



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/06/2025

PROPERTY INFORMATION	
Folio	03-4129-047-0030
Property Address	186 EDGEWATER DR CORAL GABLES, FL 33133-6913
Owner	192 EDGEWATER LLC
Mailing Address	901 PONCE DE LEON BLVD 700A CORAL GABLES, FL 33134
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	2,919 Sq.Ft
Living Area	2,091 Sq.Ft
Adjusted Area	2,482 Sq.Ft
Lot Size	21,432 Sq.Ft
Year Built	1972

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,460,077	\$1,428,336	\$1,269,632
Building Value	\$407,409	\$397,777	\$361,334
Extra Feature Value	\$66,180	\$64,856	\$69,034
Market Value	\$1,933,666	\$1,890,969	\$1,700,000
Assessed Value	\$1,933,666	\$1,870,000	\$1,700,000

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction		\$20,969	

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

SHORT LEGAL DESCRIPTION
BAKER HOMESTEAD RESUB PB 80-15
LOT 3



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,933,666	\$1,870,000	\$1,700,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,933,666	\$1,890,969	\$1,700,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,933,666	\$1,870,000	\$1,700,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,933,666	\$1,870,000	\$1,700,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

LOT SIZE 21432 SQUARE FEET	08/27/2021	\$2,000,000	32732-4027	Qual by exam of deed
OR 18919-1384 12 1999 1	12/01/1999	\$282,000	18919-1384	Sales which are qualified
	05/01/1976	\$100,000	00000-00000	Sales which are qualified
	11/01/1971	\$22,500	00000-00000	Sales which are qualified

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