

PROPERTY RECORD CARD

Generated Date: 04/22/2019

OFFICE OF THE PROPERTY APPRAISER

Roll Year: 2018

2018 Current

DOR CODE: 0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL STATUS: ACTIVE EFLG:

\*\* Note: values are subject to change due to tax roll corrections \*\*

CURRENT OWNER AND MAILING:

AGI PROPERTIES INC  
C/O ARGO GROUP US INC  
PO BOX 469011  
SAN ANTONIO TX 78246

LEGAL DESCRIPTION:

SETAI RESORT & RESIDENCES CONDO  
UNIT 2806  
UNDIV 0.217488%  
INT IN COMMON ELEMENTS  
OFF REC 21981-2159  
COC 22877-4604 11 2004 1

ACCOUNT FLAGS:

#	CAT	TYPE	DESCRIPTION	VALUE
6	LEGC	ST	Strip Number	70010V

MCD: 0200 Miami Beach ZONING 1: 4100 MULTI-FAMILY - 101+ U/A  
CTCASE: Y % CAP: 0.00 DISTRICT: 7 ZONING 2: 0000  
HEX BASE YR: 0 PORT YR: 0 GPAR: 0 NON-HEX BASE YR: 2015  
AG: N NFC: N EEL/CONS EASMNT: N EEL/CONS COVENANT: N NH CD: 20.00 FLAMINGO

ADDITIONAL PROPERTY INFORMATION

LOT SIZE:	0 S	BUILDING AREA:	1,316	L/B RATIO:	0.00	POOL:	N	AVG UNIT SIZE:	1,316.00
BUILDINGS:	1	YEAR BLT:	2004	EFF AGE:	2004	UNITS:	1		
BDRM:	2	BATH:	2	1/2 BTH:	0	EFF:	0		
1BD:	0	2BD:	0	3BD:	0	4BD:	0		

VALUE HISTORY:	2016	2017	2018	\$ UNIT OF MEASURE	\$ PER UNIT
LAND VALUE	0	0	0	0.00	
BUILDING VALUE	0	0	0	0.00	
MARKET VALUE	3,409,992	2,280,773	2,631,661	1,999.74	2,631,661.00
ASSESSED VALUE	3,125,826	2,280,773	2,508,850		
TOTAL EXEMPTION VALUE	0	0	0		

SALE HISTORY

#	AMOUNT	DATE	I/V	SALE TYPE	SALECD	ORBOOK	ORPG	GRANTOR	GRANTEE
01	100	12/31/2014	I	Unqualified	11	29455	1435	NSHE POMONA LLC	AGI PROPERTIES INC
02	4,400,000	04/14/2014	I	Qualified	01	29150	1011	NAFIA SEVIN ERGUN SEFADA	NSHE POMONA LLC
03	0	02/27/2012	I	Unqualified	11	28255	2199	SOUTH OCEAN VENTURES L P	NAFIA SEVIN ERGUN SEFADA
04	2,000,000	02/27/2012	I	Qualified	01	28014	2912	SOUTH OCEAN VENTURES L P	NAFIA SEVIN ERGUN SEFDA
05	1,425,000	11/01/2004	I	Qualified	00	22877	4604		
06	0	06/01/2004	I	Unqualified	01	22655	2425		
07	1,010,000	05/01/2004	I	Qualified	00	22352	4655		

PREVIOUS OWNER INFORMATION

01 SETAI OWNERS LLC	02 OFF REC 21981-2159	03 ROSS F MARCHETTA
04 COC 22352-4655 05 2004 1	05 2806 SETAI LLC	06 COC 22655-2425 22874-4946 0604 5

**EXEMPTIONS:**

**2016**

**2017**

**2018**

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CURRENT OWNER AND MAILING:

AGI PROPERTIES INC  
C/O BYRON LE FLORE  
175 EAST HOUSTON ST STE 1300  
SAN ANTONIO TX 78205

LEGAL DESCRIPTION:

SETAI RESORT & RESIDENCES CONDO  
UNIT 3603 AKA 3603/3605  
UNDIV 0.262439%  
INT IN COMMON ELEMENTS  
OFF REC 21981-2159  
COC 23572-2525 06 2005 1

ACCOUNT FLAGS:

#	CAT	TYPE	DESCRIPTION	VALUE
7	LEGC	ST	Strip Number	70020V

MCD:	0200 Miami Beach	ZONING 1:	4100 MULTI-FAMILY - 101+ U/A
CTCASE:	Y	% CAP:	0.00
HEX BASE YR:	0	DISTRICT:	7
AG:	N	PORT YR:	0
		GPAR:	0
		NON-HEX BASE YR:	2016
		EEL/CONS EASMNT:	N
		EEL/CONS COVENANT:	N
		NH CD:	20.00 FLAMINGO

