



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 11/3/2022

| Property Information |   |
|----------------------|---|
| Folio:               | 03-4117-036-0030  |
| Property Address:    | 614 VALENCIA AVE UNIT: 103<br>Coral Gables, FL 33134-5602     |
| Owner                | PEDRO GOMEZ   |
| Mailing Address      | 614 VALENCIA AVE 103<br>CORAL GABLES, FL 33134 USA            |
| PA Primary Zone      | 5000 HOTELS & MOTELS -<br>GENERAL                             |
| Primary Land Use     | 0407 RESIDENTIAL - TOTAL VALUE<br>: CONDOMINIUM - RESIDENTIAL |
| Beds / Baths / Half  | 2 / 2 / 1   |
| Floors               | 0   |
| Living Units         | 1   |
| Actual Area          | Sq.Ft   |
| Living Area          | 1,990 Sq.Ft   |
| Adjusted Area        | 1,990 Sq.Ft   |
| Lot Size             | 0 Sq.Ft   |
| Year Built           | 1991  |



| Assessment Information |           |           |           |
|------------------------|-----------|-----------|-----------|
| Year                   | 2022      | 2021      | 2020      |
| Land Value             | \$0       | \$0       | \$0       |
| Building Value         | \$0       | \$0       | \$0       |
| XF Value               | \$0       | \$0       | \$0       |
| Market Value           | \$676,600 | \$554,600 | \$533,240 |
| Assessed Value         | \$676,600 | \$540,705 | \$533,240 |

| Benefits Information |                      |      |          |          |
|----------------------|----------------------|------|----------|----------|
| Benefit              | Type                 | 2022 | 2021     | 2020     |
| Save Our Homes Cap   | Assessment Reduction |      | \$13,895 |          |
| 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).

| Short Legal Description      |
|------------------------------|
| THE NEW FRENCH VILLAGE CONDO |
| UNIT 103                     |
| UNDIV 3.2953%                |
| INT IN COMMON ELEMENTS       |
| OFF REC 15292-1597           |

| Taxable Value Information |           |           |           |
|---------------------------|-----------|-----------|-----------|
|                           | 2022      | 2021      | 2020      |
| <b>County</b>             |           |           |           |
| Exemption Value           | \$0       | \$50,000  | \$50,000  |
| Taxable Value             | \$676,600 | \$490,705 | \$483,240 |
| <b>School Board</b>       |           |           |           |
| Exemption Value           | \$0       | \$25,000  | \$25,000  |
| Taxable Value             | \$676,600 | \$515,705 | \$508,240 |
| <b>City</b>               |           |           |           |
| Exemption Value           | \$0       | \$50,000  | \$50,000  |
| Taxable Value             | \$676,600 | \$490,705 | \$483,240 |
| <b>Regional</b>           |           |           |           |
| Exemption Value           | \$0       | \$50,000  | \$50,000  |
| Taxable Value             | \$676,600 | \$490,705 | \$483,240 |

| Sales Information |           |              |                           |
|-------------------|-----------|--------------|---------------------------|
| Previous Sale     | Price     | OR Book-Page | Qualification Description |
| 12/23/2021        | \$900,000 | 32966-1764   | Qual by exam of deed      |
| 11/21/2019        | \$680,000 | 31726-0588   | Qual by exam of deed      |
| 01/28/2010        | \$450,000 | 27163-3720   | Qual by exam of deed      |
| 03/01/2007        | \$750,000 | 25496-2579   | Sales which are qualified |

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>