



PROPERTY INFORMATION

PID # 01-3113-057-0040

Property Type: Commercial

Property Address:

7050 NE 2ND AVE

MIAMI, FL 33138-5508

Current Owner:

NICKELLI LOVASKI PIERRE

Tax Mailing Address:

2190 NW 99TH TER

PEMBROKE PINES, FL 33024-3084

Use Code: 11 / STORE

Total Land Area:

0.1544 acres / 6,724 sf

Land Areas:

1. STORE : RETAIL OUTLET (1111)

Area: 0.0122 acres / 532 sf

Zoning: 6100/COMMERCIAL -

NEIGHBORHOOD

2. STORE : RETAIL OUTLET (1111)

Area: 0.1421 acres / 6,192 sf

Zoning: 6100/COMMERCIAL -

NEIGHBORHOOD

Waterfront: No

Subdivision:

DUPONT ADDN

Census Tract/Block: 002001 / 1003

Twn: 53 / **Rng:** 41 / **Sec:** 13

Block: / **Lot:**

Latitude: 25.839987

Longitude: -80.1928

Legal Description:

DUPONT ADDN PB 13-56 LOT 6 LESS

S6.40FT OF E42.91FT & S10.05FT OF

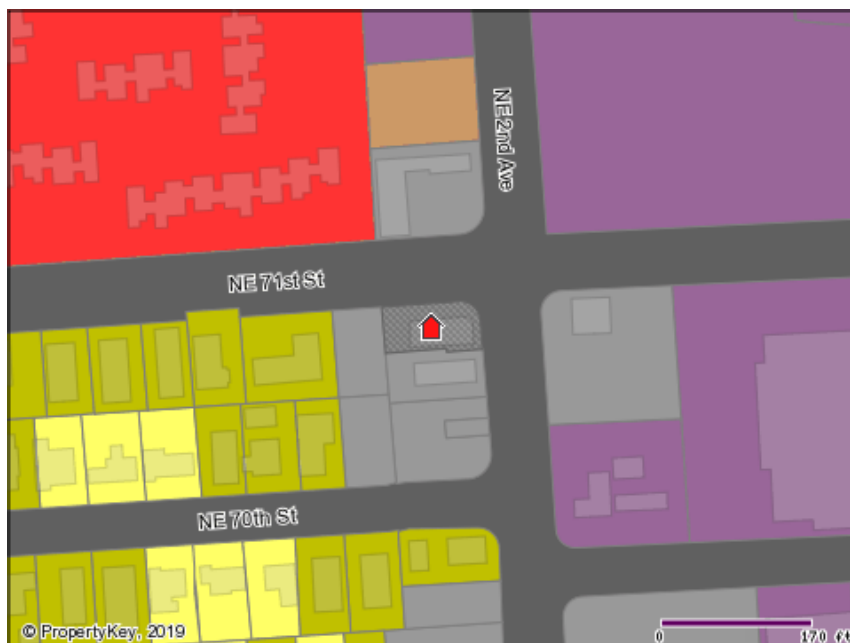
W57.09FT THEREOF & LOTS 7 & 8 LESS

N10FT OF LOT 8 FOR R/W BLK 1 & E1/2

OF ALLEY LYG W & ADJ CLOSED PER

ORD 13492 LOT SIZE 6724 SQ FT

M/L[full...]

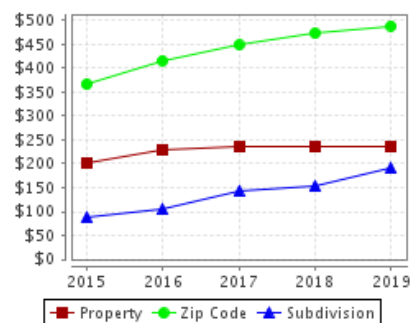


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Residential Agricultural Government Water Commercial Industrial Other Condo Active Sold Pending Withdrawn Expired

VALUE INFORMATION

	2015	2016	2017	2018	2019 *
Building Value:	\$89,935	\$110,210	\$115,722	\$115,722	
Land Value:	\$99,072	\$107,584	\$107,584	\$107,584	\$107,584
Just Market Value:	\$201,740	\$230,407	\$235,799	\$235,679	\$235,559
Percent Change:	- n/a -	14.21%	2.34%	-0.05%	-0.05%
Total Assessed Value:	\$201,740	\$230,407	\$235,799	\$235,679	\$235,559
Homestead Exemption:	NO	NO	NO	NO	
Total Exemptions:	\$0	\$0	\$0	\$0	
Taxable Value:	\$201,740	\$230,407	\$235,799	\$235,679	\$235,559
Total Tax Amount:	\$4,485.71	\$5,028.76	\$4,995.23	\$4,936.38	-n/a-



Located in Opportunity Zone

(Low-Income Community - #12086002001)

*Preliminary Values Collected From Florida DOR Preliminary NAL files, June-July 2019

Taxing District(s): 0100 - MIAMI

SALES INFORMATION

Deed Type: QUIT CLAIM DEED	Price: \$59,110	Qualifiers: U ¹
Sale Date: 01/08/2018	Recorded Date: 01/12/2018	Document # Bk 30828/Pg 827
Grantor: LISANNE PIERRE	Grantee: NICKELLI LOVASKI PIERRE	
Mortgage Amount: \$200,000	Instrument Date: 10/22/2018	Document # 2018R0671436
Lender: 7050 FLORIDA LAND TRUST	Borrower: PIERRE NICKELLI LOVASKI	
Vacant/Improved Codes: V=Vacant, I=Improved		
Sale Qualifiers: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial		
¹ UNQUALIFIED - NOT ARMS LENGTH TRANSACTION		

BUILDING INFORMATION

1. STORE : RETAIL OUTLET	Bedrooms: 0	Bldg Area: 2,699 sf	Year Built: 1949 act / 1964 eff	Units: 0
	Bathrooms:	Adj Area: 2,699 sf	Stories: 2.0	
Additional Features:				
Description	Built	Units	Description	Built Units
PAVING ASPHALT	1949	987	CENTRAL A/C COMM	2012

FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	12086C0304L	09/11/2009
This property is at risk of storm surge inundation from storms rated Category 5 or greater.			
Source: FEMA National Flood Hazard Layer (NFHL), updated 07/18/2019			

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