

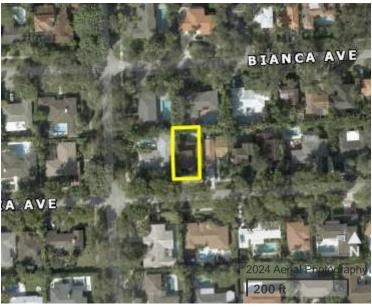
Detailed Report

Generated On: 10/07/2024

PROPERTY INFORMATION	V
Folio	03-4120-023-3851
Property Address	451 PERUGIA AVE CORAL GABLES, FL 33146-2851
Owner	JOSE LLORENS , KARELY LLORENS RUIZ
Mailing Address	451 PERUGIA AVE MIAMI, FL 33146
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3/2/1
Floors	2
Living Units	1
Actual Area	2,340 Sq.Ft
Living Area	1,724 Sq.Ft
Adjusted Area	1,890 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1970

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$600,000	\$475,000	\$375,000
Building Value	\$286,562	\$288,716	\$290,871
Extra Feature Value	\$31,363	\$31,673	\$1,456
Market Value	\$917,925	\$795,389	\$667,327
Assessed Value	\$581,495	\$564,559	\$518,619

BENEFITS INFORMATION							
Benefit	Туре	2024	2023	2022			
Save Our Homes Cap	Assessment Reduction	\$336,430	\$230,830	\$148,708			
Homestead	Exemption	\$25,000	\$25,000	\$25,000			
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000			



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$531,495	\$514,559	\$468,619
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$556,495	\$539,559	\$493,619
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$531,495	\$514,559	\$468,619
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$531,495	\$514,559	\$468,619

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).



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Property Information

Folio: 03-4120-023-3851

Property Address: 451 PERUGIA AVE

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	е	Units	Calc Value
GENERAL	SFR	0100	Square F	t.	5,000.00	\$600,000
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1970	2,340	1,724	1,890	\$286,562
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dp	th, ti l e 250-649 sf			2022	1	\$29,700
Patio - Concrete Slab				2022	260	\$1,030
Chain-link Fence 4-5 ft high	1			1970	115	\$633



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Property Information

Folio: 03-4120-023-3851

Property Address: 451 PERUGIA AVE

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	9	Units	Calc Value
GENERAL	SFR	0100	Square F	t.	5,000.00	\$475,000
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1970	2,340	1,724	1,890	\$288,716
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dp	th, tile 250-649 sf			2022	1	\$30,000
Patio - Concrete Slab				2022	260	\$1,040
Chain-link Fence 4-5 ft high	1			1970	115	\$633



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Property Information

Folio: 03-4120-023-3851

Property Address: 451 PERUGIA AVE

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		5,000.00	\$375,000
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1970	2,340	1,724	1,890	\$290,871
EXTRA FEATURES						
Description		Year	r Built	Units	Calc Value	
Patio - Screened over Concrete Slab		1	1970	154	\$739	
Patio - Concrete Slab		1	1970	35	\$84	
Chain-link Fence 4-5 ft high	1		1	1970	115	\$633

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Property Information

Folio: 03-4120-023-3851

Property Address: 451 PERUGIA AVE

FULL LEGAL DESCRIPTION

PB 28-18

CORAL GABLES RIVIERA SEC PART 2

LOT 26 BLK 105

LOT SIZE 50.000 X 100

OR 20205-3634 02/2002 1

SALES INFORMATION				
Previous Sale	Price	OR Book-Page	Qualification Description	
07/27/2016	\$687,500	30176-0528	Qual by exam of deed	
02/01/2002	\$275,000	20205-3634	Sales which are qualified	
07/01/1973	\$60,000	00000-00000	Sales which are qualified	