



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 06/09/2025

PROPERTY INFORMATION	
Folio	03-4107-014-0110
Property Address	1612 GRANADA BLVD CORAL GABLES, FL 33134-3546
Owner	MARK A CERECEDA , VANESSA CERECEDA
Mailing Address	1612 GRANADA BLVD CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	5 / 4 / 0
Floors	2
Living Units	1
Actual Area	4,389 Sq.Ft
Living Area	3,292 Sq.Ft
Adjusted Area	3,898 Sq.Ft
Lot Size	13,514 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,013,550	\$878,410	\$743,270
Building Value	\$907,378	\$917,650	\$528,613
Extra Feature Value	\$30,105	\$107	\$109
Market Value	\$1,951,033	\$1,796,167	\$1,271,992
Assessed Value	\$1,951,033	\$1,796,167	\$762,600

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction			\$509,392
Homestead	Exemption			\$25,000
Second Homestead	Exemption			\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$1,951,033	\$1,796,167	\$712,600
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$25,000
Taxable Value	\$1,951,033	\$1,796,167	\$737,600
CITY			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$1,951,033	\$1,796,167	\$712,600
REGIONAL			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$1,951,033	\$1,796,167	\$712,600

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>



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Roll Year **2024** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	13,514.00	\$1,013,550	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	3	2011	1,323	882	1,102	\$303,535
1	2	1997	448	448	299	\$78,613
1	1	1940	2,002	1,962	1,881	\$494,553
2	1	1940	616	0	616	\$30,677
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				2023	1	\$30,000
Chain-link Fence 4-5 ft high				1983	17	\$105

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Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	13,514.00	\$878,410	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	3	2011	1,323	882	1,102	\$306,984
1	2	1997	448	448	299	\$79,549
1	1	1940	2,002	1,962	1,881	\$500,440
2	1	1940	616	0	616	\$30,677
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Chain-link Fence 4-5 ft high			1983	17	\$107	

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Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	13,514.00	\$743,270	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	3	2011	1,323	882	1,102	\$186,458
1	2	1997	448	448	299	\$42,721
1	1	1940	2,002	1,962	1,881	\$268,757
2	1	1940	616	0	616	\$30,677
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Chain-link Fence 4-5 ft high			1983	17	\$109	

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FULL LEGAL DESCRIPTION

CORAL GABLES SEC C PB 8-26

LOT 22 LESS S7FT & LOT 21 LESS S

107FT BLK 1

LOT SIZE 67.57 X 200 FT

OR 10282-104 0179 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
05/26/2022	\$2,250,000	33216-2768	Qual by exam of deed
04/11/2011	\$740,000	27675-1995	Qual by exam of deed
01/01/1979	\$138,000	10282-0104	Sales which are qualified
06/01/1976	\$75,000	00000-00000	Sales which are qualified

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