



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 01/11/2025

PROPERTY INFORMATION	
Folio	03-4118-003-0890
Property Address	3211 ALHAMBRA CIR CORAL GABLES, FL 33134-6207
Owner	CLAYTON A VARGA TRS , US HEALTH CARE TRUST
Mailing Address	3211 ALHAMBRA CIR CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	10 / 0 / 0
Floors	2
Living Units	1
Actual Area	7,823 Sq.Ft
Living Area	6,706 Sq.Ft
Adjusted Area	6,199 Sq.Ft
Lot Size	23,682 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$2,723,430	\$2,605,020	\$1,941,924
Building Value	\$1,343,447	\$1,563,356	\$1,461,057
Extra Feature Value	\$43,899	\$44,495	\$45,093
Market Value	\$4,110,776	\$4,212,871	\$3,448,074
Assessed Value	\$3,658,061	\$3,551,516	\$3,448,074

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$452,715	\$661,355	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$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	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,608,061	\$3,501,516	\$3,398,074
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$3,633,061	\$3,526,516	\$3,423,074
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,608,061	\$3,501,516	\$3,398,074
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$3,608,061	\$3,501,516	\$3,398,074

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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.	23,682.00	\$2,723,430	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	3	2007	819	819	546	\$118,329
1	2	1991	1,958	1,598	1,374	\$297,773
1	1	1939	5,046	4,289	4,279	\$927,345

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wrought Iron Fence	1982	208	\$5,456
Wall - CBS unreinforced	1982	280	\$683
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1982	1	\$29,600
Patio - Marble	2008	800	\$8,160

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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.	23,682.00	\$2,605,020

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	3	2007	819	819	546	\$137,698
1	2	1991	1,958	1,598	1,374	\$346,516
1	1	1939	5,046	4,289	4,279	\$1,079,142

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wrought Iron Fence	1982	208	\$5,545
Wall - CBS unreinforced	1982	280	\$694
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf	1982	1	\$30,000
Patio - Marble	2008	800	\$8,256

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Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	23,682.00	\$1,941,924	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	3	2007			553	\$141,104
1	2	1991			782	\$199,536
1	1	1939			4,391	\$1,120,417
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wrought Iron Fence			1982	208	\$5,635	
Wall - CBS unreinforced			1982	280	\$706	
Pool 8' res BETTER 3-8' dpth, tile 650-1000 sf			1982	1	\$30,400	
Patio - Marble			2008	800	\$8,352	

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FULL LEGAL DESCRIPTION

C GABLES CTRY CLUB SEC 1 PB 8-108

LOTS 24 & 25 BLK 6 & LOT 1 BLK 50

C GABLES C C PT 4 PB 10-57

LOT SIZE IRREGULAR

OR 13310-27 0687 1

COC 22699-1701 09 2004 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
01/28/2022	\$100	32999-4627	Corrective, tax or QCD; min consideration
12/02/2021	\$4,250,000	32911-4260	Qual by exam of deed
09/01/2004	\$1,890,000	22699-1701	Sales which are qualified
06/01/1987	\$495,000	13310-27	Sales which are qualified
08/01/1976	\$160,000	00000-00000	Sales which are qualified

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