



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

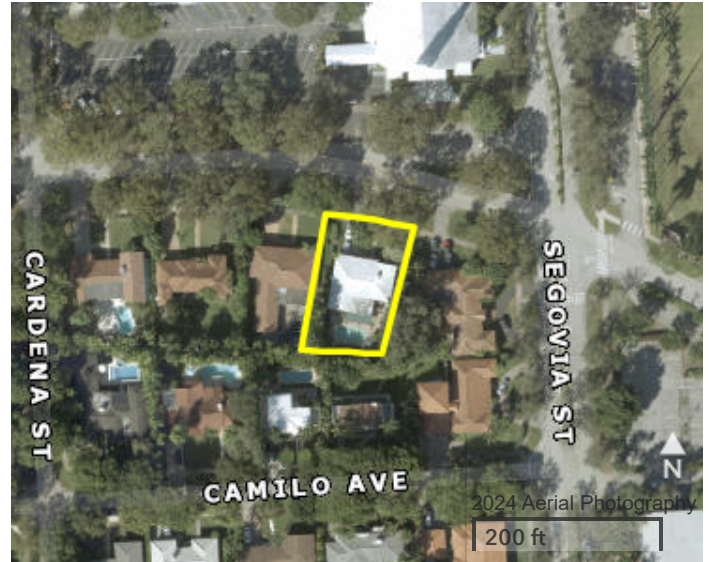
Detailed Report

Generated On: 01/11/2025

PROPERTY INFORMATION	
Folio	03-4117-004-0690
Property Address	3294 RIVIERA DR CORAL GABLES, FL 33134-6471
Owner	YOURDETTY LEYVA
Mailing Address	3294 RIVIERA DR CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,889 Sq.Ft
Living Area	1,725 Sq.Ft
Adjusted Area	2,386 Sq.Ft
Lot Size	11,985 Sq.Ft
Year Built	1951

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,222,807	\$899,252	\$803,156
Building Value	\$289,183	\$289,183	\$289,183
Extra Feature Value	\$34,526	\$35,012	\$35,498
Market Value	\$1,546,516	\$1,223,447	\$1,127,837
Assessed Value	\$455,987	\$442,706	\$429,812

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$1,090,529	\$780,741	\$698,025
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Widow	Exemption	\$5,000	\$5,000	\$500
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	\$55,000	\$55,000	\$50,500
Taxable Value	\$400,987	\$387,706	\$379,312
SCHOOL BOARD			
Exemption Value	\$30,000	\$30,000	\$25,500
Taxable Value	\$425,987	\$412,706	\$404,312
CITY			
Exemption Value	\$55,000	\$55,000	\$50,500
Taxable Value	\$400,987	\$387,706	\$379,312
REGIONAL			
Exemption Value	\$55,000	\$55,000	\$50,500
Taxable Value	\$400,987	\$387,706	\$379,312

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

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Property Information

Folio: 03-4117-004-0690

Property Address: 3294 RIVIERA DR

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	Front Ft.	50.00	\$719,298	
GENERAL	SFR	0100	Front Ft.	35.00	\$503,509	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1951	2,889	1,725	2,386	\$289,183
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				1994	1	\$21,300
Patio - Brick, Tile, Flagstone				1994	1,600	\$12,496
Chain-link Fence 4-5 ft high				1994	100	\$730

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Property Information

Folio: 03-4117-004-0690

Property Address: 3294 RIVIERA DR

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	Front Ft.	50.00	\$528,972	
GENERAL	SFR	0100	Front Ft.	35.00	\$370,280	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1951	2,889	1,725	2,386	\$289,183
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				1994	1	\$21,600
Patio - Brick, Tile, Flagstone				1994	1,600	\$12,672
Chain-link Fence 4-5 ft high				1994	100	\$740

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Property Information

Folio: 03-4117-004-0690

Property Address: 3294 RIVIERA DR

Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Front Ft.	50.00	\$472,445	
GENERAL	SFR	0100	Front Ft.	35.00	\$330,711	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1951	2,889	1,725	2,386	\$289,183
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				1994	1	\$21,900
Patio - Brick, Tile, Flagstone				1994	1,600	\$12,848
Chain-link Fence 4-5 ft high				1994	100	\$750

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Folio: 03-4117-004-0690

Property Address: 3294 RIVIERA DR

FULL LEGAL DESCRIPTION

17 54 41 PB 20-1
CORAL GABLES COUNTRY CLUB SEC 6
E15FT LOT 6 LOT 7 & W20FT LOT 8
BLK 122
LOT SIZE IRREGULAR
OR 17935-1791 1297 5

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
06/12/2024	\$100	34279-4460	Corrective, tax or QCD; min consideration
08/24/2020	\$100	32076-4861	Corrective, tax or QCD; min consideration
01/17/2019	\$100	31315-2806	Corrective, tax or QCD; min consideration
08/14/2018	\$100	31169-4426	Corrective, tax or QCD; min consideration
12/01/1997	\$0	17935-1791	Sales which are disqualified as a result of examination of the deed
01/01/1993	\$237,500	15783-3253	Sales which are qualified

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