



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 09/10/2025

PROPERTY INFORMATION	
Folio	03-4107-016-0260
Property Address	1258 OBISPO AVE CORAL GABLES, FL 33134-0000
Owner	JAVIER AVILA , JENNIFER RUIZ
Mailing Address	343 MAJORCA AVE 410 CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,343 Sq.Ft
Living Area	1,343 Sq.Ft
Adjusted Area	1,343 Sq.Ft
Lot Size	15,000 Sq.Ft
Year Built	1946

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,455,000	\$1,875,000	\$1,350,000
Building Value	\$21,152	\$21,152	\$20,427
Extra Feature Value	\$5,957	\$6,037	\$6,117
Market Value	\$1,482,109	\$1,902,189	\$1,376,544
Assessed Value	\$1,482,109	\$1,514,198	\$1,376,544

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$387,991	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,482,109	\$1,514,198	\$1,376,544
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,482,109	\$1,902,189	\$1,376,544
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,482,109	\$1,514,198	\$1,376,544
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,482,109	\$1,514,198	\$1,376,544

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

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Property Information

Folio: 03-4107-016-0260

Property Address: 1258 OBISPO AVE

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

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	SFR	0100	Square Ft.		15,000.00	\$1,455,000
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1946	1,343	1,343	1,343	\$21,152
EXTRA FEATURES						
Description			Year Built	Units		Calc Value
Wall - CBS unreinforced			1986	2,000		\$5,120
Patio - Concrete Slab			1946	30		\$72
Chain-link Fence 4-5 ft high			1970	139		\$765

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Property Information

Folio: 03-4107-016-0260

Property Address: 1258 OBISPO AVE

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

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	SFR	0100	Square Ft.		15,000.00	\$1,875,000
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1946	1,343	1,343	1,343	\$21,152
EXTRA FEATURES						
Description			Year Built	Units		Calc Value
Wall - CBS unreinforced			1986	2,000		\$5,200
Patio - Concrete Slab			1946	30		\$72
Chain-link Fence 4-5 ft high			1970	139		\$765

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Property Information

Folio: 03-4107-016-0260

Property Address: 1258 OBISPO AVE

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

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	SFR	0100	Square Ft.		15,000.00	\$1,350,000
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1946	1,343	1,343	1,343	\$20,427
EXTRA FEATURES						
Description			Year Built	Units		Calc Value
Wall - CBS unreinforced			1986	2,000		\$5,280
Patio - Concrete Slab			1946	30		\$72
Chain-link Fence 4-5 ft high			1970	139		\$765

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Folio: 03-4107-016-0260

Property Address: 1258 OBISPO AVE

FULL LEGAL DESCRIPTION

CORAL GABLES SEC E PB 8-13

LOTS 1 & 2 BLK 3

LOT SIZE 100 X 150

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
03/31/2022	\$100	33102-1950	Unable to process sale due to deed errors
02/17/2022	\$100	33041-0772	Corrective, tax or QCD; min consideration
12/10/2021	\$100	32921-0078	Corrective, tax or QCD; min consideration
10/01/2021	\$1,025,000	32796-0276	Qual by exam of deed
04/03/2017	\$750,000	30486-1044	Qual by exam of deed
12/06/2013	\$260,000	28943-5004	Affiliated parties

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