

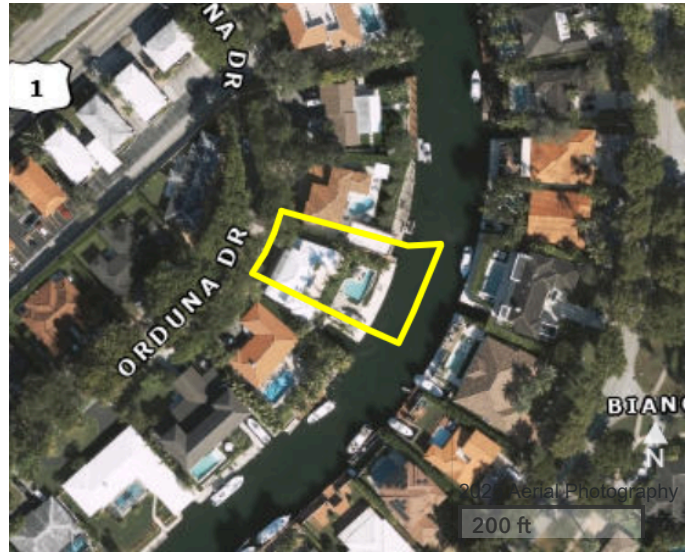


# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Detailed Report

Generated On: 05/12/2026

PROPERTY INFORMATION	
<b>Folio</b>	03-4119-004-3370
<b>Property Address</b>	5307 ORDUNA DR CORAL GABLES, FL 33146-0000
<b>Owner</b>	CORAL GABLES TRUST CO TRS , THOMPSON FAMILY TRUST
<b>Mailing Address</b>	255 ALHAMBRA CIR STE 333 CORAL GABLES, FL 33134
<b>Primary Zone</b>	5900 DUPLEXES - >1200 SQFT/BLD
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	5 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	5,251 Sq.Ft
<b>Living Area</b>	4,779 Sq.Ft
<b>Adjusted Area</b>	4,517 Sq.Ft
<b>Lot Size</b>	13,445 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$2,151,200	\$2,151,200	\$1,613,400
<b>Building Value</b>	\$527,036	\$408,289	\$413,608
<b>Extra Feature Value</b>	\$54,601	\$55,026	\$55,450
<b>Market Value</b>	\$2,732,837	\$2,614,515	\$2,082,458
<b>Assessed Value</b>	\$2,519,773	\$2,290,703	\$2,082,458

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$213,064	\$323,812	

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

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,519,773	\$2,290,703	\$2,082,458
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,732,837	\$2,614,515	\$2,082,458
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,519,773	\$2,290,703	\$2,082,458
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,519,773	\$2,290,703	\$2,082,458

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## Property Information

Folio: 03-4119-004-3370

Property Address: 5307 ORDUNA DR

## Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	MF1	5900	Square Ft.	13,445.00	\$2,151,200

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	4	2008	480	480	384	\$49,674
1	3	1999	1,647	1,479	1,436	\$165,858
1	2	1958	480	480	480	\$55,440
1	1	1949	2,644	2,340	2,217	\$256,064

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Whirlpool - Attached to Pool (whirlpool area only)	2001	28	\$3,018
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2001	1	\$23,100
Patio - Concrete Slab	1949	600	\$1,440
Dock - Concrete Griders on Concrete Pilings	1949	1,007	\$18,277
Boat Storage Yard - Better - Concrete	1949	138	\$1,116
Aluminum Modular Fence	2012	250	\$7,650

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## Property Information

Folio: 03-4119-004-3370

Property Address: 5307 ORDUNA DR

## Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	MF1	5900	Square Ft.	13,445.00	\$2,151,200	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	4	2008			384	\$38,842
1	3	1999			1,401	\$126,706
1	2	1958			463	\$41,874
1	1	1949			2,221	\$200,867

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Whirlpool - Attached to Pool (whirlpool area only)	2001	28	\$3,058
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2001	1	\$23,400
Patio - Concrete Slab	1949	600	\$1,440
Dock - Concrete Griders on Concrete Pilings	1949	1,007	\$18,277
Boat Storage Yard - Better - Concrete	1949	138	\$1,116
Aluminum Modular Fence	2012	250	\$7,735

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## Property Information

Folio: 03-4119-004-3370

Property Address: 5307 ORDUNA DR

## Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	MF1	5900	Square Ft.	13,445.00	\$1,613,400

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	4	2008			384	\$39,299
1	3	1999			1,401	\$128,374
1	2	1958			463	\$42,425
1	1	1949			2,221	\$203,510

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Whirlpool - Attached to Pool (whirlpool area only)	2001	28	\$3,097
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2001	1	\$23,700
Patio - Concrete Slab	1949	600	\$1,440
Dock - Concrete Griders on Concrete Pilings	1949	1,007	\$18,277
Boat Storage Yard - Better - Concrete	1949	138	\$1,116
Aluminum Modular Fence	2012	250	\$7,820

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## Property Information

Folio: 03-4119-004-3370

Property Address: 5307 ORDUNA DR

### FULL LEGAL DESCRIPTION

C GABLES RIVIERA SEC 3 REV

PB 28-44

LOT 12 & PT OF UNDUG W/W LYG ADJ

THERE TO BLK 92

LOT SIZE 97.430 X 138

OR 17224-2884 0696 1

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
11/02/2022	\$100	33541-2612	Corrective, tax or QCD; min consideration
11/18/2019	\$100	31746-3649	Corrective, tax or QCD; min consideration
11/21/2019	\$100	31746-3629	Corrective, tax or QCD; min consideration
06/25/2013	\$100	28697-2902	Corrective, tax or QCD; min consideration
06/01/1996	\$400,000	17224-2884	Sales which are qualified

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