



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 07/27/2023

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



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

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$1,123,573	\$812,679	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	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
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,380,730	\$2,309,933	\$2,241,198
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$2,405,730	\$2,334,933	\$2,266,198
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,380,730	\$2,309,933	\$2,241,198
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$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