



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 06/10/2025

PROPERTY INFORMATION	
Folio	03-4120-022-3190
Property Address	4610 LE JEUNE RD CORAL GABLES, FL 33146-1815
Owner	R T A ASSOCIATES
Mailing Address	6401 SW 134 DR PINECREST, FL 33156
Primary Zone	5003 MIXED-USE
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	7,721 Sq.Ft
Living Area	7,721 Sq.Ft
Adjusted Area	7,096 Sq.Ft
Lot Size	20,000 Sq.Ft
Year Built	1954

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$5,500,000	\$5,500,000	\$5,000,000
Building Value	\$405,891	\$380,523	\$380,523
Extra Feature Value	\$35,981	\$36,200	\$36,419
Market Value	\$5,941,872	\$5,916,723	\$5,416,942
Assessed Value	\$4,022,891	\$3,657,174	\$3,324,704

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,918,981	\$2,259,549	\$2,092,238
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,022,891	\$3,657,174	\$3,324,704
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,941,872	\$5,916,723	\$5,416,942
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,022,891	\$3,657,174	\$3,324,704
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,022,891	\$3,657,174	\$3,324,704

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Folio: 03-4120-022-3190

Property Address: 4610 LE JEUNE RD

Roll Year **2024** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	MX1	5003	Square Ft.	20,000.00	\$5,500,000

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1954	7,721	7,721	7,096	\$405,891

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Paving - Asphalt	1967	9,500	\$7,838
Cooler Room - Refridgeration (200 sqft/Ton)	2013	2	\$2,208
Cooler Room - Area - Used with X/F #15	2013	400	\$2,760
Cent A/C - Comm (Aprox 300 sqft/Ton)	2013	8	\$11,040
Cent A/C - Comm (Aprox 300 sqft/Ton)	1989	3	\$3,060
Cent A/C - Comm (Aprox 300 sqft/Ton)	1972	3	\$2,475
Cent A/C - Comm (Aprox 300 sqft/Ton)	1954	8	\$6,600

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Property Information

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Property Address: 4610 LE JEUNE RD

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	MX1	5003	Square Ft.	20,000.00	\$5,500,000

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1954	7,721	7,721	7,096	\$380,523

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Paving - Asphalt	1967	9,500	\$7,838
Cooler Room - Refridgeration (200 sqft/Ton)	2013	2	\$2,232
Cooler Room - Area - Used with X/F #15	2013	400	\$2,790
Cent A/C - Comm (Aprox 300 sqft/Ton)	2013	8	\$11,160
Cent A/C - Comm (Aprox 300 sqft/Ton)	1989	3	\$3,105
Cent A/C - Comm (Aprox 300 sqft/Ton)	1972	3	\$2,475
Cent A/C - Comm (Aprox 300 sqft/Ton)	1954	8	\$6,600

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Folio: 03-4120-022-3190

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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	CB	6400	Square Ft.	20,000.00	\$5,000,000

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1954	7,721	7,721	7,096	\$380,523

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Paving - Asphalt	1967	9,500	\$7,838
Cooler Room - Refridgeration (200 sqft/Ton)	2013	2	\$2,256
Cooler Room - Area - Used with X/F #15	2013	400	\$2,820
Cent A/C - Comm (Aprox 300 sqft/Ton)	2013	8	\$11,280
Cent A/C - Comm (Aprox 300 sqft/Ton)	1989	3	\$3,150
Cent A/C - Comm (Aprox 300 sqft/Ton)	1972	3	\$2,475
Cent A/C - Comm (Aprox 300 sqft/Ton)	1954	8	\$6,600

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Property Information

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FULL LEGAL DESCRIPTION

CORAL GABLES RIVIERA SEC PART 1

REV PB 28-31

LOTS 12 THRU 19 BLK 30

LOT SIZE 20000 SQ FT

OR 13114-2770 1286 5

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
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