



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 01/09/2026

| PROPERTY INFORMATION      |  |
|---------------------------|--|
| <b>Folio</b>              | 03-4108-123-0010   |
| <b>Property Address</b>   | 1300 PONCE DE LEON BLVD UNIT: 300<br>CORAL GABLES, FL 33134-0000 |
| <b>Owner</b>              | EDUARDO ANTONIO DURAZO II  |
| <b>Mailing Address</b>    | 1300 PONCE DE LEON BLVD UNIT 300<br>CORAL GABLES, FL 33134       |
| <b>Primary Zone</b>       | 5001 HOTELS & MOTELS - GENERAL Med<br>Density                    |
| <b>Primary Land Use</b>   | 0407 RESIDENTIAL - TOTAL VALUE :<br>CONDOMINIUM - RESIDENTIAL    |
| <b>Beds / Baths /Half</b> | 2 / 2 / 1  |
| <b>Floors</b>             | 0  |
| <b>Living Units</b>       | 1  |
| <b>Actual Area</b>        |  |
| <b>Living Area</b>        | 1,216 Sq.Ft  |
| <b>Adjusted Area</b>      | 1,216 Sq.Ft  |
| <b>Lot Size</b>           | 0 Sq.Ft  |
| <b>Year Built</b>         | 2009   |

| ASSESSMENT INFORMATION     |           |           |           |
|----------------------------|-----------|-----------|-----------|
| Year                       | 2025      | 2024      | 2023      |
| <b>Land Value</b>          | \$0       | \$0       | \$0       |
| <b>Building Value</b>      | \$0       | \$0       | \$0       |
| <b>Extra Feature Value</b> | \$0       | \$0       | \$0       |
| <b>Market Value</b>        | \$616,548 | \$635,617 | \$577,834 |
| <b>Assessed Value</b>      | \$616,548 | \$635,617 | \$577,834 |

| BENEFITS INFORMATION    |           |          |          |      |
|-------------------------|-----------|----------|----------|------|
| Benefit                 | Type      | 2025     | 2024     | 2023 |
| <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 |
|-------------------------|
| 1300 PONCE CONDO        |
| UNIT 300                |
| UNDIV 0.8565%           |
| INT IN COMMON ELEMENTS  |
| OFF REC 26953-3385      |



| TAXABLE VALUE INFORMATION |           |           |           |
|---------------------------|-----------|-----------|-----------|
| Year                      | 2025      | 2024      | 2023      |
| <b>COUNTY</b>             |           |           |           |
| <b>Exemption Value</b>    | \$50,722  | \$50,000  | \$0       |
| <b>Taxable Value</b>      | \$565,826 | \$585,617 | \$577,834 |
| <b>SCHOOL BOARD</b>       |           |           |           |
| <b>Exemption Value</b>    | \$25,000  | \$25,000  | \$0       |
| <b>Taxable Value</b>      | \$591,548 | \$610,617 | \$577,834 |
| <b>CITY</b>               |           |           |           |
| <b>Exemption Value</b>    | \$50,722  | \$50,000  | \$0       |
| <b>Taxable Value</b>      | \$565,826 | \$585,617 | \$577,834 |
| <b>REGIONAL</b>           |           |           |           |
| <b>Exemption Value</b>    | \$50,722  | \$50,000  | \$0       |
| <b>Taxable Value</b>      | \$565,826 | \$585,617 | \$577,834 |

| SALES INFORMATION |           |              |   |
|-------------------|-----------|--------------|---|
| Previous Sale     | Price     | OR Book-Page | Qualification Description                 |
| 03/15/2023        | \$100     | 33696-4145   | Corrective, tax or QCD; min consideration |
| 03/15/2023        | \$500,000 | 33643-0633   | Qual by exam of deed                      |
| 10/10/2018        | \$100     | 31304-4854   | Corrective, tax or QCD; min consideration |
| 04/15/2010        | \$517,700 | 27252-3095   | Qual by exam of deed                      |

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>