



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

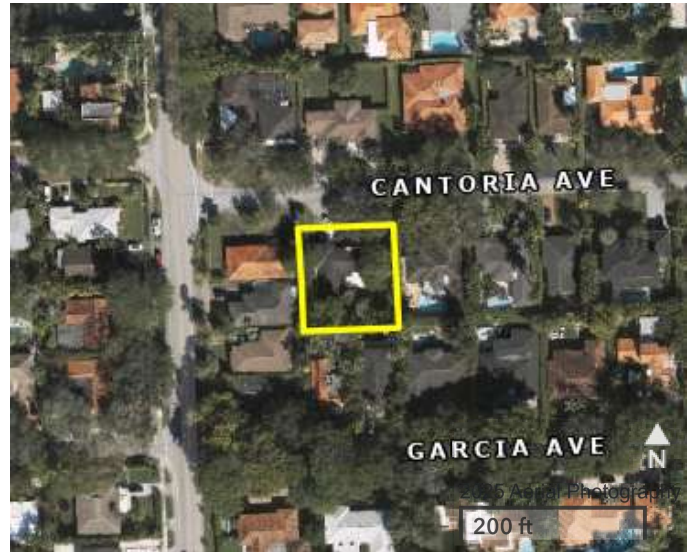
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PROPERTY INFORMATION	
Folio	03-4119-001-0200
Property Address	1534 CANTORIA AVE CORAL GABLES, FL 33146-0000
Owner	OPHIMEN LLC
Mailing Address	4075 SW 83 AVE MIAMI, FL 33155
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,337 Sq.Ft
Living Area	1,642 Sq.Ft
Adjusted Area	2,040 Sq.Ft
Lot Size	11,000 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$1,430,000	\$1,430,000	\$1,098,341	
Building Value	\$188,496	\$188,496	\$188,496	
Extra Feature Value	\$5,887	\$5,922	\$5,957	
Market Value	\$1,624,383	\$1,624,418	\$1,292,794	
Assessed Value	\$1,051,813	\$956,194	\$869,268	

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Non-Homestead Cap	Assessment Reduction	\$572,570	\$668,224	\$423,526
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
CORAL GABLES COUNTRY CLUB SEC	
PART 5 PB 23-55	
LOTS 3 & 4 BLK 72	
LOT SIZE IRREGULAR	



TAXABLE VALUE INFORMATION				
Year	2026	2025	2024	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,051,813	\$956,194	\$869,268	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,624,383	\$1,624,418	\$1,292,794	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,051,813	\$956,194	\$869,268	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,051,813	\$956,194	\$869,268	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/08/2016	\$100	30303-3389	Corrective, tax or QCD; min consideration
09/14/2016	\$0	30259-0026	Corrective, tax or QCD; min consideration

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