



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 05/08/2025

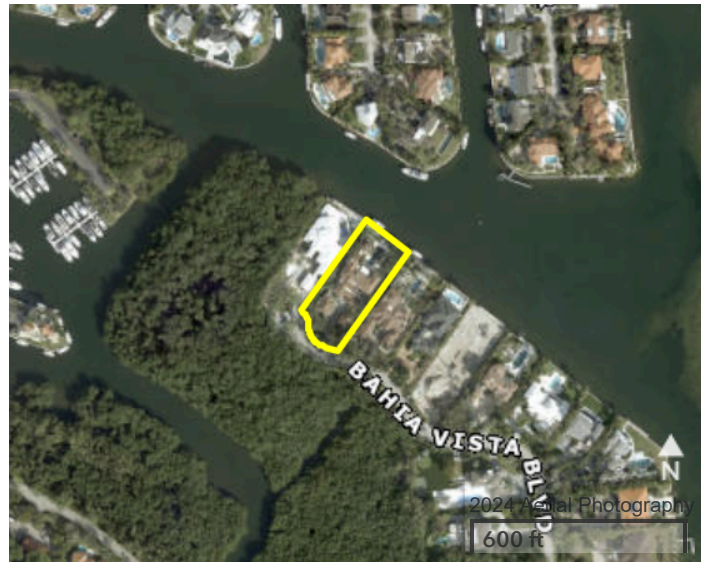
PROPERTY INFORMATION	
Folio	03-4132-030-0330
Property Address	23 TAHITI BEACH ISLAND RD CORAL GABLES, FL 33143-6540
Owner	IVAN A HERRERA , ANIA HERRERA
Mailing Address	23 TAHITI BEACH ISLAND RD CORAL GABLES, FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	7 / 8 / 1
Floors	2
Living Units	1
Actual Area	19,086 Sq.Ft
Living Area	12,862 Sq.Ft
Adjusted Area	14,899 Sq.Ft
Lot Size	45,337 Sq.Ft
Year Built	2014

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$14,961,210	\$11,107,565	\$8,614,030
Building Value	\$6,101,140	\$4,797,478	\$4,849,624
Extra Feature Value	\$93,285	\$94,306	\$95,328
Market Value	\$21,155,635	\$15,999,349	\$13,558,982
Assessed Value	\$13,586,297	\$13,190,580	\$12,806,389

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$7,569,338	\$2,808,769	\$752,593
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	
COCOPLUM SEC 2 PLAT E	
PB 131-76	
LOT 14 BLK 22	
LOT SIZE 45337 SQ FT	
OR 18678-1083 0699 1	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$13,536,297	\$13,140,580	\$12,756,389
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$13,561,297	\$13,165,580	\$12,781,389
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$13,536,297	\$13,140,580	\$12,756,389
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$13,536,297	\$13,140,580	\$12,756,389

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/30/2020	\$16,000,000	31923-0037	Qual by exam of deed
08/25/2011	\$5,150,000	27807-1808	Financial inst or "In Lieu of Foreclosure" stated
06/17/2011	\$85,100	27790-4868	Financial inst or "In Lieu of Foreclosure" stated
03/01/2006	\$6,000,000	24338-1218	Sales which are qualified

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.miamidad.gov/info/disclaimer.asp>