

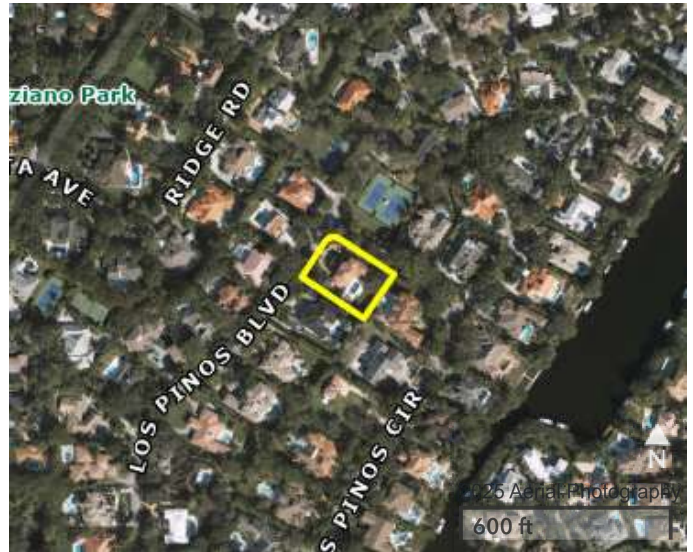


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 03/31/2026

PROPERTY INFORMATION	
Folio	03-4132-021-0470
Property Address	7801 LOS PINOS BLVD CORAL GABLES, FL 33143-0000
Owner	FN LOS PINOS LLC
Mailing Address	15901 COLLINS AVE STE 4301 SUNNY ISLES BEACH, FL 33160
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	5 / 6 / 0
Floors	2
Living Units	1
Actual Area	7,723 Sq.Ft
Living Area	5,320 Sq.Ft
Adjusted Area	6,062 Sq.Ft
Lot Size	32,563 Sq.Ft
Year Built	1991



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$4,233,190	\$4,721,635	\$3,126,048	
Building Value	\$1,065,336	\$728,606	\$733,885	
Extra Feature Value	\$42,735	\$53,782	\$54,320	
Market Value	\$5,341,261	\$5,504,023	\$3,914,253	
Assessed Value	\$5,341,261	\$3,876,457	\$3,524,052	

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$5,341,261	\$3,876,457	\$3,524,052	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$5,341,261	\$5,504,023	\$3,914,253	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$5,341,261	\$3,876,457	\$3,524,052	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$5,341,261	\$3,876,457	\$3,524,052	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$1,627,566	\$390,201

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

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Property Information

Folio: 03-4132-021-0470

Property Address: 7801 LOS PINOS BLVD

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	32,563.00	\$4,233,190	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1991	7,723	5,320	6,062	\$1,065,336

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1991	2,500	\$6,900
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1991	1	\$20,550
Patio - Brick, Tile, Flagstone	1991	1,600	\$12,056
Gazebo - Frame	1991	117	\$3,229

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Property Information

Folio: 03-4132-021-0470

Property Address: 7801 LOS PINOS BLVD

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	32,563.00	\$4,721,635	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1991			6,034	\$728,606

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1991	2,500	\$7,000
Screen Enclosure - Better- heavier gauage frm +8'	1993	2,176	\$10,662
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1991	1	\$20,700
Patio - Brick, Tile, Flagstone	1991	1,600	\$12,144
Gazebo - Frame	1991	117	\$3,276

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Property Information

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Property Address: 7801 LOS PINOS BLVD

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	32,563.00	\$3,126,048	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1991			6,034	\$733,885

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1991	2,500	\$7,100
Screen Enclosure - Better- heavier gauage frm +8'	1993	2,176	\$10,815
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1991	1	\$20,850
Patio - Brick, Tile, Flagstone	1991	1,600	\$12,232
Gazebo - Frame	1991	117	\$3,323

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Property Address: 7801 LOS PINOS BLVD

FULL LEGAL DESCRIPTION

COCOPLUM SEC 1 PB 99-39
LOT 1 BLK 4
LOT SIZE 32563 SQ FT
OR 13804-419 0888 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
06/06/2024	\$8,000,000	34320-0321	Qual by exam of deed
03/29/2021	\$3,700,000	32442-1863	Qual by exam of deed
08/01/1988	\$178,600	13804-0419	Sales which are qualified
02/01/1988	\$0	13647-1014	Sales which are disqualified as a result of examination of the deed
12/01/1978	\$79,000	10252-0062	Sales which are qualified
05/01/1977	\$17,477,200	09683-0249	Sales which are disqualified as a result of examination of the deed

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