

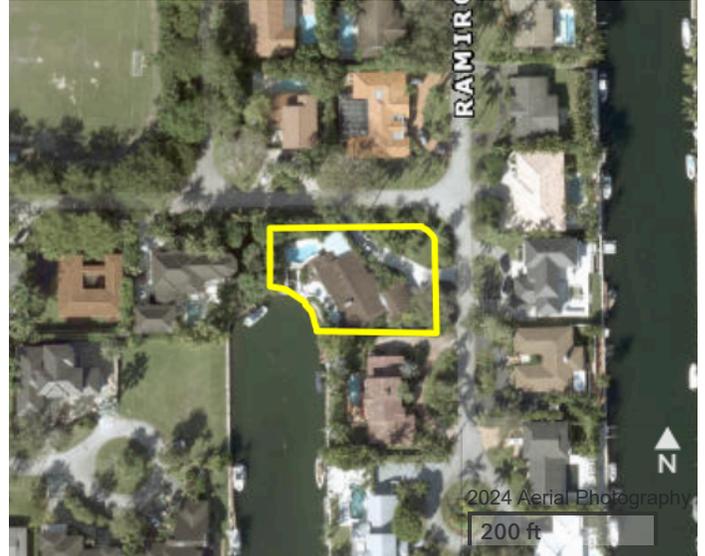


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/25/2025

PROPERTY INFORMATION	
Folio	03-5118-005-0640
Property Address	1240 CAMPAMENTO AVE CORAL GABLES, FL 33156-6307
Owner	DIANA C ALBADAN , MARLIO M DIAZ
Mailing Address	1240 CAMPAMENTO AVE CORAL GABLES, FL 33156
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	4,141 Sq.Ft
Living Area	2,710 Sq.Ft
Adjusted Area	3,376 Sq.Ft
Lot Size	16,061 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$3,372,810	\$3,212,200	\$2,810,675
Building Value	\$402,125	\$405,078	\$319,432
Extra Feature Value	\$27,747	\$27,917	\$28,086
Market Value	\$3,802,682	\$3,645,195	\$3,158,193
Assessed Value	\$2,141,832	\$2,081,470	\$2,020,845

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$1,660,850	\$1,563,725	\$1,137,348
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
13 55 40 18 55 41
CORAL BAY SEC A AMD PL PB 57-97
LOT 53 BLK 2
LOT SIZE 16061 SQUARE FEET
OR 18663-1826 0699 1

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,091,110	\$2,031,470	\$1,970,845
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$2,116,832	\$2,056,470	\$1,995,845
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,091,110	\$2,031,470	\$1,970,845
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,091,110	\$2,031,470	\$1,970,845

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/19/2018	\$2,275,000	31249-4579	Qual by exam of deed
06/01/1999	\$575,000	18663-1826	Sales which are qualified
12/01/1988	\$360,000	13954-0637	Sales which are qualified
03/01/1981	\$296,500	11057-0421	Sales which are qualified

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