



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/06/2025

PROPERTY INFORMATION	
Folio	03-4107-011-0120
Property Address	913 WALLACE ST CORAL GABLES, FL 33134-0000
Owner	CHRISTOPHER FERNANDEZ
Mailing Address	913 WALLACE ST CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,369 Sq.Ft
Living Area	1,127 Sq.Ft
Adjusted Area	1,178 Sq.Ft
Lot Size	7,845 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$760,965	\$682,515	\$588,375	
Building Value	\$123,690	\$123,690	\$119,449	
Extra Feature Value	\$608	\$608	\$608	
Market Value	\$885,263	\$806,813	\$708,432	
Assessed Value	\$750,844	\$729,684	\$708,432	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$134,419	\$77,129	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
TAMIAMI PLACE PLAN 3 PB 6-97	
S10FT LOT 13 ALL LOT 14 & N25FT LOT 16	
LOT SIZE 17.523 SQ FT	
OR 19884-3546 08/2001 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$700,122	\$679,684	\$658,432
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$725,844	\$704,684	\$683,432
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$700,122	\$679,684	\$658,432
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$700,122	\$679,684	\$658,432

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/19/2021	\$600,000	32648-1133	Qual by exam of deed
12/11/2017	\$420,000	30791-4714	Atypical exposure to market; atypical motivation
05/30/2017	\$420,000	30555-3387	Qual by exam of deed
08/31/2012	\$262,000	28258-2690	Qual by exam of deed

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