



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/5/2019

Property Information	
Folio:	03-4120-025-0260
Property Address:	4916 WASHINGTON DR Coral Gables, FL 33133-5651
Owner	KENDALE LAKES JJS LLC
Mailing Address	13727 SW 152 AVE # 233 MIAMI, FL 33177 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,185 Sq.Ft
Living Area	1,035 Sq.Ft
Adjusted Area	1,131 Sq.Ft
Lot Size	3,200 Sq.Ft
Year Built	1951



Assessment Information			
Year	2018	2017	2016
Land Value	\$84,960	\$61,920	\$56,880
Building Value	\$61,074	\$61,074	\$61,074
XF Value	\$0	\$0	\$0
Market Value	\$146,034	\$122,994	\$117,954
Assessed Value	\$146,034	\$108,688	\$106,453

Benefits Information				
Benefit	Type	2018	2017	2016
Save Our Homes Cap	Assessment Reduction		\$14,306	\$11,501
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000
Senior Homestead	Exemption			\$50,000

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

Short Legal Description
GOLDEN GATE PB 21-46 E64FT LOT 67 BLK 1 LOT SIZE 50.000 X 64

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$50,000	\$100,000
Taxable Value	\$146,034	\$58,688	\$6,453
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$146,034	\$83,688	\$81,453
City			
Exemption Value	\$0	\$50,000	\$100,000
Taxable Value	\$146,034	\$58,688	\$6,453
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$146,034	\$58,688	\$56,453

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/16/2017	\$268,000	30437-2276	Atypical exposure to market; atypical motivation
02/16/2017	\$250,000	30433-0589	Atypical exposure to market; atypical motivation
01/10/2014	\$100	28985-0056	Corrective, tax or QCD; min consideration

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