



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 11/01/2023

| PROPERTY INFORMATION | |
|---------------------------|---|
| Folio | 03-4117-004-0540 |
| Property Address | 3310 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 | 5,500 Sq.Ft |
| Year Built | 1938 |

| ASSESSMENT INFORMATION | | | |
|----------------------------|-----------|-----------|-----------|
| Year | 2023 | 2022 | 2021 |
| Land Value | \$489,500 | \$374,000 | \$288,750 |
| Building Value | \$237,703 | \$239,477 | \$119,776 |
| Extra Feature Value | \$4,368 | \$4,420 | \$0 |
| Market Value | \$731,571 | \$617,897 | \$408,526 |
| Assessed Value | \$679,686 | \$617,897 | \$408,526 |

| BENEFITS INFORMATION | | | | |
|--------------------------|----------------------|----------|------|------|
| Benefit | Type | 2023 | 2022 | 2021 |
| Non-Homestead Cap | Assessment Reduction | \$51,885 | | |

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 12 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 | \$679,686 | \$617,897 | \$408,526 |
| SCHOOL BOARD | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$731,571 | \$617,897 | \$408,526 |
| CITY | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$679,686 | \$617,897 | \$408,526 |
| REGIONAL | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$679,686 | \$617,897 | \$408,526 |

| SALES INFORMATION | | | |
|-------------------|-----------|--------------|---|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 07/16/2021 | \$100 | 32640-4989 | Corrective, tax or QCD; min consideration |
| 06/24/2021 | \$700,000 | 32609-4819 | Qual by exam of deed |

