



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/11/2023

Property Information	
Folio:	03-4132-019-0910
Property Address:	630 LEUCADENDRA DR Coral Gables, FL 33156-2332
Owner	630 LEUCADENDRA INVESTMENT LLC
Mailing Address	8600 NW 41 ST MIAMI, FL 33166 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	10 / 9 / 1
Floors	3
Living Units	1
Actual Area	15,051 Sq.Ft
Living Area	11,134 Sq.Ft
Adjusted Area	12,098 Sq.Ft
Lot Size	70,461 Sq.Ft
Year Built	1998



Assessment Information			
Year	2023	2022	2021
Land Value	\$14,303,583	\$9,512,235	\$9,371,313
Building Value	\$2,671,406	\$2,706,556	\$2,727,410
XF Value	\$81,032	\$82,088	\$83,146
Market Value	\$17,056,021	\$12,300,879	\$12,181,869
Assessed Value	\$13,918,502	\$12,300,879	\$12,181,869

Benefits Information				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$3,137,519		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
32 54 41	
GABLES ESTATES NO 2 PB 60-37	
LOT 53 BLK B	
LOT SIZE 70461 SQ FT	
OR 20079-4081 12/2001 1	

Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,918,502	\$12,300,879	\$12,181,869
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$17,056,021	\$12,300,879	\$12,181,869
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,918,502	\$12,300,879	\$12,181,869
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,918,502	\$12,300,879	\$12,181,869

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/09/2020	\$0	32454-2803	Corrective, tax or QCD; min consideration
06/14/2017	\$0	30581-3324	Corrective, tax or QCD; min consideration
06/01/2005	\$9,800,000	23497-0326	Sales which are qualified
12/01/2001	\$8,000,000	20079-4081	Sales which are qualified

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Version: