



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/24/2025

| PROPERTY INFORMATION | |
|---------------------------|--|
| Folio | 03-4107-018-8880 |
| Property Address | 1300 COUNTRY CLUB PRADO CORAL GABLES, FL 33134-2121 |
| Owner | SILVIA SILVA DULUC |
| Mailing Address | 1300 COUNTRY CLUB PRADO CORAL GABLES, FL 33134 |
| Primary Zone | 0100 SINGLE FAMILY - GENERAL |
| Primary Land Use | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT |
| Beds / Baths /Half | 4 / 3 / 0 |
| Floors | 1 |
| Living Units | 1 |
| Actual Area | 3,514 Sq.Ft |
| Living Area | 2,950 Sq.Ft |
| Adjusted Area | 3,006 Sq.Ft |
| Lot Size | 12,000 Sq.Ft |
| Year Built | Multiple (See Building Info.) |

| ASSESSMENT INFORMATION | | | |
|----------------------------|-------------|-------------|-----------|
| Year | 2024 | 2023 | 2022 |
| Land Value | \$1,080,000 | \$684,000 | \$504,000 |
| Building Value | \$437,193 | \$443,264 | \$418,195 |
| Extra Feature Value | \$34,131 | \$34,522 | \$34,915 |
| Market Value | \$1,551,324 | \$1,161,786 | \$957,110 |
| Assessed Value | \$882,555 | \$856,850 | \$831,894 |

| BENEFITS INFORMATION | | | | |
|---------------------------|----------------------|-----------|-----------|-----------|
| Benefit | Type | 2024 | 2023 | 2022 |
| Save Our Homes Cap | Assessment Reduction | \$668,769 | \$304,936 | \$125,216 |
| Homestead | Exemption | \$25,000 | \$25,000 | \$25,000 |
| Second Homestead | Exemption | \$25,000 | \$25,000 | \$25,000 |

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

| SHORT LEGAL DESCRIPTION | |
|--------------------------|--|
| CORAL GABLES GRANADA SEC | |
| PB 8-113 | |
| LOTS 27 & 28 BLK 78 | |
| LOT SIZE 100.000 X 120 | |
| OR 9200-1208 | |



| TAXABLE VALUE INFORMATION | | | |
|---------------------------|-----------|-----------|-----------|
| Year | 2024 | 2023 | 2022 |
| COUNTY | | | |
| Exemption Value | \$50,000 | \$50,000 | \$50,000 |
| Taxable Value | \$832,555 | \$806,850 | \$781,894 |
| SCHOOL BOARD | | | |
| Exemption Value | \$25,000 | \$25,000 | \$25,000 |
| Taxable Value | \$857,555 | \$831,850 | \$806,894 |
| CITY | | | |
| Exemption Value | \$50,000 | \$50,000 | \$50,000 |
| Taxable Value | \$832,555 | \$806,850 | \$781,894 |
| REGIONAL | | | |
| Exemption Value | \$50,000 | \$50,000 | \$50,000 |
| Taxable Value | \$832,555 | \$806,850 | \$781,894 |

| SALES INFORMATION | | | |
|-------------------|-------------|--------------|--|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 06/03/2019 | \$1,100,000 | 31479-4110 | Qual by exam of deed |
| 01/07/2016 | \$950,000 | 29926-0636 | Qual by verifiable & documented evidence |
| 05/08/2015 | \$716,000 | 29625-3916 | Financial inst or "In Lieu of Forclosure" stated |
| 10/01/2007 | \$1,400,000 | 26045-3425 | Other disqualified |

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