



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 03/07/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4132-007-0090
<b>Property Address</b>	521 SAN JUAN DR CORAL GABLES, FL 33143-6316
<b>Owner</b>	ROGER MEDEL TRS , THE BRYN MAWR TR , THE BRYN MAWR TRUST CO TRS , FERNANDEZ 2019 FAMILY TR
<b>Mailing Address</b>	121 ALHAMBRA PLAZA STE 1100 CORAL GABLES, FL 33134
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	4 / 3 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,349 Sq.Ft
<b>Living Area</b>	3,097 Sq.Ft
<b>Adjusted Area</b>	3,223 Sq.Ft
<b>Lot Size</b>	12,375 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION				
Year	2023	2022	2021	
<b>Land Value</b>	\$1,113,750	\$1,113,750	\$822,938	
<b>Building Value</b>	\$292,453	\$294,838	\$226,785	
<b>Extra Feature Value</b>	\$33,629	\$34,014	\$34,398	
<b>Market Value</b>	\$1,439,832	\$1,442,602	\$1,084,121	
<b>Assessed Value</b>	\$1,439,832	\$1,101,753	\$1,001,594	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction		\$340,849	\$82,527

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

SHORT LEGAL DESCRIPTION	
32 54 41	
REV PL CORAL GABLES BISC BAY SEC	
1 PL A PB 41-14	
LOTS 24-27 & E1/2 OF LOT 28 REV	
PL OF TR 98 BLK 97	

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,439,832	\$1,101,753	\$1,001,594
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,439,832	\$1,442,602	\$1,084,121
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,439,832	\$1,101,753	\$1,001,594
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,439,832	\$1,101,753	\$1,001,594

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/27/2022	\$100	33417-1861	Corrective, tax or QCD; min consideration
12/16/2015	\$100	29893-4680	Corrective, tax or QCD; min consideration
10/14/2014	\$1,020,000	29358-3787	Qual by exam of deed
12/01/1986	\$157,000	13109-3565	Sales which are qualified

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