

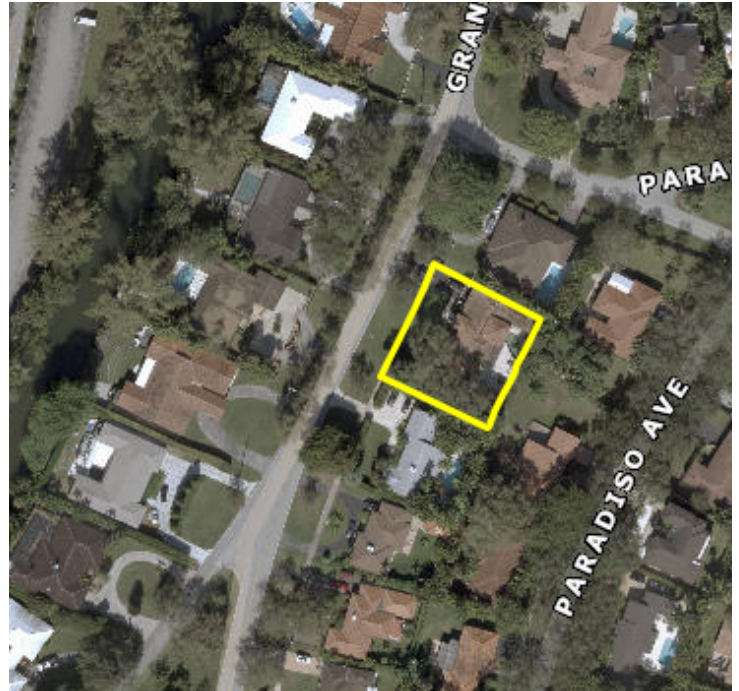


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 07/20/2023

PROPERTY INFORMATION	
<b>Folio:</b>	03-4119-004-1810
<b>Sub-Division:</b>	C GABLES RIVIERA SEC 3 REV
<b>Property Address:</b>	5009 GRANADA BLVD
<b>Owner:</b>	ENRIQUE JORDAN
<b>Mailing Address:</b>	5009 GRANADA BLVD CORAL GABLES, FL 33146
<b>Primary Zone:</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use:</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	4 / 4 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,594 Sq.Ft
<b>Living Area</b>	2,904 Sq.Ft
<b>Adjusted Area</b>	3,169 Sq.Ft
<b>Lot Size</b>	15,132.88 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$957,277	\$850,912	\$721,112
<b>Building Value</b>	\$414,172	\$417,599	\$308,036
<b>Extra Feature Value</b>	\$20,690	\$20,866	\$21,042
<b>Market Value</b>	\$1,392,139	\$1,289,377	\$1,050,190
<b>Assessed Value</b>	\$789,248	\$766,261	\$743,943

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction	\$602,891	\$523,116	\$306,247
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	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
CORAL GABLES RIVIERA SEC 3 REV
N1/2 LOT 12 & ALL LOTS 13 & 14
BLK 54 PB 28-44
LOT SIZE IRREGULAR
COC 25978-2816 09 2007 6

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$739,248	\$716,261	\$693,943
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$764,248	\$741,261	\$718,943
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$739,248	\$716,261	\$693,943
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$739,248	\$716,261	\$693,943

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/30/2010	\$741,000	27664-4536	Affiliated parties
09/01/2007	\$741,000	25978-2816	Other disqualified
06/01/2007	\$0	25719-3084	Sales which are disqualified as a result of examination of the deed
03/01/2007	\$0	25538-1098	Sales which are disqualified as a result of examination of the deed