PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 09/23/2025

PROPERTY INFORMATION	
Folio	03-4120-023-3680
Property Address	5311 RIVIERA DR CORAL GABLES, FL 33146-0000
Owner	MANNY J LORENZANA JR , SOFIA EMELY CABRERA
Mailing Address	5311 RIVIERA DR CORAL GABLES, FL 33146
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,231 Sq.Ft
Living Area	1,655 Sq.Ft
Adjusted Area	1,943 Sq.Ft
Lot Size	12,300 Sq.Ft
Year Built	1954

ASSESSMENT INFORMATION			
Year	**2025**	**2024**	**2023**
Land Value	$1,599,000	$1,476,000	$1,168,500
Building Value	$165,932	$168,303	$170,673
Extra Feature Value	$30,479	$30,872	$31,264
Market Value	$1,795,411	$1,675,175	$1,370,437
Assessed Value	$1,230,526	$1,195,847	$1,161,017

BENEFITS INFORMATION				
Benefit	**Type**	**2025**	**2024**	**2023**
Save Our Homes Cap	Assessment Reduction	$564,885	$479,328	$209,420
Homestead	Exemption	$25,000	$25,000	$25,000
Second Homestead	Exemption	$25,722	$25,000	$25,000

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	$50,722	$50,000	$50,000
Taxable Value	$1,179,804	$1,145,847	$1,111,017
SCHOOL BOARD			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$1,205,526	$1,170,847	$1,136,017
CITY			
Exemption Value	$50,722	$50,000	$50,000
Taxable Value	$1,179,804	$1,145,847	$1,111,017
REGIONAL			
Exemption Value	$50,722	$50,000	$50,000
Taxable Value	$1,179,804	$1,145,847	$1,111,017

SHORT LEGAL DESCRIPTION
CORAL GABLES RIVIERA SEC PART 2
REV PB 28-18
LOT 19 BLK 104
LOT SIZE 12300 SQ FT
OR 19209-2741 0700 1

SALES INFORMATION			
Previous Sale	**Price**	**OR Book-Page**	**Qualification Description**
11/10/2021	$1,200,000	32873-0564	Qual by exam of deed
03/09/2020	$100	31875-3867	Corrective, tax or QCD; min consideration
05/25/2018	$208,000	31009-3129	Corrective, tax or QCD; min consideration
04/26/2016	$980,000	30064-0114	Qual by exam of deed

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