



Address

Owner Name

Folio

SEARCH:

10840 old cutler

Suite



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PROPERTY INFORMATION

Folio: 03-5107-004-0350

Sub-Division:
SNAPPER CREEK LAKES SUB

Property Address
10840 OLD CUTLER RD

Owner
ADF REEF LLC

Mailing Address
5945 SW 114 TER
PINECREST, FL 33156

PA Primary Zone
0100 SINGLE FAMILY - GENERAL

Primary Land Use
0081 VACANT RESIDENTIAL : VACANT LAND

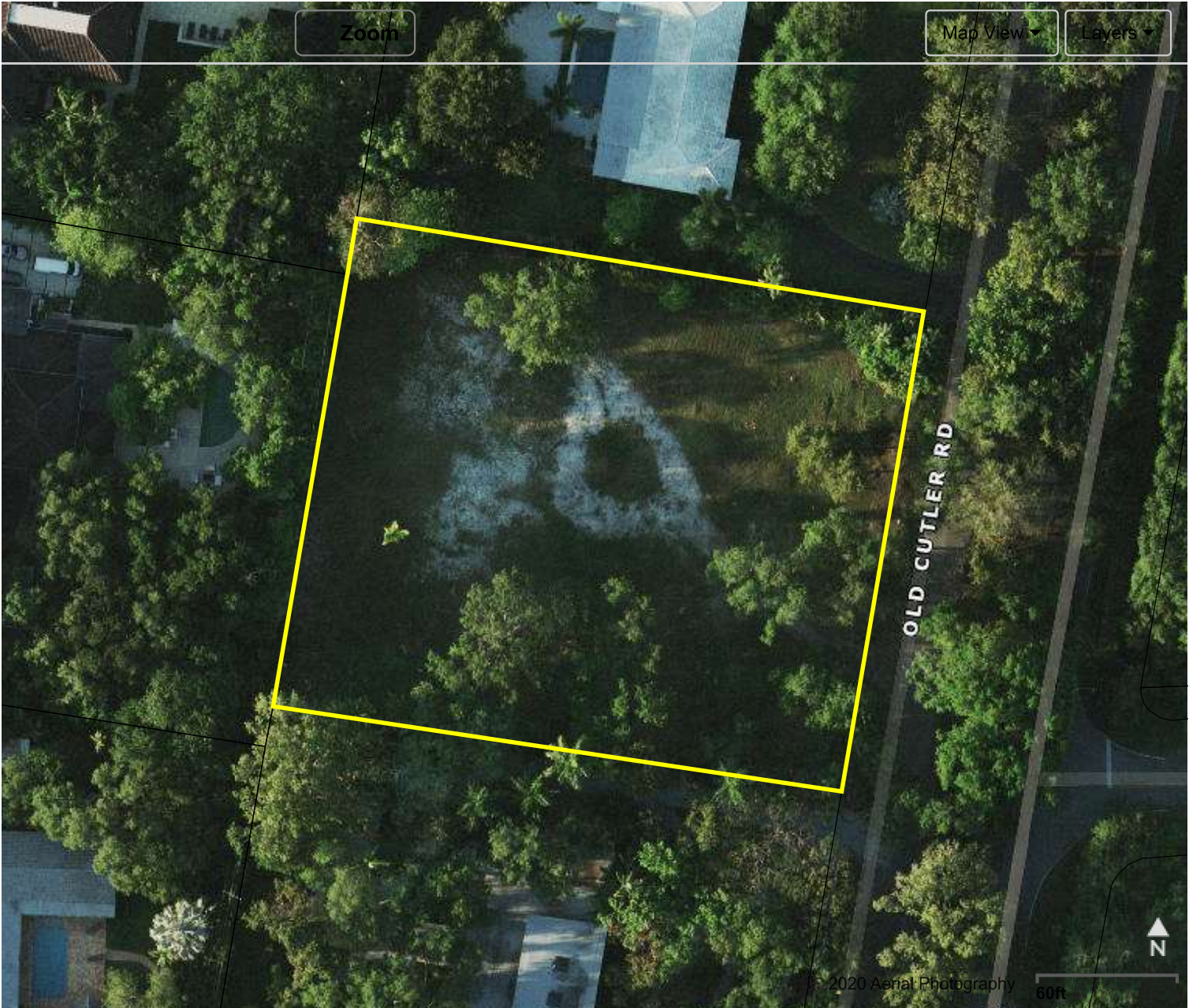
Beds / Baths / Half 0 / 0 / 0

Floors 0

Living Units 0

Actual Area 0

Living Area	0
Adjusted Area	0
Lot Size	49,658 Sq.Ft
Year Built	0



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Special Taxing Districts and Other Non-Ad valorem Assessments
 Tax Estimator
 Value Adjustment Board

Tax Comparison
 TRIM Notice

ASSESSMENT INFORMATION

Year	2021	2020	2019
Land Value	\$1,530,087	\$1,530,087	\$1,390,424
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,530,087	\$1,530,087	\$1,390,424
Assessed Value	\$1,530,087	\$1,529,466	\$1,390,424

TAXABLE VALUE INFORMATION

	2021	2020	2019
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,530,087	\$1,529,466	\$1,390,424
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,530,087	\$1,530,087	\$1,390,424
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,530,087	\$1,529,466	\$1,390,424
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,530,087	\$1,529,466	\$1,390,424

BENEFITS INFORMATION

Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction		\$621	

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

FULL LEGAL DESCRIPTION

SNAPPER CREEK LAKES SUB

PB 57-86

LOT 6 BLK 3

LOT SIZE IRREGULAR

FAU 30-5107-004-0350

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
09/10/2020	\$1,800,000	32137-2490	Qual by exam of deed	10840 HOLDINGS LLC
12/16/2016	\$1,700,000	30351-3455	Unable to process sale due to deed errors	
11/01/2016	\$0	30351-3459	Trustees in bankruptcy, executors or guardians	GLORIA ANDERSON EST OF

For more information about the Department of Revenue's Sales Qualification Codes.

2021 2020 2019

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SFR	0100 - SINGLE FAMILY - GENERAL	Square Ft.	49,658.00	\$1,530,087

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
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EXTRA FEATURES

Description	Year Built	Units	Calc Value
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ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District: NONE
Community Redevelopment Area: NONE
Empowerment Zone: NONE
Enterprise Zone: NONE
Urban Development: INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code: SFR -
Existing Land Use: 13 - SINGLE-FAMILY, LOW-DENSITY (UNDER 2 DU/GROSS ACRE).
 Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
 Childrens Trust
 City of Coral Gables
 Environmental Considerations
 Florida Inland Navigation District
 PA Bulletin Board
 Special Taxing District and Other Non-Ad valorem Assessment
 School Board
 South Florida Water Mgmt District
 Tax Collector

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For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

EXEMPTIONS & BENEFITS

Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

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