



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/11/2018

Property Information	
Folio:	03-5118-006-0670
Property Address:	1051 SAN PEDRO AVE Coral Gables, FL 33156-6341
Owner	1051 SAN PEDRO HOLDINGS LLC
Mailing Address	1051 SAN PEDRO AVE CORAL GABLES, FL 33156 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 1
Floors	2
Living Units	1
Actual Area	4,735 Sq.Ft
Living Area	3,810 Sq.Ft
Adjusted Area	4,025 Sq.Ft
Lot Size	12,000 Sq.Ft
Year Built	1979



Assessment Information			
Year	2017	2016	2015
Land Value	\$1,290,000	\$844,140	\$1,170,000
Building Value	\$439,666	\$444,991	\$450,314
XF Value	\$32,348	\$32,629	\$24,010
Market Value	\$1,762,014	\$1,321,760	\$1,644,324
Assessed Value	\$1,453,936	\$1,321,760	\$1,644,324

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$308,078		

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

Short Legal Description
CORAL BAY SEC B PB 65-115 LOT 12 BLK 4 LOT SIZE 100.000 X 120 OR 20315-2604 03/02 1 COC 26231-2901 10 2007 4

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,453,936	\$1,321,760	\$1,644,324
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,762,014	\$1,321,760	\$1,644,324
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,453,936	\$1,321,760	\$1,644,324
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,453,936	\$1,321,760	\$1,644,324

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/28/2012	\$750,000	28262-3215	Corrective, tax or QCD; min consideration
10/01/2007	\$0	26231-2901	Sales which are disqualified as a result of examination of the deed
05/01/2003	\$0	21327-4806	Sales which are disqualified as a result of examination of the deed
03/01/2002	\$1,150,000	20315-2604	Sales which are qualified

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