



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 08/27/2025

PROPERTY INFORMATION	
Folio	03-4132-026-0100
Property Address	255 COSTANERA RD CORAL GABLES, FL 33143-0000
Owner	HOWARD I SCHWARTZ & W ANDREA J
Mailing Address	255 CONSTANERA RD CORAL GABLES, FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 5 / 0
Floors	2
Living Units	1
Actual Area	7,018 Sq.Ft
Living Area	5,786 Sq.Ft
Adjusted Area	5,910 Sq.Ft
Lot Size	15,104 Sq.Ft
Year Built	2003

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$3,624,960	\$3,398,400	\$2,945,280
Building Value	\$1,587,426	\$1,545,504	\$1,380,726
Extra Feature Value	\$44,620	\$45,184	\$45,748
Market Value	\$5,257,006	\$4,989,088	\$4,371,754
Assessed Value	\$3,374,193	\$3,279,100	\$3,183,593

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$1,882,813	\$1,709,988	\$1,188,161
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION	
COCOPLUM SEC 2 PLAT C	
PB 117-65	
LOT 1 BLK 16	
LOT SIZE 15104 SQ FT	
CASE # 95-23591 CA 02	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$3,323,471	\$3,229,100	\$3,133,593
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$3,349,193	\$3,254,100	\$3,158,593
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$3,323,471	\$3,229,100	\$3,133,593
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$3,323,471	\$3,229,100	\$3,133,593

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1999	\$510,000	18837-0233	Sales which are qualified
02/01/1986	\$145,000	12848-0723	Sales which are qualified
10/01/1995	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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