



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/8/2023

Property Information	
Folio:	03-4129-054-2750
Property Address:	90 EDGEWATER DR UNIT: 523 Coral Gables, FL 33133-6942
Owner	KRISTIN ANN PEARCE
Mailing Address	90 EDGEWATER DR #523 CORAL GABLES, FL 33133 USA
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	1 / 1 / 0
Floors	0
Living Units	0
Actual Area	Sq.Ft
Living Area	880 Sq.Ft
Adjusted Area	880 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1969



Assessment Information			
Year	2022	2021	2020
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$230,700	\$214,400	\$194,937
Assessed Value	\$157,267	\$152,687	\$150,579

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction	\$73,433	\$61,713	\$44,358
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	
GABLES WATERWAY TOWERS CONDO	
UNIT 523	
UNDIV .2448580%	
INT IN COMMON ELEMENTS	
OFF REC 10529-597	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$107,267	\$102,687	\$100,579
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$132,267	\$127,687	\$125,579
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$107,267	\$102,687	\$100,579
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$107,267	\$102,687	\$100,579

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/12/2011	\$132,500	27568-2566	Financial inst or "In Lieu of Foreclosure" stated
08/04/2010	\$99,100	27391-3463	Financial inst or "In Lieu of Foreclosure" stated
06/01/2006	\$261,000	24722-1038	Sales which are qualified
12/01/2001	\$145,000	20116-3065	Sales which are qualified

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Version: