



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

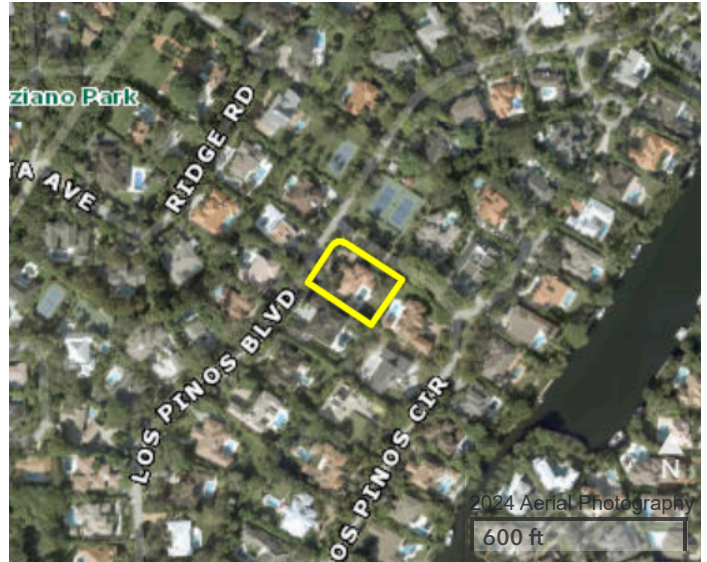
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PROPERTY INFORMATION	
Folio	03-4132-021-0470
Property Address	7801 LOS PINOS BLVD CORAL GABLES, FL 33143-0000
Owner	FN LOS PINOS LLC
Mailing Address	15901 COLLINS AVE STE 4301 SUNNY ISLES BEACH, FL 33160
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	5 / 6 / 0
Floors	2
Living Units	1
Actual Area	7,723 Sq.Ft
Living Area	5,320 Sq.Ft
Adjusted Area	6,062 Sq.Ft
Lot Size	32,563 Sq.Ft
Year Built	1991

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$4,233,190	\$4,721,635	\$3,126,048
Building Value	\$1,065,336	\$728,606	\$733,885
Extra Feature Value	\$42,735	\$53,782	\$54,320
Market Value	\$5,341,261	\$5,504,023	\$3,914,253
Assessed Value	\$5,341,261	\$3,876,457	\$3,524,052

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$1,627,566	\$390,201
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
COCOPLUM SEC 1 PB 99-39	
LOT 1 BLK 4	
LOT SIZE 32563 SQ FT	
OR 13804-419 0888 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,341,261	\$3,876,457	\$3,524,052
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,341,261	\$5,504,023	\$3,914,253
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,341,261	\$3,876,457	\$3,524,052
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,341,261	\$3,876,457	\$3,524,052

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/06/2024	\$8,000,000	34320-0321	Qual by exam of deed
03/29/2021	\$3,700,000	32442-1863	Qual by exam of deed
08/01/1988	\$178,600	13804-0419	Sales which are qualified
02/01/1988	\$0	13647-1014	Sales which are disqualified as a result of examination of the deed

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