



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 11/02/2025

PROPERTY INFORMATION	
<b>Folio</b>	03-4117-004-2660
<b>Property Address</b>	422 FLUVIA AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	LABH LLC
<b>Mailing Address</b>	2050 SW 22 ST STE 516 MIAMI, FL 33145
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,173 Sq.Ft
<b>Living Area</b>	1,623 Sq.Ft
<b>Adjusted Area</b>	1,898 Sq.Ft
<b>Lot Size</b>	11,000 Sq.Ft
<b>Year Built</b>	1950



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,210,000	\$1,122,076	\$825,352
<b>Building Value</b>	\$230,038	\$230,038	\$230,038
<b>Extra Feature Value</b>	\$825	\$840	\$855
<b>Market Value</b>	\$1,440,863	\$1,352,954	\$1,056,245
<b>Assessed Value</b>	\$1,089,199	\$990,181	\$900,165

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,089,199	\$990,181	\$900,165
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,440,863	\$1,352,954	\$1,056,245
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,089,199	\$990,181	\$900,165
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,089,199	\$990,181	\$900,165

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$351,664	\$362,773	\$156,080

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 6
PB 20-1
LOTS 6 & 7 BLK 146
LOT SIZE IRREGULAR
OR 10803-1422 0780 4

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/27/2016	\$705,000	29963-0425	Qual by exam of deed
11/01/1977	\$1	09877-0457	Sales which are disqualified as a result of examination of the deed
03/01/1975	\$64,000	00000-00000	Sales which are qualified

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