

## **OFFICE OF THE PROPERTY APPRAISER**

## Summary Report

Generated On: 07/20/2023

Folie: 03-5118-006-1080     Sub-Division: CORL BAY SEC B     Property Address: 1110 SAN PEDRO AVE     Owner: FRANK MATA     Mailing Address: 1110 SAN PEDRO AVE CORAL GABLES, FL 33156-6344     Primary Zone: 0100 SINGLE FAMILY - GENERAL     Primary Land   0666 VACANT RESIDENTIAL: STA FEA OTHER THAN PARKING     Beds / Baths /Half   5/5/1     Floors   2     Iving Units   1     Actual Area   0 Sq.Ft     Adjusted Area   0 Sq.Ft     Adjusted Area   0 Sq.Ft     Year Built   9999	PROPERTY INFORMATION				
Property Address:   1110 SAN PEDRO AVE     Owner:   FRANK MATA     Mailing Address:   1110 SAN PEDRO AVE CORAL GABLES, FL 33156-6344     Primary Zone:   0066 VACANT RESIDENTIAL:     Primary Land   0066 VACANT RESIDENTIAL:     Beds / Baths /Half   5/5/1     Floors   2     Living Units   1     Actual Area   0 Sq.Ft     Iving Area   0 Sq.Ft     Adjusted Area   0 Sq.Ft     Lot Size   12,840 Sq.Ft	Folio: 03-5118-006-1080				
Owner:   FRANK MATA     Mailing Address:   1110 SAN PEDRO AVE CORAL GABLES, FL 33156-6344     Primary Zone:   0100 SINGLE FAMILY - GENERAL     Primary Land   0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING     Beds / Baths /Half   5/5/1     Floors   2     Living Units   1     Actual Area   0 Sq.Ft     Iving Area   0 Sq.Ft     Adjusted Area   0 Sq.Ft     Lot Size   12,840 Sq.Ft	Sub-Division: CORAL BAY SEC B				
Mailing Address:   1110 SAN PEDRO AVE CORAL GABLES, FL 33156-6344     Primary Zone:   0100 SINGLE FAMILY - GENERAL     Primary Land   0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING     Beds / Baths /Half   5/5/1     Floors   2     Living Units   1     Actual Area   0 Sq.Ft     Living Area   0 Sq.Ft     Adjusted Area   0 Sq.Ft     Lot Size   12,840 Sq.Ft	Property Address: 1110 SAN PEDRO AVE				
CORAL GABLES, FL 33156-6344     Primary Zone:   0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING     Beds / Baths /Half   5/5/1     Floors   2     Living Units   1     Actual Area   0 Sq.Ft     Living Area   0 Sq.Ft     Adjusted Area   0 Sq.Ft     Lot Size   12,840 Sq.Ft	Owner: FRANK MATA				
Primary Land Use:0066 VACANT RESIDENTIAL: EXTRA FEA OTHER THAN PARKINGBeds / Baths /Half5/5/1Floors2Living Units1Actual Area0 Sq.FtLiving Area0 Sq.FtAdjusted Area0 Sq.FtLot Size12,840 Sq.Ft	•				
Use:PARKINGBeds / Baths /Half5/5/1Floors2Living Units1Actual Area0 Sq.FtLiving Area0 Sq.FtAdjusted Area0 Sq.FtLot Size12,840 Sq.Ft	Primary Zone: 0100 SINGLE FAMILY - GENERAL				
Floors2Living Units1Actual Area0 Sq.FtLiving Area0 Sq.FtAdjusted Area0 Sq.FtLot Size12,840 Sq.Ft	·····, ·····, ························	EXTRA FEA OTHER THAN			
Living Units1Actual Area0 Sq.FtLiving Area0 Sq.FtAdjusted Area0 Sq.FtLot Size12,840 Sq.Ft	Beds / Baths /Half	5 / 5 / 1			
Actual Area 0 Sq.Ft   Living Area 0 Sq.Ft   Adjusted Area 0 Sq.Ft   Lot Size 12,840 Sq.Ft	Floors	2			
Living Area0 Sq.FtAdjusted Area0 Sq.FtLot Size12,840 Sq.Ft	Living Units	1			
Adjusted Area 0 Sq.Ft   Lot Size 12,840 Sq.Ft	Actual Area	0 Sq.Ft			
Lot Size 12,840 Sq.Ft	Living Area 0 Sq.Ft				
	Adjusted Area	0 Sq.Ft			
Year Built 9999	Lot Size 12,840 Sq.Ft				
	Year Built 9999				

ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$3,338,400	\$1,694,880	\$1,155,600
Building Value	\$0	\$0	\$0
Extra Feature Value	\$7,838	\$7,920	\$8,003
Market Value	\$3,346,238	\$1,702,800	\$1,163,603
Assessed Value	\$1,407,959	\$1,279,963	\$1,163,603

BENEFITS INFORMATION				
Benefit	Туре	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$1,938,279	\$422,837	

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

SHORT	LEGA	L DESCRIPTION
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- CORAL BAY SEC B PB 65-115 LOT 53 BLK 4
- LOT SIZE 107.000 X 120
- OR 18693-0781 0799 5



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,407,959	\$1,279,963	\$1,163,603
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,346,238	\$1,702,800	\$1,163,603
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,407,959	\$1,279,963	\$1,163,603
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,407,959	\$1,279,963	\$1,163,603

SALES INFORMATION				
Previous Sale	Price	OR Book- Page	Qualification Description	
08/06/2020	\$100	32303-0448	Corrective, tax or QCD; min consideration	
07/23/2020	\$2,200,000	32039-0444	Qual by exam of deed	
01/28/2019	\$1,900,000	31314-2086	Qual by exam of deed	
08/12/2016	\$100	30248-0306	Corrective, tax or QCD; min consideration	

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