



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/8/2021

Property Information	
Folio:	03-4132-025-0520
Property Address:	6900 MIRA FLORES AVE Coral Gables, FL 33143-6515
Owner	WILLIAM J CANIDA TRS WILLIAM CANIDA SPOUSAL LIFETIME ACCESS TRUST MARIA TERESA CANIDA TRS
Mailing Address	6900 MIRA FLORES AVE CORAL GABLES, FL 33143 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 4 / 1
Floors	2
Living Units	1
Actual Area	9,417 Sq.Ft
Living Area	6,757 Sq.Ft
Adjusted Area	7,299 Sq.Ft
Lot Size	24,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$2,731,750	\$2,572,500	\$2,339,750
Building Value	\$943,242	\$955,286	\$967,329
XF Value	\$110,348	\$111,339	\$112,329
Market Value	\$3,785,340	\$3,639,125	\$3,419,408
Assessed Value	\$3,028,365	\$2,986,554	\$2,919,408

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$756,975	\$652,571	
Portability	Assessment Reduction			\$500,000
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

Short Legal Description
COCOPLUM SEC 2 PLAT B PB 115-84 LOT 13 BLK 14 LOT SIZE 24500 SQ FT OR 11351-114 0282 1

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,978,365	\$2,936,554	\$2,869,408
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$3,003,365	\$2,961,554	\$2,894,408
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,978,365	\$2,936,554	\$2,869,408
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,978,365	\$2,936,554	\$2,869,408

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/28/2020	\$100	32295-2827	Corrective, tax or QCD; min consideration
10/28/2020	\$100	32295-2822	Corrective, tax or QCD; min consideration
10/28/2020	\$100	32295-2818	Corrective, tax or QCD; min consideration
09/02/2016	\$3,750,000	30220-4071	Qual by exam of deed

Version: