



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/08/2025

PROPERTY INFORMATION	
Folio	03-4132-005-0324
Property Address	431 SAN SERVANDO AVE CORAL GABLES, FL 33143-0000
Owner	JOSE L BENITEZ & W ALICIA
Mailing Address	431 SAN SERVANDO CORAL GABLES, FL 33143-6320
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,667 Sq.Ft
Living Area	2,145 Sq.Ft
Adjusted Area	2,285 Sq.Ft
Lot Size	13,124 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,706,120	\$1,601,128	\$1,181,160	
Building Value	\$242,813	\$213,906	\$214,137	
Extra Feature Value	\$7,667	\$7,726	\$7,784	
Market Value	\$1,956,600	\$1,822,760	\$1,403,081	
Assessed Value	\$475,611	\$462,207	\$448,745	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$1,480,989	\$1,360,553	\$954,336
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
C G BISC BAY SEC 1 PL A PB 25-63	
LOTS 29-30-31 & W7.5FT LOT 28 &	
S1/2 ALLEY ADJ ON N BLK 91	
LOT SIZE IRREGULAR	
OR 14282-858 1089 1	



TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$50,722	\$50,000	\$50,000	
Taxable Value	\$424,889	\$412,207	\$398,745	
SCHOOL BOARD				
Exemption Value	\$25,000	\$25,000	\$25,000	
Taxable Value	\$450,611	\$437,207	\$423,745	
CITY				
Exemption Value	\$50,722	\$50,000	\$50,000	
Taxable Value	\$424,889	\$412,207	\$398,745	
REGIONAL				
Exemption Value	\$50,722	\$50,000	\$50,000	
Taxable Value	\$424,889	\$412,207	\$398,745	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1989	\$325,000	14282-858	Sales which are qualified
01/01/1985	\$165,000	12377-0479	Sales which are qualified
06/01/1974	\$67,500	00000-00000	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>