



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 06/19/2025

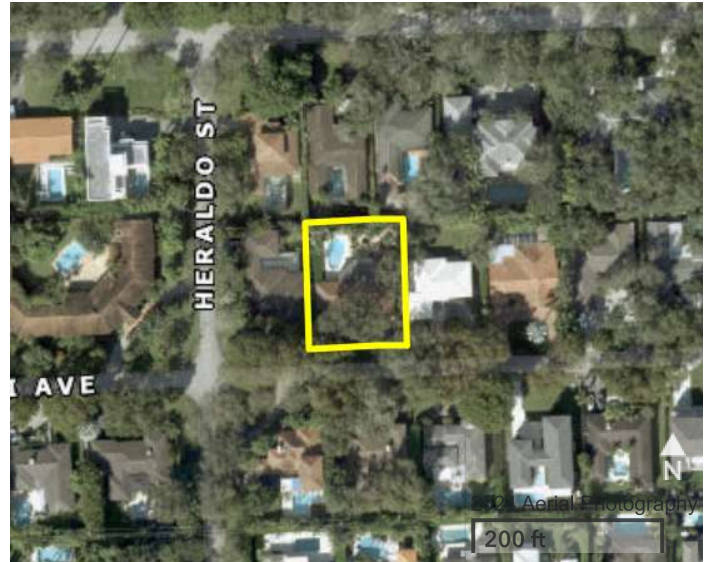
PROPERTY INFORMATION	
<b>Folio</b>	03-4130-005-0150
<b>Property Address</b>	1131 MANATI AVE CORAL GABLES, FL 33146-3232
<b>Owner</b>	ANTONIO E FRIGULS TRS , ANTONIO E FRIGULS DECLAR TR
<b>Mailing Address</b>	1131 MANATI AVE CORAL GABLES, FL 33146
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 3 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,116 Sq.Ft
<b>Living Area</b>	1,969 Sq.Ft
<b>Adjusted Area</b>	2,488 Sq.Ft
<b>Lot Size</b>	12,500 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,625,000	\$1,687,500	\$1,250,000
<b>Building Value</b>	\$261,240	\$261,240	\$261,240
<b>Extra Feature Value</b>	\$25,848	\$25,848	\$25,848
<b>Market Value</b>	\$1,912,088	\$1,974,588	\$1,537,088
<b>Assessed Value</b>	\$449,667	\$436,995	\$424,267

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Save Our Homes Cap</b>	Assessment Reduction	\$1,462,421	\$1,537,593	\$1,112,821
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,722	\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION	
30 54 41	
UNIVERSITY ESTATES PB 44-86	
W30FT LOT 19 & ALL LOT 20 BLK 1	
LOT SIZE 100.000 X 125	
OR 15639-2027 0892 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$398,945	\$386,995	\$374,267
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$424,667	\$411,995	\$399,267
<b>CITY</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$398,945	\$386,995	\$374,267
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,722	\$50,000	\$50,000
<b>Taxable Value</b>	\$398,945	\$386,995	\$374,267

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/09/2018	\$100	31158-4241	Corrective, tax or QCD; min consideration
08/01/1992	\$325,800	15639-2027	Sales which are qualified
06/01/1989	\$275,000	14148-1339	Sales which are qualified
07/01/1973	\$84,500	00000-00000	Sales which are qualified

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