



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/28/2024

PROPERTY INFORMATION	
Folio	03-4117-007-2710
Property Address	100 CADIMA AVE CORAL GABLES, FL 33134-7355
Owner	SAMUEL GERSON LECHTNER , CHRISTA JEAN LECHTNER
Mailing Address	100 CADIMA AVE CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,196 Sq.Ft
Living Area	1,614 Sq.Ft
Adjusted Area	2,007 Sq.Ft
Lot Size	5,300 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$540,512	\$397,383	\$355,156
Building Value	\$229,020	\$230,070	\$231,120
Extra Feature Value	\$0	\$0	\$0
Market Value	\$769,532	\$627,453	\$586,276
Assessed Value	\$621,979	\$603,864	\$586,276

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$147,553	\$23,589	
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).

SHORT LEGAL DESCRIPTION
17 54 41 PB 14-25
COCONUT GROVE SEC 1-CORAL GABLES
LOTS 17 & 18 BLK 21
LOT SIZE 50.000 X 106
OR 17540-1632 0197 1

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$571,979	\$553,864	\$536,276
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$596,979	\$578,864	\$561,276
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$571,979	\$553,864	\$536,276
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$571,979	\$553,864	\$536,276

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/26/2020	\$575,000	32079-3887	Qual by exam of deed
12/17/2009	\$410,000	27132-2549	Qual by exam of deed
01/01/1997	\$77,800	17540-1632	Sales which are qualified

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