



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/22/2025

PROPERTY INFORMATION	
Folio	03-5107-011-0050
Property Address	11044 GIRASOL AVE CORAL GABLES, FL 33156-0000
Owner	CESAR E CEBALLOS , CLAIRE CEBALLOS
Mailing Address	11044 GIRASOL AVE MIAMI, FL 33156
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	4 / 3 / 1
Floors	1
Living Units	1
Actual Area	4,890 Sq.Ft
Living Area	3,574 Sq.Ft
Adjusted Area	4,095 Sq.Ft
Lot Size	15,551 Sq.Ft
Year Built	1991

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$933,060	\$1,088,570	\$995,264
Building Value	\$893,201	\$813,513	\$824,078
Extra Feature Value	\$53,410	\$53,951	\$30,922
Market Value	\$1,879,671	\$1,956,034	\$1,850,264
Assessed Value	\$1,405,630	\$1,366,016	\$1,296,159

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$474,041	\$590,018	\$554,105
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	
FAIRCHILD OAKS	
PB 136-22	
LOT 5 BLK 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,354,908	\$1,316,016	\$1,246,159
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,380,630	\$1,341,016	\$1,271,159
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,354,908	\$1,316,016	\$1,246,159
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,354,908	\$1,316,016	\$1,246,159

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/24/2020	\$1,500,000	31992-1527	Qual by exam of deed

LOT SIZE 15551 SQ FT M/L
F/A/U 03-5107-000-0030

08/01/2000	\$1,210,000	19264-1182	Sales which are qualified
06/01/2000	\$950,000	19183-4247	Sales which are qualified
11/01/1989	\$200,000	14338-72	Sales which are qualified

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