



OFFICE OF THE PROPERTY APPRAISER

Summary Report

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PROPERTY INFORMATION	
Folio	03-4117-004-0530
Property Address	3306 LE JEUNE RD CORAL GABLES, FL 33134-7105
Owner	CGC 3306 LEJEUNE INVESTMENTS LLC
Mailing Address	6920 SW 96 CT MIAMI, FL 33173
Primary Zone	5900 DUPLEXES - >1200 SQFT/BLD
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths /Half	4 / 2 / 0
Floors	2
Living Units	2
Actual Area	2,577 Sq.Ft
Living Area	2,577 Sq.Ft
Adjusted Area	2,359 Sq.Ft
Lot Size	5,900 Sq.Ft
Year Built	1938

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$525,100	\$401,200	\$309,750
Building Value	\$200,032	\$201,570	\$119,776
Extra Feature Value	\$0	\$0	\$0
Market Value	\$725,132	\$602,770	\$429,526
Assessed Value	\$663,047	\$602,770	\$429,526

BENEFITS INFORMATION			
Benefit	Type	2023	2022 2021
Non-Homestead Cap	Assessment Reduction	\$62,085	

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

SHORT LEGAL DESCRIPTION
CORAL GABLES COUNTRY CLUB SEC
PART 6 PB 20-1
LOT 11 BLK 120
LOT SIZE 50 X 118
OR 13472-1285 0987 4



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$663,047	\$602,770	\$429,526
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$725,132	\$602,770	\$429,526
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$663,047	\$602,770	\$429,526
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$663,047	\$602,770	\$429,526

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/16/2021	\$100	32640-4987	Corrective, tax or QCD; min consideration
06/24/2021	\$700,000	32609-4392	Qual by exam of deed

