



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 07/27/2023

PROPERTY INFORMATION	
<b>Folio:</b>	03-4132-026-0040
<b>Sub-Division:</b>	COCOPLUM SEC 2 PLAT C
<b>Property Address:</b>	176 ISLA DORADA BLVD
<b>Owner:</b>	ANGEL NICOLAS, CYNTHIA RODRIGUEZ
<b>Mailing Address:</b>	176 ISLA DORADA BLVD CORAL GABLES, FL 33143
<b>Primary Zone:</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use:</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths / Half</b>	6 / 5 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	6,661 Sq.Ft
<b>Living Area</b>	5,591 Sq.Ft
<b>Adjusted Area</b>	6,146 Sq.Ft
<b>Lot Size</b>	18,317 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$1,758,432	\$1,355,458	\$925,008
<b>Building Value</b>	\$1,742,255	\$1,763,151	\$1,311,800
<b>Extra Feature Value</b>	\$53,616	\$54,003	\$54,390
<b>Market Value</b>	\$3,554,303	\$3,172,612	\$2,291,198
<b>Assessed Value</b>	\$2,430,730	\$2,359,933	\$2,291,198

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction	\$1,123,573	\$812,679	
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION	
COCOPLUM SEC 2 PLAT C	
PB 117-65	
LOT 4 BLK 15	
LOT SIZE 18317 SQ FT	
OR 20724-1656 09/2002 1	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$2,380,730	\$2,309,933	\$2,241,198
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$2,405,730	\$2,334,933	\$2,266,198
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$2,380,730	\$2,309,933	\$2,241,198
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$2,380,730	\$2,309,933	\$2,241,198

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/04/2018	\$2,910,000	30832-3300	Qual by exam of deed
09/01/2002	\$1,630,000	20724-1656	Sales which are qualified
08/01/1999	\$1,200,000	18768-0855	Sales which are qualified
03/01/1996	\$310,000	17143-1123	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>