



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Detailed Report

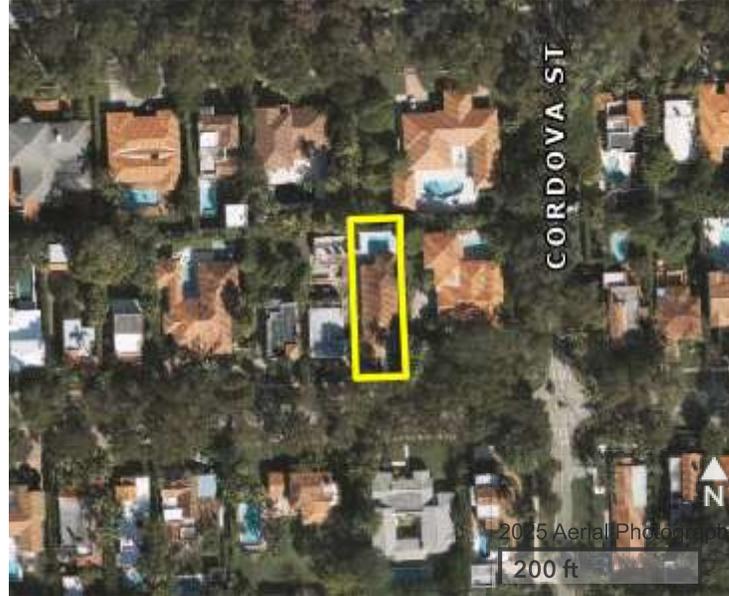
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PROPERTY INFORMATION	
<b>Folio</b>	03-4107-014-1841
<b>Property Address</b>	1111 OBISPO AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	CARLOS ANDRES MALDONADO , MARIA DEL ROSARIO PLATIN
<b>Mailing Address</b>	1111 OBISPO AVE CORAL GABLES, FL 33134
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,451 Sq.Ft
<b>Living Area</b>	1,949 Sq.Ft
<b>Adjusted Area</b>	2,168 Sq.Ft
<b>Lot Size</b>	7,500 Sq.Ft
<b>Year Built</b>	1974

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$727,500	\$937,500	\$675,000
<b>Building Value</b>	\$419,508	\$332,831	\$267,141
<b>Extra Feature Value</b>	\$45,683	\$46,102	\$5,112
<b>Market Value</b>	\$1,192,691	\$1,316,433	\$947,253
<b>Assessed Value</b>	\$699,004	\$679,305	\$619,714

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Save Our Homes Cap</b>	Assessment Reduction	\$493,687	\$637,128	\$327,539
<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).



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$648,282	\$629,305	\$569,714
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$674,004	\$654,305	\$594,714
<b>CITY</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$648,282	\$629,305	\$569,714
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$648,282	\$629,305	\$569,714

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## Property Information

Folio: 03-4107-014-1841

Property Address: 1111 OBISPO AVE

## 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.	7,500.00	\$727,500	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1974	2,451	1,949	2,168	\$419,508
EXTRA FEATURES						
Description		Year Built	Units	Calc Value		
Wall - CBS 4 to 8 in, reinforced		1974	280	\$1,232		
Wall - CBS 4 to 8 in, reinforced		1974	70	\$308		
Wall - CBS 4 to 8 in, reinforced		1926	300	\$1,320		
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf		2023	1	\$29,700		
Patio - Concrete Slab		1974	252	\$605		
Patio - Brick, Tile, Flagstone		2023	1,000	\$10,890		
Patio - Brick, Tile, Flagstone		1974	80	\$528		
Chain-link Fence 4-5 ft high		1974	200	\$1,100		

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## Property Information

Folio: 03-4107-014-1841

Property Address: 1111 OBISPO AVE

## 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.	7,500.00	\$937,500	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1974	2,451	1,949	2,168	\$332,831
EXTRA FEATURES						
Description		Year Built	Units	Calc Value		
Wall - CBS 4 to 8 in, reinforced		1974	280	\$1,232		
Wall - CBS 4 to 8 in, reinforced		1974	70	\$308		
Wall - CBS 4 to 8 in, reinforced		1926	300	\$1,320		
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf		2023	1	\$30,000		
Patio - Concrete Slab		1974	252	\$610		
Patio - Brick, Tile, Flagstone		2023	1,000	\$11,000		
Patio - Brick, Tile, Flagstone		1974	80	\$532		
Chain-link Fence 4-5 ft high		1974	200	\$1,100		

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## Property Information

Folio: 03-4107-014-1841

Property Address: 1111 OBISPO AVE

## 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.	7,500.00	\$675,000	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1974	2,451	1,949	2,168	\$267,141

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wall - CBS 4 to 8 in, reinforced	1974	280	\$1,232
Wall - CBS 4 to 8 in, reinforced	1974	70	\$308
Wall - CBS 4 to 8 in, reinforced	1926	300	\$1,320
Patio - Concrete Slab	1974	252	\$615
Patio - Brick, Tile, Flagstone	1974	80	\$537
Chain-link Fence 4-5 ft high	1974	200	\$1,100

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### FULL LEGAL DESCRIPTION

CORAL GABLES SEC C PB 8-26  
LOT 15 BLK 17  
LOT SIZE SITE VALUE  
OR 13055-1370 1086 1

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
03/22/2016	\$797,500	30012-2680	Qual by exam of deed
12/08/2014	\$100	29434-4765	Trustees in bankruptcy, executors or guardians
12/08/2014	\$100	29434-4763	Corrective, tax or QCD; min consideration
12/08/2014	\$100	29434-4761	Corrective, tax or QCD; min consideration
12/08/2014	\$550,000	29434-4759	Corrective, tax or QCD; min consideration
10/01/1986	\$130,000	13055-1370	Sales which are qualified
11/01/1978	\$95,000	10204-1776	Sales which are qualified
04/01/1975	\$68,500	00000-00000	Sales which are qualified

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