ADDITIONAL PROPERTY INFORMATION

LOT SIZE:	0 S	BUILDING AREA:	1,588	L/B RATIO:	0.00	POOL:	N	AVG UNIT SIZE:	1,588.00
BUILDINGS:	1	YEAR BLT:	2004	EFF AGE:	2004	UNITS:	1		
BDRM:	3	BATH:	3	1/2 BTH:	0	EFF:	0		
1BD:	0	2BD:	0	3BD:	0	4BD:	0		

VALUE HISTORY:	2016	2017	2018	\$ UNIT OF MEASURE	\$ PER UNIT
LAND VALUE	0	0	0	0.00	
BUILDING VALUE	0	0	0	0.00	
MARKET VALUE	4,190,120	3,549,912	3,901,002	2,456.55	3,901,002.00
ASSESSED VALUE	4,190,120	3,549,912	3,901,002		
TOTAL EXEMPTION VALUE	0	0	0		

SALE HISTORY

#	AMOUNT	DATE	I/V	SALE TYPE	SALECD	ORBOOK	ORPG	GRANTOR	GRANTEE
01	6,000,000	03/02/2015	I	Qualified	01	29522	4726	MH HOLDINGS II LLC	AGI PROPERTIES INC
02	0	08/21/2013	I	Unqualified	11	28909	1881	MHHH LLC	MH HOLDINGS II LLC
03	4,825,000	07/01/2013	I	Qualified	01	28733	2846	DAVID W DESMOND TRS	MHHH LLC
04	2,600,000	12/31/2010	I	Qualified	01	27559	0859	JOSY LAURE MONTAGNIER	DAVID W DESMOND TRS
05	1,900,000	12/16/2008	I	Qualified	00	26689	2284	TERRY M KELLER	JOSY LAURE MONTAGNIER
06	2,475,000	06/01/2005	I	Qualified	00	23572	2525		
07	1,450,000	03/01/2005	I	Qualified	00	23208	2642		

PREVIOUS OWNER INFORMATION

01 SETHAI OWNERS LLC	02 OFF REC 21981-2159	03 JOSHUA GUBERMAN
04 COC 23208-2642 03 2005 1	05	06

**EXEMPTIONS:**

**2016**

**2017**

**2018**

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CURRENT OWNER AND MAILING:

AGI PROPERTIES INC  
C/O ARGO GROUP US ATTN B LEFLORE  
175 E HOUSTON ST STE 1300  
SAN ANTONIO TX 78205

LEGAL DESCRIPTION:

SETAI RESORT & RESIDENCES CONDO  
UNIT 3606  
UNDIV 0.217488%  
INT IN COMMON ELEMENTS  
OFF REC 21981-2159  
COC 23037-1514 01 2005 1

ACCOUNT FLAGS:

#	CAT	TYPE	DESCRIPTION	VALUE
7	LEGC	ST	Strip Number	70010V

MCD:	0200 Miami Beach	ZONING 1:	4100 MULTI-FAMILY - 101+ U/A
CTCASE:	Y	% CAP:	0.00
HEX BASE YR:	0	DISTRICT:	7
AG:	N	PORT YR:	0
		GPAR:	0
		NON-HEX BASE YR:	2016
		EEL/CONS EASMNT:	N
		EEL/CONS COVENANT:	N
		NH CD:	20.00 FLAMINGO

ADDITIONAL PROPERTY INFORMATION

LOT SIZE:	0 S	BUILDING AREA:	1,316	L/B RATIO:	0.00	POOL:	N	AVG UNIT SIZE:	1,316.00
BUILDINGS:	1	YEAR BLT:	2004	EFF AGE:	2004	UNITS:	1		
BDRM:	2	BATH:	2	1/2 BTH:	0	EFF:	0		
1BD:	0	2BD:	0	3BD:	0	4BD:	0		

VALUE HISTORY:	2016	2017	2018	\$ UNIT OF MEASURE	\$ PER UNIT
LAND VALUE	0	0	0	0.00	
BUILDING VALUE	0	0	0	0.00	
MARKET VALUE	3,696,696	2,472,536	2,852,926	2,167.88	2,852,926.00
ASSESSED VALUE	3,696,696	2,472,536	2,719,789		
TOTAL EXEMPTION VALUE	0	0	0		

SALE HISTORY

#	AMOUNT	DATE	I/V	SALE TYPE	SALECD	ORBOOK	ORPG	GRANTOR	GRANTEE
04	4,650,000	03/04/2015	I	Qualified	01	29533	2878	MH HOLDINGS II LLC	AGI PROPERTIES INC
01	3,000,000	05/11/2012	I	Qualified	01	28137	3375	MARTHA BLAINE TRUMP	MH HOLDINGS II LLC
02	100	11/09/2010	I	Unqualified	11	27498	3818	B & T PROP LLC	MARTHA BLAINE TRUMP
03	1,110,000	01/01/2005	I	Qualified	00	23037	1514		

PREVIOUS OWNER INFORMATION

01 SETAI OWNERS LLC 02 OFF REC 21981-2159 03

EXEMPTIONS: 2016 2017 2018