



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 06/13/2024

PROPERTY INFORMATION	
Folio	03-4117-005-8910
Property Address	3110 COCONUT GROVE DR CORAL GABLES, FL 33134-6807
Owner	PATRICIA GUARCH
Mailing Address	3110 COCONUT GROVE DR CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,342 Sq.Ft
Living Area	1,085 Sq.Ft
Adjusted Area	1,211 Sq.Ft
Lot Size	8,800 Sq.Ft
Year Built	1948



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$897,661	\$660,282	\$589,433
Building Value	\$136,601	\$127,155	\$127,155
Extra Feature Value	\$30,667	\$30,974	\$113
Market Value	\$1,064,929	\$818,411	\$716,701
Assessed Value	\$515,134	\$500,131	\$455,565

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$465,134	\$450,131	\$405,565
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$490,134	\$475,131	\$430,565
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$465,134	\$450,131	\$405,565
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$465,134	\$450,131	\$405,565

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$549,795	\$318,280	\$261,136
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).

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Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Front Ft.	50.00	\$561,038	
GENERAL	SFR	0100	Front Ft.	30.00	\$336,623	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1948	1,342	1,085	1,211	\$136,601
EXTRA FEATURES						
Description	Year Built	Units	Calc Value			
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2021	1	\$29,400			
Chain-link Fence 4-5 ft high	2018	78	\$757			
Aluminum Modular Fence	2021	15	\$510			

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Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Front Ft.	50.00	\$412,676	
GENERAL	SFR	0100	Front Ft.	30.00	\$247,606	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1948	1,342	1,085	1,211	\$127,155
EXTRA FEATURES						
Description	Year Built		Units	Calc Value		
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2021		1	\$29,700		
Chain-link Fence 4-5 ft high	2018		78	\$764		
Aluminum Modular Fence	2021		15	\$510		

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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	Front Ft.	50.00	\$368,396	
GENERAL	SFR	0100	Front Ft.	30.00	\$221,037	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1948	1,342	1,085	1,211	\$127,155
EXTRA FEATURES						
Description	Year Built		Units		Calc Value	
Slat House - Fair	1960		150		\$113	

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FULL LEGAL DESCRIPTION
CORAL GABLES CRAFTS SEC
PB 10-40
LOTS 3 & 4 BLK 41
LOT SIZE SITE VALUE
OR 20348-1151/20600-0107 0302 1
COC 23803-1460 09 2005 1

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/21/2013	\$240,000	28786-0466	Qual by exam of deed
09/01/2005	\$465,000	23803-1460	Sales which are qualified
03/01/2004	\$349,000	22156-0982	Sales which are qualified
03/01/2002	\$280,000	20348-1151	Sales which are qualified
02/01/2000	\$169,000	18986-2982	Sales which are qualified
04/01/1994	\$132,500	16314-4927	Sales which are qualified

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