



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Detailed Report

Generated On: 10/07/2025

| PROPERTY INFORMATION |                                                  |
|----------------------|--------------------------------------------------|
| Folio                | 03-4107-018-7920                                 |
| Property Address     | 1314 FERDINAND ST<br>CORAL GABLES, FL 33134-0000 |
| Owner                | INVERSIONES LEONELA LLC                          |
| Mailing Address      | 1337 BLUE RD<br>CORAL GABLES, FL 33146           |
| Primary Zone         | 0100 SINGLE FAMILY - GENERAL                     |
| Primary Land Use     | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT        |
| Beds / Baths /Half   | 3 / 2 / 0                                        |
| Floors               | 2                                                |
| Living Units         | 1                                                |
| Actual Area          | 2,267 Sq.Ft                                      |
| Living Area          | 1,812 Sq.Ft                                      |
| Adjusted Area        | 1,874 Sq.Ft                                      |
| Lot Size             | 6,300 Sq.Ft                                      |
| Year Built           | 1955                                             |

| ASSESSMENT INFORMATION |             |           |           |
|------------------------|-------------|-----------|-----------|
| Year                   | 2025        | 2024      | 2023      |
| Land Value             | \$611,100   | \$611,100 | \$478,800 |
| Building Value         | \$391,629   | \$227,129 | \$227,129 |
| Extra Feature Value    | \$16,100    | \$16,100  | \$16,100  |
| Market Value           | \$1,018,829 | \$854,329 | \$722,029 |
| Assessed Value         | \$1,018,829 | \$514,115 | \$499,141 |

| BENEFITS INFORMATION                                                                                     |                      |      |           |           |
|----------------------------------------------------------------------------------------------------------|----------------------|------|-----------|-----------|
| Benefit                                                                                                  | Type                 | 2025 | 2024      | 2023      |
| Save Our Homes Cap                                                                                       | Assessment Reduction |      | \$340,214 | \$222,888 |
| Homestead                                                                                                | Exemption            |      | \$25,000  | \$25,000  |
| Second Homestead                                                                                         | Exemption            |      | \$25,000  | \$25,000  |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). |                      |      |           |           |



| TAXABLE VALUE INFORMATION |             |           |           |
|---------------------------|-------------|-----------|-----------|
| Year                      | 2025        | 2024      | 2023      |
| <b>COUNTY</b>             |             |           |           |
| Exemption Value           | \$0         | \$50,000  | \$50,000  |
| Taxable Value             | \$1,018,829 | \$464,115 | \$449,141 |
| <b>SCHOOL BOARD</b>       |             |           |           |
| Exemption Value           | \$0         | \$25,000  | \$25,000  |
| Taxable Value             | \$1,018,829 | \$489,115 | \$474,141 |
| <b>CITY</b>               |             |           |           |
| Exemption Value           | \$0         | \$50,000  | \$50,000  |
| Taxable Value             | \$1,018,829 | \$464,115 | \$449,141 |
| <b>REGIONAL</b>           |             |           |           |
| Exemption Value           | \$0         | \$50,000  | \$50,000  |
| Taxable Value             | \$1,018,829 | \$464,115 | \$449,141 |

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## Property Information

**Folio:** 03-4107-018-7920

**Property Address:** 1314 FERDINAND ST

## Roll Year 2025 Land, Building and Extra-Feature Details

| LAND INFORMATION                                 |           |            |               |               |            |            |
|--------------------------------------------------|-----------|------------|---------------|---------------|------------|------------|
| Land Use                                         | Muni Zone | PA Zone    | Unit Type     | Units         | Calc Value |            |
| GENERAL                                          | SFR       | 0100       | Square Ft.    | 6,300.00      | \$611,100  |            |
| BUILDING INFORMATION                             |           |            |               |               |            |            |
| Building Number                                  | Sub Area  | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
| 1                                                | 1         | 1955       | 2,267         | 1,812         | 1,874      | \$391,629  |
| EXTRA FEATURES                                   |           |            |               |               |            |            |
| Description                                      |           |            |               | Year Built    | Units      | Calc Value |
| Wall - CBS unreinforced                          |           |            |               | 1958          | 500        | \$1,100    |
| Pool 6' res AVG 3-8' dpth, plain feat 250-649 sf |           |            |               | 1955          | 1          | \$15,000   |

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## Property Information

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Property Address: 1314 FERDINAND ST

## 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       | Square Ft.    |               | 6,300.00   | \$611,100  |
| BUILDING INFORMATION                             |           |            |               |               |            |            |
| Building Number                                  | Sub Area  | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
| 1                                                | 1         | 1955       | 2,267         | 1,812         | 1,874      | \$227,129  |
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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       | Square Ft.    |               | 6,300.00   | \$478,800  |
| BUILDING INFORMATION                             |           |            |               |               |            |            |
| Building Number                                  | Sub Area  | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
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