



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 11/9/2022

| Property Information |  |
|----------------------|--|
| Folio:               | 03-4130-002-0470                                     |
| Property Address:    | 1551 CONSOLATA AVE<br>Coral Gables, FL 33146-2410    |
| Owner                | JOSE A HERNANDEZ SOLAUN<br>AUBREY E HERNANDEZ SOLAUN |
| Mailing Address      | 6180 SW 133 ST<br>MIAMI, FL 33156 USA                |
| PA Primary Zone      | 0100 SINGLE FAMILY - GENERAL                         |
| Primary Land Use     | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT            |
| Beds / Baths / Half  | 2 / 2 / 0  |
| Floors               | 1  |
| Living Units         | 1  |
| Actual Area          | 2,346 Sq.Ft  |
| Living Area          | 1,815 Sq.Ft  |
| Adjusted Area        | 2,070 Sq.Ft  |
| Lot Size             | 9,000 Sq.Ft  |
| Year Built           | Multiple (See Building Info.)                        |



| Assessment Information |           |           |           |
|------------------------|-----------|-----------|-----------|
| Year                   | 2022      | 2021      | 2020      |
| Land Value             | \$585,000 | \$504,000 | \$405,000 |
| Building Value         | \$271,740 | \$195,706 | \$197,310 |
| XF Value               | \$42,607  | \$43,060  | \$43,515  |
| Market Value           | \$899,347 | \$742,766 | \$645,825 |
| Assessed Value         | \$781,447 | \$710,407 | \$645,825 |

| Benefits Information |                      |           |          |      |
|----------------------|----------------------|-----------|----------|------|
| Benefit              | Type                 | 2022      | 2021     | 2020 |
| Non-Homestead Cap    | Assessment Reduction | \$117,900 | \$32,359 |      |

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

| Short Legal Description |
|-------------------------|
| C GABLES RIVIERA SEC 6  |
| PB 20-79                |
| LOTS 25 & 26 LESS E15FT |
| BLK 178                 |
| LOT SIZE 90 X 100       |

| Taxable Value Information |           |           |           |
|---------------------------|-----------|-----------|-----------|
|                           | 2022      | 2021      | 2020      |
| <b>County</b>             |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$781,447 | \$710,407 | \$645,825 |
| <b>School Board</b>       |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$899,347 | \$742,766 | \$645,825 |
| <b>City</b>               |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$781,447 | \$710,407 | \$645,825 |
| <b>Regional</b>           |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$781,447 | \$710,407 | \$645,825 |

| Sales Information |           |              |                           |
|-------------------|-----------|--------------|---------------------------|
| Previous Sale     | Price     | OR Book-Page | Qualification Description |
| 02/22/2013        | \$520,000 | 28579-1832   | Qual by exam of deed      |
| 06/26/2009        | \$100     | 26929-3474   | Affiliated parties        |
| 08/01/2004        | \$410,000 | 22578-0927   | Sales which are qualified |

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Version: