



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

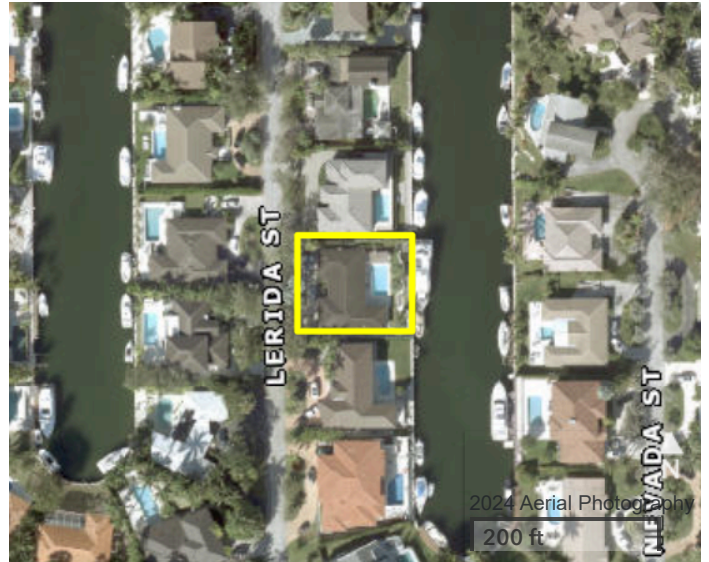
Detailed Report

Generated On: 08/27/2025

| PROPERTY INFORMATION | |
|---------------------------|--|
| Folio | 03-5118-007-0960 |
| Property Address | 13001 LERIDA ST CORAL GABLES, FL 33156-0000 |
| Owner | LERIDA HOLDINGS L L C |
| Mailing Address | 13001 LERIDA ST MIAMI, FL 33156 |
| Primary Zone | 0100 SINGLE FAMILY - GENERAL |
| Primary Land Use | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT |
| Beds / Baths /Half | 4 / 3 / 0 |
| Floors | 1 |
| Living Units | 1 |
| Actual Area | 3,460 Sq.Ft |
| Living Area | 2,434 Sq.Ft |
| Adjusted Area | 2,930 Sq.Ft |
| Lot Size | 12,000 Sq.Ft |
| Year Built | 1960 |

| ASSESSMENT INFORMATION | | | |
|----------------------------|-------------|-------------|-------------|
| Year | 2025 | 2024 | 2023 |
| Land Value | \$2,760,000 | \$2,520,000 | \$2,220,000 |
| Building Value | \$696,988 | \$706,159 | \$715,330 |
| Extra Feature Value | \$32,974 | \$32,974 | \$32,974 |
| Market Value | \$3,489,962 | \$3,259,133 | \$2,968,304 |
| Assessed Value | \$2,805,048 | \$2,550,044 | \$2,318,222 |

| BENEFITS INFORMATION | | | | |
|--|----------------------|-----------|-----------|-----------|
| Benefit | Type | 2025 | 2024 | 2023 |
| Non-Homestead Cap | Assessment Reduction | \$684,914 | \$709,089 | \$650,082 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |



| TAXABLE VALUE INFORMATION | | | |
|---------------------------|-------------|-------------|-------------|
| Year | 2025 | 2024 | 2023 |
| COUNTY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$2,805,048 | \$2,550,044 | \$2,318,222 |
| SCHOOL BOARD | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$3,489,962 | \$3,259,133 | \$2,968,304 |
| CITY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$2,805,048 | \$2,550,044 | \$2,318,222 |
| REGIONAL | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$2,805,048 | \$2,550,044 | \$2,318,222 |

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Property Information

Folio: 03-5118-007-0960

Property Address: 13001 LERIDA ST

Roll Year **2025** Land, Building and Extra-Feature Details

| LAND INFORMATION | | | | | | |
|---|-----------|------------|---------------|---------------|------------|-------------|
| Land Use | Muni Zone | PA Zone | Unit Type | | Units | Calc Value |
| GENERAL | SFR | 0100 | Square Ft. | | 12,000.00 | \$2,760,000 |
| BUILDING INFORMATION | | | | | | |
| Building Number | Sub Area | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
| 1 | 1 | 1960 | 3,460 | 2,434 | 2,930 | \$696,988 |
| EXTRA FEATURES | | | | | | |
| Description | | | | Year Built | Units | Calc Value |
| Screen Enclosure - Better- heavier gauage frm +8' | | | | 1960 | 1,714 | \$7,199 |
| Pool 6' res BETTER 3-8' dpth, tile 250-649 sf | | | | 1960 | 1 | \$18,000 |
| Patio - Brick, Tile, Flagstone | | | | 1960 | 1,178 | \$7,775 |

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Property Information

Folio: 03-5118-007-0960

Property Address: 13001 LERIDA ST

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

| LAND INFORMATION | | | | | | |
|---|-----------|------------|---------------|---------------|------------|-------------|
| Land Use | Muni Zone | PA Zone | Unit Type | | Units | Calc Value |
| GENERAL | SFR | 0100 | Square Ft. | | 12,000.00 | \$2,520,000 |
| BUILDING INFORMATION | | | | | | |
| Building Number | Sub Area | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
| 1 | 1 | 1960 | 3,460 | 2,434 | 2,930 | \$706,159 |
| EXTRA FEATURES | | | | | | |
| Description | | | | Year Built | Units | Calc Value |
| Screen Enclosure - Better- heavier gauage frm +8' | | | | 1960 | 1,714 | \$7,199 |
| Pool 6' res BETTER 3-8' dpth, tile 250-649 sf | | | | 1960 | 1 | \$18,000 |
| Patio - Brick, Tile, Flagstone | | | | 1960 | 1,178 | \$7,775 |

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Property Information

Folio: 03-5118-007-0960

Property Address: 13001 LERIDA ST

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

| LAND INFORMATION | | | | | | |
|---|-----------|------------|---------------|---------------|------------|-------------|
| Land Use | Muni Zone | PA Zone | Unit Type | | Units | Calc Value |
| GENERAL | SFR | 0100 | Square Ft. | | 12,000.00 | \$2,220,000 |
| BUILDING INFORMATION | | | | | | |
| Building Number | Sub Area | Year Built | Actual Sq.Ft. | Living Sq.Ft. | Adj Sq.Ft. | Calc Value |
| 1 | 1 | 1960 | 3,460 | 2,434 | 2,930 | \$715,330 |
| EXTRA FEATURES | | | | | | |
| Description | | | | Year Built | Units | Calc Value |
| Screen Enclosure - Better- heavier gauage frm +8' | | | | 1960 | 1,714 | \$7,199 |
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FULL LEGAL DESCRIPTION

18 55 41
CORAL BAY SEC C PB 65-147
LOT 14 BLK 9
LOT SIZE 100.000 X 120
OR 19118-0855 05 2000 1

SALES INFORMATION

| Previous Sale | Price | OR Book-Page | Qualification Description |
|---------------|-------------|--------------|---------------------------|
| 02/23/2021 | \$2,350,000 | 32373-0055 | Qual by exam of deed |
| 10/31/2014 | \$1,437,750 | 29375-4627 | Qual by exam of deed |
| 04/07/2014 | \$880,000 | 29112-0700 | Qual by exam of deed |
| 05/01/2000 | \$645,000 | 19118-0855 | Sales which are qualified |
| 12/01/1993 | \$585,000 | 16176-1143 | Sales which are qualified |
| 02/01/1990 | \$556,500 | 14457-3697 | Sales which are qualified |
| 06/01/1987 | \$410,000 | 13308-2139 | Sales which are qualified |
| 07/01/1984 | \$350,000 | 12221-2668 | Sales which are qualified |
| 12/01/1980 | \$267,500 | 10971-1668 | Sales which are qualified |
| 03/01/1976 | \$120,000 | 00000-00000 | Sales which are qualified |

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