------|
| Year | 2023 | 2022 | 2021 |
| Land Value | \$586,950 | \$410,865 | \$234,780 |
| Building Value | \$0 | \$0 | \$0 |
| Extra Feature Value | \$3,604 | \$3,658 | \$3,713 |
| Market Value | \$590,554 | \$414,523 | \$238,493 |
| Assessed Value | \$455,975 | \$414,523 | \$129,654 |

| BENEFITS INFORMATION | | | | |
|----------------------|----------------------|-----------|------|-----------|
| Benefit | Type | 2023 | 2022 | 2021 |
| Non-Homestead Cap | Assessment Reduction | \$134,579 | | \$108,839 |

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

| SHORT LEGAL DESCRIPTION |
|----------------------------------|
| 33 52 40 .385 AC M/L |
| SUB OF PB 2-17 |
| PORTS OF TRS 37 & 38 LYG BET |
| MIAMI CANAL & NW SO RIVER DR BEG |
| 143.95FT E & 1094.48FT SELY OF |



| TAXABLE VALUE INFORMATION | | | |
|---------------------------|-----------|-----------|-----------|
| Year | 2023 | 2022 | 2021 |
| COUNTY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$455,975 | \$414,523 | \$129,654 |
| SCHOOL BOARD | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$590,554 | \$414,523 | \$238,493 |
| CITY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$455,975 | \$414,523 | \$129,654 |
| REGIONAL | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$455,975 | \$414,523 | \$129,654 |

| SALES INFORMATION | | | |
|-------------------|-----------|--------------|---------------------------|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 02/25/2021 | \$300,000 | 32389-3163 | Qual by exam of deed |
| 11/01/1985 | \$30,000 | 12699-1704 | Sales which are qualified |
| 01/01/1981 | \$16,000 | 10978-1435 | Sales which are qualified |

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