



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 12/22/2025

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



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

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

BENEFITS INFORMATION			
Benefit	Type	2025	2024
<b>Save Our Homes Cap</b>	Assessment Reduction	\$474,041	\$590,018
<b>Homestead</b>	Exemption	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,722	\$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			

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

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>