

Robert S. Fine
Tel 305.579.0826
finer@gtlaw.com

March 10, 2023

Juan Reyes
Island Coconut Grove
2950 SW 28 Lane
Miami, FL 33133

Re: Waiver #612-R1

Dear Juan:

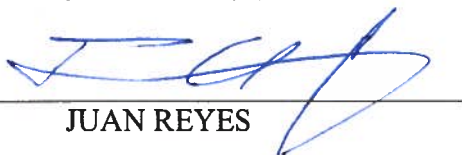
Please sign below acknowledging that you give me authorization to represent you regarding the above referenced Waiver for the Island Coconut Grove building.

Best regards,



Robert S. Fine

I Juan Reyes, do hereby give Robert S. Fine permission to represent me on Waiver #612-R1.


JUAN REYES

DATED: MARCH 10, 2023



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/13/2023

Property Information	
Folio:	01-4116-038-0070
Property Address:	2950 SW 28 LN Miami, FL 33133-3709
Owner	ISLAND COCONUT GROVE LLC
Mailing Address	328 CRANDON BLVD SUITE 227 KEY BISCAINE, FL 33149 USA
PA Primary Zone	7000 INDUSTRIAL - GENERAL
Primary Land Use	2512 REPAIR SHOP/NON AUTOMOTIVE : REPAIRS - NON AUTOMOTIVE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,175 Sq.Ft
Lot Size	6,250 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	\$625,000	\$531,250	\$531,250
Building Value	\$107,280	\$94,858	\$95,309
XF Value	\$7,798	\$7,888	\$7,978
Market Value	\$740,078	\$633,996	\$634,537
Assessed Value	\$740,078	\$633,996	\$634,537

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
16 54 41
COMM SILVER BLUFF SEC 2 PB 28-20
LOT 11 LESS E5FT & ALL LOT 12 &
E5FT OF LOT 13 & LOT 30 LESS E5FT
& ALL LOT 29 & E5FT OF LOT 28

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$740,078	\$633,996	\$634,537
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$740,078	\$633,996	\$634,537
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$740,078	\$633,996	\$634,537
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$740,078	\$633,996	\$634,537

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/29/2021	\$1,500,100	32903-4902	Qual by exam of deed
08/06/2021	\$950,000	32703-2421	Qual by exam of deed
09/01/1997	\$305,000	17833-3604	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>

Version:



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Detail by Entity Name

Florida Limited Liability Company
ISLAND COCONUT GROVE, LLC

Filing Information

Document Number	L21000349333
FEI/EIN Number	87-1991071
Date Filed	08/03/2021
Effective Date	08/02/2021
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	09/30/2021
Event Effective Date	NONE

Principal Address

2950 SW 28 LANE
Miami, FL 33133

Changed: 03/02/2022

Mailing Address

2950 SW 28 LANE
Miami, FL 33133

Changed: 03/02/2022

Registered Agent Name & Address

DUNAJ, SHERRYLL M
2650 BISCAYNE BLVD.
C/O SIMON SCHINDLER & SANDBERG LLP
MIAMI, FL 33137

Authorized Person(s) Detail

Name & Address

Title MGRM

REYES, JUAN C
2950 SW 28 LANE
Miami, FL 33133

Title MGR

BERGOUIGNAN, LUIS A
2950 SW 28 LANE
Miami, FL 33133

Annual Reports

Report Year	Filed Date
2022	03/02/2022
2023	01/23/2023

Document Images

01/23/2023 -- ANNUAL REPORT	View image in PDF format
03/02/2022 -- ANNUAL REPORT	View image in PDF format
09/30/2021 -- LC Name Change	View image in PDF format
08/03/2021 -- Florida Limited Liability	View image in PDF format