PROPERTY INFORMATION

Folio: 03-4107-016-0260

Sub-Division:
CORAL GABLES SEC E PB 8-13

Property Address
1258 OBISPO AVE

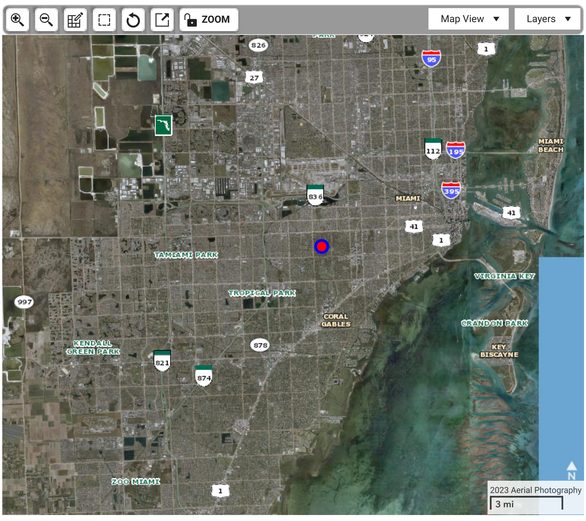
Owner
JAVIER AVILA
JENNIFER RUIZ

Mailing Address
343 MAJORCA AVE 410
CORAL GABLES, FL 33134

PA 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



Featured Online Tools

Comparable Sales | Glossary | PA Additional Online Tools | Property Record Cards | Property Search Help | Property Taxes
Report Discrepancies | Report Homestead Fraud | Special Taxing Districts and Other Non-Ad valorem Assessments | Tax Comparison | Tax Estimator | TRIM Notice
Value Adjustment Board | Tax Visualizer

ASSESSMENT INFORMATION

2024-IMPORTANT NOTICE: The assessment and exemption values currently shown are preliminary and are subject to change until they are certified on July 1.

Year	2024	2023	2022
Land Value	$1,875,000	$1,350,000	$990,000
Building Value	$21,152	$20,427	$14,746
Extra Feature Value	$6,037	$6,117	$6,197
Market Value	$1,902,189	$1,376,544	$1,010,943
Assessed Value	$1,514,198	$1,376,544	$1,010,943

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	$387,991		

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

FULL LEGAL DESCRIPTION

CORAL GABLES SEC E PB 8-13
LOTS 1 & 2 BLK 3
LOT SIZE 100 X 150

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$1,514,198	$1,376,544	$1,010,943
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$1,902,189	$1,376,544	$1,010,943
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$1,514,198	$1,376,544	$1,010,943
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$1,514,198	$1,376,544	$1,010,943

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1	Previous Owner 2
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	CATALYST SOLUTIONS GROUP INC	
12/10/2021	$100	32921-0078	Corrective, tax or QCD; min consideration	JAVIER AVILA	JENNIFER RUIZ
10/01/2021	$1,025,000	32796-0276	Qual by exam of deed	IGOR NUNEZ	
04/03/2017	$750,000	30486-1044	Qual by exam of deed	JULIUS LOSTAL	DIANA MARITZA BRAVO LOSTAL
12/06/2013	$260,000	28943-5004	Affiliated parties	OSCAR J LOSTAL	

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

2024 | 2023 | 2022

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SFR	0100 - SINGLE FAMILY - GENERAL	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

Current Building Sketches Available

EXTRA FEATURES

Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1986	2,000	$5,200
Chain-link Fence 4-5 ft high	1970	139	$765
Patio - Concrete Slab	1946	30	$72

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-SINGLE-FAMILY RESIDENTIAL DISTRICT
Existing Land Use:	10-Single-Family, Med.-Density (2-5 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 | Septic - Well: Property List (MDC) | Septic - Well: Septic GIS Points (DOH) | Septic - Well: Well GIS Points (DOH)
PA Bulletin Board | Special Taxing District and Other Non-Ad valorem Assessment | School Board | South Florida Water Mgmt District
Tax Collector

The Office of 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.miamidade.gov/info/disclaimer.asp

For inquiries and suggestions email us at http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx.
Version: 2.1.0

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