



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

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PROPERTY INFORMATION	
<b>Folio</b>	03-4107-018-0280
<b>Property Address</b>	1301 GRANADA BLVD CORAL GABLES, FL 33134-0000
<b>Owner</b>	ARNALDO C HERNANDEZ , JUANA VILALTA HERNANDEZ
<b>Mailing Address</b>	1301 GRANADA BLVD 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>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,125 Sq.Ft
<b>Living Area</b>	2,351 Sq.Ft
<b>Adjusted Area</b>	2,642 Sq.Ft
<b>Lot Size</b>	9,000 Sq.Ft
<b>Year Built</b>	1957



ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,125,000	\$675,000	\$585,000
<b>Building Value</b>	\$328,205	\$277,410	\$277,410
<b>Extra Feature Value</b>	\$0	\$1,378	\$1,395
<b>Market Value</b>	\$1,453,205	\$953,788	\$863,805
<b>Assessed Value</b>	\$845,633	\$768,758	\$698,871

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$607,572	\$185,030	\$164,934

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

SHORT LEGAL DESCRIPTION
CORAL GABLES GRANADA SEC REV
PB 8-113
LOT 1 BLK 2-F
LOT SIZE 90.000 X 100
OR 12734-2105 1285 1

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$845,633	\$768,758	\$698,871
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,453,205	\$953,788	\$863,805
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$845,633	\$768,758	\$698,871
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$845,633	\$768,758	\$698,871

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/07/2020	\$725,000	32149-0465	Qual by exam of deed
11/25/2014	\$100	29421-0940	Corrective, tax or QCD; min consideration
09/01/2004	\$0	23326-2310	Sales which are disqualified as a result of examination of the deed
12/01/1985	\$160,000	12734-2105	Sales which are qualified

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