



TOMAS REGALADO

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

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ADDRESS OWNER NAME SUBDIVISION NAME FOLIO

SEARCH:

111 NW 1 St

3406 GRANADA BLVD



Suite

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PROPERTY INFORMATION i

Folio: 03-4118-006-0660

Sub-Division:
CORAL GABLES COUNTRY CLUB SEC PT 4

Property Address
3406 GRANADA BLVD

Owner
ODILON PINHEIRO DE ALMEIDA JR

Mailing Address
3406 GRANADA BLVD
CORAL GABLES, FL 33134

PA Primary Zone
0100 SINGLE FAMILY - GENERAL

Primary Land Use
0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Beds / Baths /Half 6 / 6 / 1

Floors 1

Living Units 1

Actual Area 7,298 Sq.Ft

Living Area 4,721 Sq.Ft

Adjusted Area 6,224 Sq.Ft

Lot Size 28,500 Sq.Ft

Year Built Multiple (See Building Info.)



Map View v Layers v



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ASSESSMENT INFORMATION i

Year	2025	2024	2023
Land Value	\$4,417,500	\$3,277,500	\$3,135,000
Building Value	\$742,469	\$746,058	\$749,647
Extra Feature Value	\$54,924	\$55,597	\$56,272
Market Value	\$5,214,893	\$4,079,155	\$3,940,919
Assessed Value	\$2,703,078	\$2,626,898	\$2,550,387

BENEFITS INFORMATION i

Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$2,511,815	\$1,452,257	\$1,390,532
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

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

TAXABLE VALUE INFORMATION i

Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,652,356	\$2,576,898	\$2,500,387
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$2,678,078	\$2,601,898	\$2,525,387
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,652,356	\$2,576,898	\$2,500,387
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$2,652,356	\$2,576,898	\$2,500,387

FULL LEGAL DESCRIPTION i

CORAL GABLES COUNTRY CLUB SEC 4
PB 10-57
LOTS 137 TO 139 INC BLK 50
LOT SIZE IRREGULAR
OR 9336 838