



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

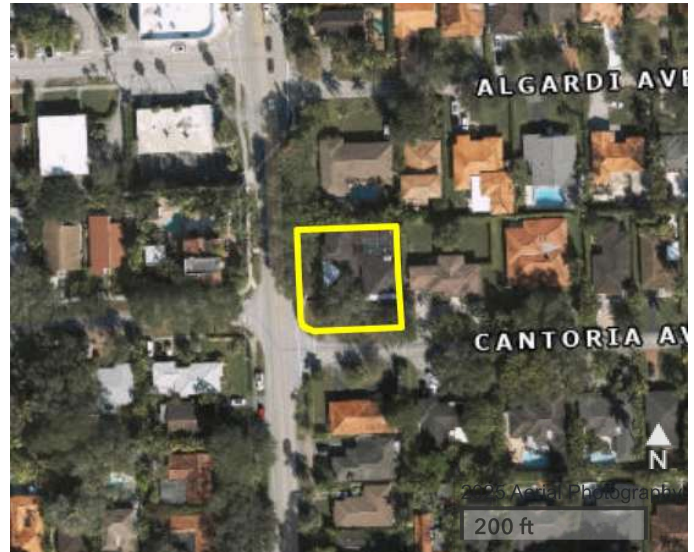
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PROPERTY INFORMATION	
Folio	03-4119-001-0160
Property Address	1545 CANTORIA AVE CORAL GABLES, FL 33146-0000
Owner	JVC HOLDINGS INC , C/O BORIS ROSEN CPA
Mailing Address	1410 -20 ST STE 202 MIAMI BEACH, FL 33139
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 4 / 0
Floors	2
Living Units	1
Actual Area	4,035 Sq.Ft
Living Area	3,123 Sq.Ft
Adjusted Area	3,362 Sq.Ft
Lot Size	11,550 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$1,501,500	\$1,007,914	\$839,928	
Building Value	\$434,878	\$436,836	\$438,793	
Extra Feature Value	\$33,254	\$33,296	\$33,337	
Market Value	\$1,969,632	\$1,478,046	\$1,312,058	
Assessed Value	\$1,198,375	\$1,089,432	\$990,393	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$771,257	\$388,614	\$321,665
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES COUNTRY CLUB SEC	
PART 5 PB 23-55	
LOTS 23 & 24 BLK 71	
LOT SIZE 110.000 X 105	
OR 20095-1664 12/2001 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,198,375	\$1,089,432	\$990,393
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,969,632	\$1,478,046	\$1,312,058
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,198,375	\$1,089,432	\$990,393
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,198,375	\$1,089,432	\$990,393

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/2005	\$0	23996-3335	Sales which are disqualified as a result of examination of the deed
12/01/2001	\$599,000	20095-1664	Sales which are qualified

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