



OFFICE OF THE PROPERTY APPRAISER

Summary Report

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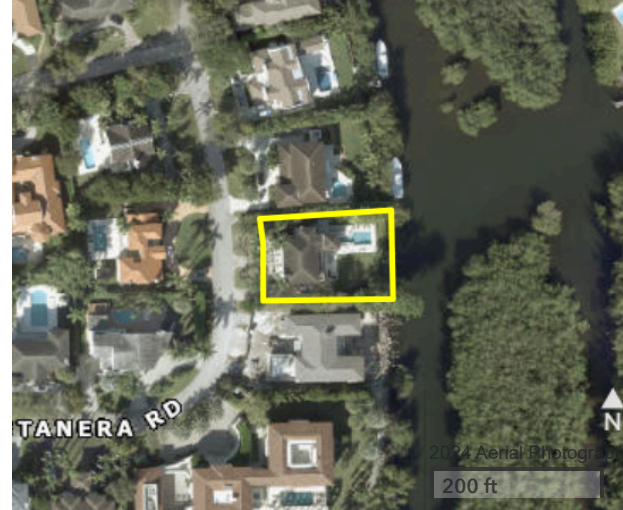
PROPERTY INFORMATION	
Folio	03-4132-026-0150
Property Address	285 COSTANERA RD CORAL GABLES, FL 33143-6522
Owner	GEORGE A PLASENCIA
Mailing Address	285 COSTANERA RD CORAL GABLES, FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	6 / 5 / 0
Floors	3
Living Units	1
Actual Area	5,874 Sq.Ft
Living Area	4,957 Sq.Ft
Adjusted Area	4,819 Sq.Ft
Lot Size	15,934 Sq.Ft
Year Built	1989

ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$3,585,150	\$3,107,130	\$2,390,100	
Building Value	\$1,114,153	\$1,122,345	\$1,130,537	
Extra Feature Value	\$32,455	\$32,759	\$33,065	
Market Value	\$4,731,758	\$4,262,234	\$3,553,702	
Assessed Value	\$2,335,735	\$2,267,704	\$2,201,655	

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$2,396,023	\$1,994,530	\$1,352,047
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Senior Homestead	Exemption	\$50,000	\$50,000	\$50,000

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

SHORT LEGAL DESCRIPTION
COCOPLUM SEC 2 PLAT C
PB 117-65
LOT 6 BLK 16
LOT SIZE 15934 SQ FT



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$100,000	\$100,000	\$100,000
Taxable Value	\$2,235,735	\$2,167,704	\$2,101,655
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$2,310,735	\$2,242,704	\$2,176,655
CITY			
Exemption Value	\$100,000	\$100,000	\$100,000
Taxable Value	\$2,235,735	\$2,167,704	\$2,101,655
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$2,285,735	\$2,217,704	\$2,151,655

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/04/2024	\$8,495,000	34261-2791	Qual by exam of deed
05/28/2014	\$3,100,000	29180-1013	Qual by exam of deed
07/01/2001	\$2,675,000	19773-0043	Sales which are qualified
03/01/1993	\$1,265,000	15865-4051	Sales which are qualified

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