

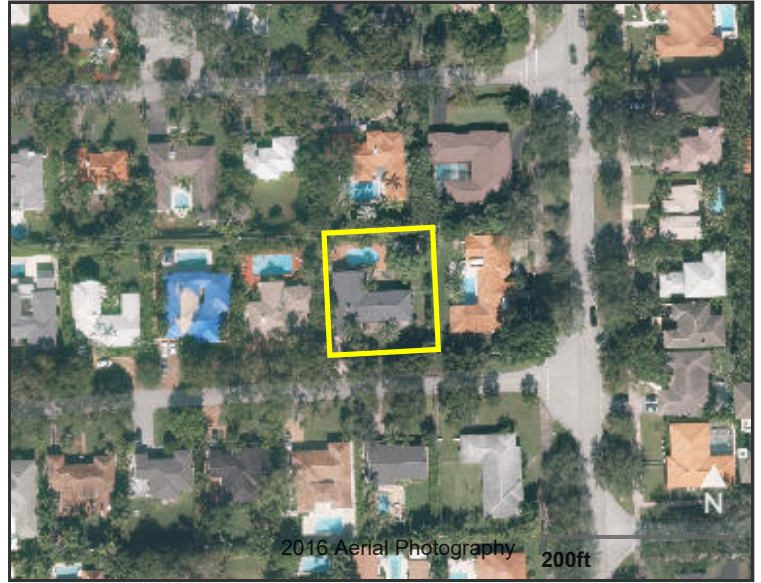


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/13/2019

Property Information	
Folio:	03-4130-005-0440
Property Address:	1107 ADUANA AVE Coral Gables, FL 33146-3205
Owner	ORLANDO HERRERO &W CARMEN
Mailing Address	1107 ADUANA AVE CORAL GABLES, FL 33146-3205
PA 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	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,784 Sq.Ft
Lot Size	13,750 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	\$825,000	\$770,000	\$797,500
Building Value	\$217,690	\$218,325	\$218,960
XF Value	\$32,432	\$32,682	\$33,140
Market Value	\$1,075,122	\$1,021,007	\$1,049,600
Assessed Value	\$699,096	\$686,061	\$671,951

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction	\$376,026	\$334,946	\$377,649
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
UNIVERSITY ESTATES PPB 44-86 LOT 13 & LOT 14 LESS W30FT BLK 4 LOT SIZE 110 X 125 OR 20298-4644 03/02 1

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$649,096	\$636,061	\$621,951
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$674,096	\$661,061	\$646,951
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$649,096	\$636,061	\$621,951
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$649,096	\$636,061	\$621,951

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2002	\$585,000	20298-4644	Sales which are qualified
06/01/1997	\$360,000	17676-3584	Sales which are qualified
06/01/1996	\$0	17241-2997	Sales which are disqualified as a result of examination of the deed
09/01/1991	\$0	15195-1400	Sales which are disqualified as a result of examination of the deed

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