



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Detailed Report

Generated On: 04/28/2026

PROPERTY INFORMATION	
<b>Folio</b>	03-4129-027-3270
<b>Property Address</b>	6103 RIVIERA DR CORAL GABLES, FL 33146-0000
<b>Owner</b>	VIVIAN AUGUSTO DE LIMA GIULIANI
<b>Mailing Address</b>	6103 RIVIERA DR 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>	2 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,416 Sq.Ft
<b>Living Area</b>	2,578 Sq.Ft
<b>Adjusted Area</b>	2,887 Sq.Ft
<b>Lot Size</b>	12,000 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,716,000	\$1,620,000	\$1,320,000
<b>Building Value</b>	\$369,924	\$373,169	\$516,570
<b>Extra Feature Value</b>	\$32,755	\$33,120	\$33,485
<b>Market Value</b>	\$2,118,679	\$2,026,289	\$1,870,055
<b>Assessed Value</b>	\$2,085,051	\$2,026,289	\$855,148

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$2,034,329	\$1,976,289	\$805,148
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$2,060,051	\$2,001,289	\$830,148
<b>CITY</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$2,034,329	\$1,976,289	\$805,148
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$2,034,329	\$1,976,289	\$805,148

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Save Our Homes Cap</b>	Assessment Reduction	\$33,628		\$1,014,907
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,722	\$25,000	\$25,000

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

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## Property Information

Folio: 03-4129-027-3270

Property Address: 6103 RIVIERA DR

## 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.	12,000.00	\$1,716,000	

  

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	2001	819	533	566	\$81,934
1	1	1951	2,597	2,045	2,321	\$287,990

  

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1955	600	\$1,320
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2011	1	\$26,100
Patio - Brick, Tile, Flagstone	2011	500	\$4,785
Chain-link Fence 4-5 ft high	1977	100	\$550

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## Property Information

Folio: 03-4129-027-3270

Property Address: 6103 RIVIERA DR

## 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.	12,000.00	\$1,620,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	2001	819	533	566	\$82,998
1	1	1951	2,597	2,045	2,321	\$290,171
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS unreinforced			1955	600	\$1,320	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			2011	1	\$26,400	
Patio - Brick, Tile, Flagstone			2011	500	\$4,840	
Chain-link Fence 4-5 ft high			1977	100	\$560	

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## Property Information

Folio: 03-4129-027-3270

Property Address: 6103 RIVIERA DR

## 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.	12,000.00	\$1,320,000	

  

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	2001	819	533	566	\$115,362
1	1	1951	2,597	2,045	2,321	\$401,208

  

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1955	600	\$1,320
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2011	1	\$26,700
Patio - Brick, Tile, Flagstone	2011	500	\$4,895
Chain-link Fence 4-5 ft high	1977	100	\$570

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## Property Information

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### FULL LEGAL DESCRIPTION

CORAL GABLES RIVIERA SECTION 10  
PB 31-1  
LOTS 24 & 25 BLK 126  
LOT SIZE 100.000 X 120  
OR 18760-3558 0899 1

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
03/14/2023	\$2,400,000	33631-3290	Qual by exam of deed
02/15/2012	\$100	28003-0893	Corrective, tax or QCD; min consideration
07/01/2011	\$965,000	27752-2113	Qual by exam of deed
08/01/1999	\$375,000	18760-3558	Sales which are qualified
07/01/1997	\$339,000	17732-0764	Sales which are qualified
11/01/1995	\$323,000	17008-3077	Sales which are qualified
05/01/1988	\$220,000	13672-646	Sales which are qualified
03/01/1987	\$220,000	13223-2221	Sales which are qualified
05/01/1980	\$170,000	10752-2468	Sales which are qualified

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