



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 12/13/2023

PROPERTY INFORMATION	
Folio	20-5013-006-0260
Property Address	6200 SW 123 TER PINECREST, FL 33156-5559
Owner	RONALDO FL1 LLC
Mailing Address	12000 BISCAYNE BLVD #700 MIAMI, FL 33181
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0102 RESIDENTIAL - SINGLE FAMILY : ADDITIONAL LIVING QUARTERS
Beds / Baths /Half	4 / 3 / 0
Floors	1
Living Units	2
Actual Area	3,606 Sq.Ft
Living Area	2,827 Sq.Ft
Adjusted Area	2,966 Sq.Ft
Lot Size	31,798 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$1,270,648	\$824,204	\$686,837	
Building Value	\$229,716	\$232,537	\$178,106	
Extra Feature Value	\$36,566	\$37,002	\$37,439	
Market Value	\$1,536,930	\$1,093,743	\$902,382	
Assessed Value	\$502,757	\$488,114	\$473,898	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$1,034,173	\$605,629	\$428,484
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
13 55 40 .73 AC	
RIDGELINE ESTS PB 50-97	
LOT 1 BLK 4	
LOT SIZE IRREGULAR	
OR 14937-179 0890 1	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$452,757	\$438,114	\$423,898
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$477,757	\$463,114	\$448,898
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$452,757	\$438,114	\$423,898
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$452,757	\$438,114	\$423,898

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/21/2023	\$2,100,000	33942-4035	Qual by exam of deed
05/23/2018	\$100	31016-0559	Corrective, tax or QCD; min consideration
08/01/1990	\$240,000	14937-179	Sales which are qualified
08/01/1978	\$81,000	10142-0997	Sales which are qualified

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