



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 11/01/2023

PROPERTY INFORMATION	
<b>Folio</b>	03-4118-003-1700
<b>Property Address</b>	1104 MALAGA AVE CORAL GABLES, FL 33134-6321
<b>Owner</b>	NICHOLAS V SOANE
<b>Mailing Address</b>	1104 MALAGA AVE CORAL GABLES, FL 33134
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	6 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	7,780 Sq.Ft
<b>Living Area</b>	6,167 Sq.Ft
<b>Adjusted Area</b>	6,164 Sq.Ft
<b>Lot Size</b>	43,150 Sq.Ft
<b>Year Built</b>	1925



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$3,118,972	\$2,399,209	\$2,276,127
<b>Building Value</b>	\$647,220	\$1,257,456	\$924,600
<b>Extra Feature Value</b>	\$2,496	\$2,496	\$2,496
<b>Market Value</b>	\$3,768,688	\$3,659,161	\$3,203,223
<b>Assessed Value</b>	\$3,768,688	\$3,523,545	\$3,203,223

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction		\$135,616	

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 1
PB 8-108
LOTS 5 TO 11 INC BLK 12
LOT SIZE IRREGULAR
OR 16296-3100 0394 1

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,768,688	\$3,523,545	\$3,203,223
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,768,688	\$3,659,161	\$3,203,223
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,768,688	\$3,523,545	\$3,203,223
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,768,688	\$3,523,545	\$3,203,223

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/07/2022	\$4,300,000	33066-3379	Qual by exam of deed
03/01/1994	\$1,005,000	16296-3100	Sales which are qualified

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