

ADDRESS

OWNER NAME

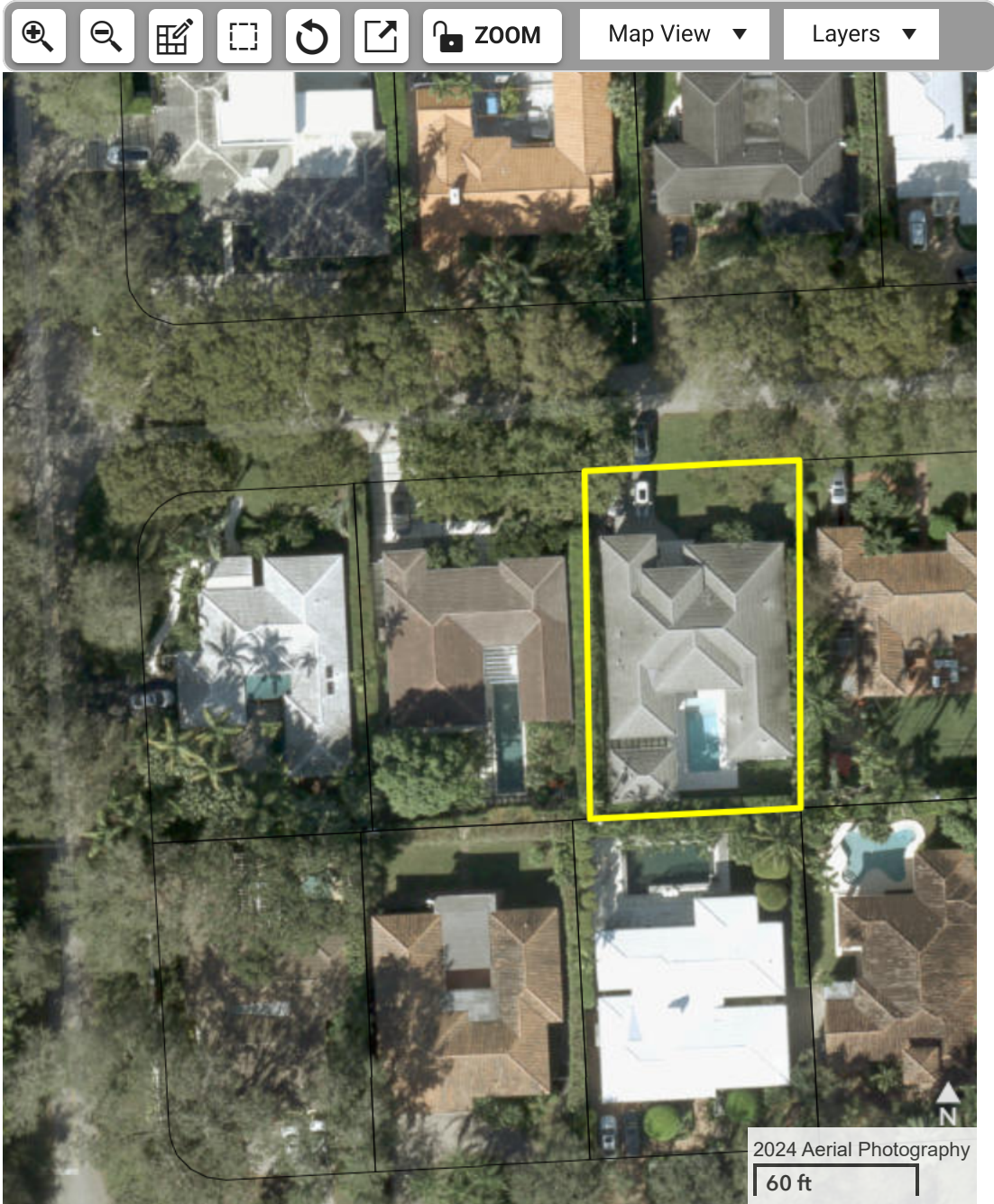
SUBDIVISION NAME

FOLIO

111 NW 1 St

SEARCH: 1124 Aduana × Suite 🔍 [Back to Search Results](#)

PROPERTY INFORMATION ⓘ	
Folio: 03-4130-005-0530	
Sub-Division: UNIVERSITY ESTS	
Property Address 1124 ADUANA AVE	
Owner JANETTE PEREZ WILLIAM MACHADO	
Mailing Address 1124 ADUANA AVE CORAL GABLES, FL 33146	
PA Primary Zone 0100 SINGLE FAMILY - GENERAL	
Primary Land Use 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT	
Beds / Baths /Half	5 / 4 / 1
Floors	1
Living Units	1
Actual Area	3,664 Sq.Ft
Living Area	2,793 Sq.Ft
Adjusted Area	3,320 Sq.Ft
Lot Size	9,875 Sq.Ft
Year Built	2016



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ASSESSMENT INFORMATION ⓘ

Year	2025	2024	2023
Land Value	\$1,333,125	\$1,333,125	\$987,500
Building Value	\$603,741	\$610,303	\$616,865
Extra Feature Value	\$33,560	\$33,925	\$34,289

Market Value	\$1,970,426	\$1,977,353	\$1,638,654
Assessed Value	\$1,089,558	\$1,058,852	\$1,028,012

TAXABLE VALUE INFORMATION ⓘ

Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,038,836	\$1,008,852	\$978,012
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,064,558	\$1,033,852	\$1,003,012
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,038,836	\$1,008,852	\$978,012
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$1,038,836	\$1,008,852	\$978,012

BENEFITS INFORMATION ⓘ

Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$880,868	\$918,501	\$610,642
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).				

FULL LEGAL DESCRIPTION ⓘ

UNIVERSITY ESTATES PPB 44-86
 LOT 3 LESS W16FT & W25FT LOT 4
 BLK 5
 LOT SIZE 79.000 X 125
 OR 18767-2442 0899 1 / 18767-2439
 COC 22729-4614 09 2004 4

SALES INFORMATION ⓘ

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
02/04/2015	\$100	29493-0787	Corrective, tax or QCD; min consideration	JANETTE PEREZ
09/01/2004	\$0	22729-4614	Sales which are disqualified as a result of examination of the deed	
08/01/1999	\$210,000	18767-2442	Sales which are qualified	
For more information about the Department of Revenue's Sales Qualification Codes .				

[2025](#) [2024](#) [2023](#)

LAND INFORMATION ⓘ

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
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BUILDING INFORMATION ⓘ

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2016	3,394	2,793	3,140	\$583,538
2	1	2016	270	0	180	\$20,203

 [Current Building Sketches Available](#)
EXTRA FEATURES ⓘ

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	2016	20	\$188
Aluminum Modular Fence	2016	15	\$479
Patio - Brick, Tile, Flagstone	2016	510	\$5,161
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	2016	1	\$27,600
Wall - CBS unreinforced	2016	35	\$132

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community	NONE	Community	NONE
Development District:		Redevelopment Area:	
Empowerment Zone:	NONE	Enterprise Zone:	NONE
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY	Zoning Code:	SFR-SINGLE-FAMILY RESIDENTIAL DISTRICT
Existing Land Use:	10-Single-Family, Med.- Density (2-5 DU/Gross Acre).	Government Agencies and Community Services	

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives	Childrens Trust	City of Coral Gables	Environmental Considerations
Florida Inland Navigation District	Septic - Well: Property List (MDC)	Septic - Well: Septic GIS Points (DOH)	Septic - Well: Well GIS Points (DOH)
PA Bulletin Board	Special Taxing District and Other Non-Ad valorem Assessment	School Board	South Florida Water Mgmt District
Tax Collector			

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