

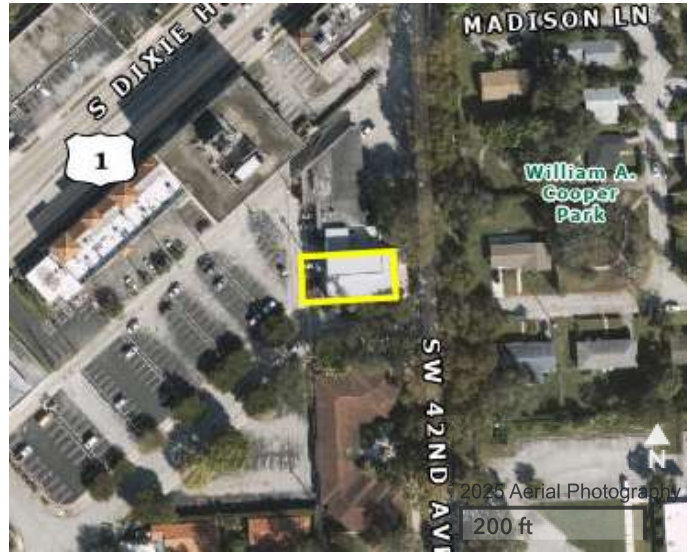


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 06/01/2026

PROPERTY INFORMATION	
Folio	03-4120-023-2360
Property Address	4944 LE JEUNE RD CORAL GABLES, FL 33146-0000
Owner	4944 LE JEUNE RD LLC
Mailing Address	150 SE 2 AVE 506 MIAMI, FL 33131
Primary Zone	5003 MIXED-USE
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	7,500 Sq.Ft
Living Area	7,500 Sq.Ft
Adjusted Area	7,500 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,375,000	\$1,375,000	\$1,375,000
Building Value	\$2,125,000	\$2,125,000	\$1,925,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$3,500,000	\$3,500,000	\$3,300,000
Assessed Value	\$2,270,819	\$2,064,381	\$1,876,710

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,270,819	\$2,064,381	\$1,876,710
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,500,000	\$3,500,000	\$3,300,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,270,819	\$2,064,381	\$1,876,710
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,270,819	\$2,064,381	\$1,876,710

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$1,229,181	\$1,435,619	\$1,423,290

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

SHORT LEGAL DESCRIPTION
CORAL GABLES RIVIERA SEC 2 REV
PB 28-18
LOTS 31 & 32 BLK 95
LOT SIZE 50.000 X 100
OR 18435-3812 0199 1

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2025	\$3,704,200	34740-0811	Qual by exam of deed
04/08/2019	\$2,650,000	31403-1967	Qual by exam of deed
01/01/1999	\$840,000	18435-3812	Sales which are qualified
03/01/1985	\$440,000	12457-0048	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>