



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On: 11/12/2024

PROPERTY INFORMATION	
<b>Folio</b>	03-4129-027-0150
<b>Property Address</b>	450 MILLER RD CORAL GABLES, FL 33146-2850
<b>Owner</b>	NAHUEL P VILLEGAS , VANINA G SCHULTE
<b>Mailing Address</b>	450 MILLER RD CORAL GABLES, FL 33146
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	4 / 4 / 0
<b>Floors</b>	2
<b>Living Units</b>	1
<b>Actual Area</b>	6,104 Sq.Ft
<b>Living Area</b>	4,395 Sq.Ft
<b>Adjusted Area</b>	4,957 Sq.Ft
<b>Lot Size</b>	11,900 Sq.Ft
<b>Year Built</b>	2012

ASSESSMENT INFORMATION			
Year	2024	2023	2022
<b>Land Value</b>	\$1,606,500	\$1,309,000	\$1,011,500
<b>Building Value</b>	\$1,266,167	\$1,280,393	\$1,294,620
<b>Extra Feature Value</b>	\$55,651	\$56,270	\$56,890
<b>Market Value</b>	\$2,928,318	\$2,645,663	\$2,363,010
<b>Assessed Value</b>	\$2,455,540	\$2,121,131	\$1,928,301

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Non-Homestead Cap</b>	Assessment Reduction		\$524,532	\$434,709
<b>Portability</b>	Assessment Reduction	\$472,778		
<b>Homestead</b>	Exemption	\$25,000		



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$0	\$0
<b>Taxable Value</b>	\$2,405,540	\$2,121,131	\$1,928,301
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$0	\$0
<b>Taxable Value</b>	\$2,430,540	\$2,645,663	\$2,363,010
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$0	\$0
<b>Taxable Value</b>	\$2,405,540	\$2,121,131	\$1,928,301
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$0	\$0
<b>Taxable Value</b>	\$2,405,540	\$2,121,131	\$1,928,301

<b>Second Homestead</b>	Exemption	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).		

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## Property Information

Folio: 03-4129-027-0150

Property Address: 450 MILLER RD

## 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.	11,900.00	\$1,606,500	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2012	6,104	4,395	4,957	\$1,266,167
EXTRA FEATURES						
Description		Year Built		Units		Calc Value
Wall - CBS unreinforced		2012		980		\$3,567
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf		2012		1		\$26,700
Patio - Marble		2012		300		\$3,204
Elevator - Passenger		2012		2		\$21,840
Aluminum Modular Fence		2012		11		\$340

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## Property Information

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## 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.	11,900.00	\$1,309,000	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2012	6,104	4,395	4,957	\$1,280,393
EXTRA FEATURES						
Description		Year Built	Units	Calc Value		
Wall - CBS unreinforced		2012	980	\$3,606		
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf		2012	1	\$27,000		
Patio - Marble		2012	300	\$3,240		
Elevator - Passenger		2012	2	\$22,080		
Aluminum Modular Fence		2012	11	\$344		

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## Property Information

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## Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	SFR	0100	Square Ft.	11,900.00	\$1,011,500	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2012	6,104	4,395	4,957	\$1,294,620
EXTRA FEATURES						
Description		Year Built		Units		Calc Value
Wall - CBS unreinforced		2012		980		\$3,646
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf		2012		1		\$27,300
Patio - Marble		2012		300		\$3,276
Elevator - Passenger		2012		2		\$22,320
Aluminum Modular Fence		2012		11		\$348

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**Property Address:** 450 MILLER RD

### FULL LEGAL DESCRIPTION

CORAL GABLES RIVIERA SEC PART 10  
PB 31-1  
LOTS 1 & 2 BLK 109  
LOT SIZE 100 X 119  
OR 20011-1043 11/2001 5  
COC 23145-0385 02 2005 4

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
08/24/2020	\$2,400,000	32075-0224	Qual by exam of deed
08/17/2011	\$450,000	27815-4703	Qual by exam of deed
02/01/2005	\$0	23145-0385	Sales which are disqualified as a result of examination of the deed
11/01/2001	\$0	20011-1043	Sales which are disqualified as a result of examination of the deed

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