



OFFICE OF THE PROPERTY APPRAISER

Summary Report

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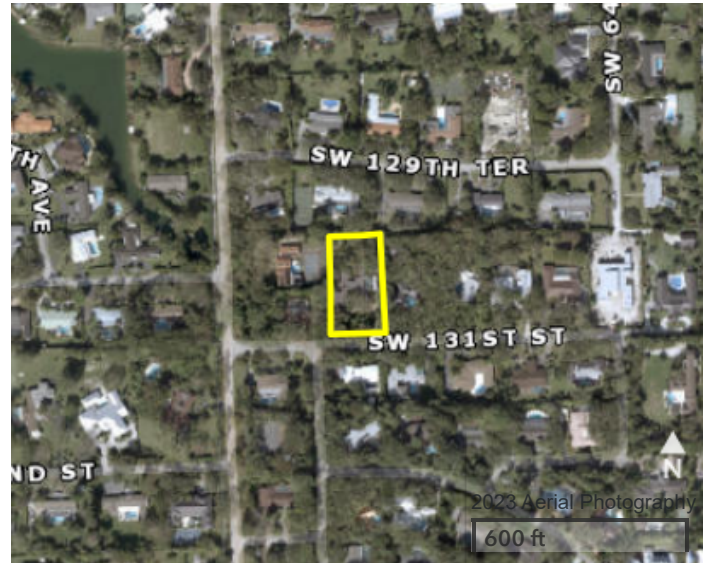
PROPERTY INFORMATION	
Folio	20-5013-025-0030
Property Address	6545 SW 131 ST PINECREST, FL 33156-7056
Owner	RONALDO FL2 LLC
Mailing Address	12000 BISCAYNE BLVD 700 MIAMI, FL 33181
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 3 / 0
Floors	1
Living Units	1
Actual Area	
Living Area	
Adjusted Area	3,728 Sq.Ft
Lot Size	40,277 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2023	2022	2021	
Land Value	\$1,570,803	\$1,047,202	\$886,094	
Building Value	\$379,670	\$382,540	\$290,310	
Extra Feature Value	\$32,522	\$32,827	\$33,191	
Market Value	\$1,982,995	\$1,462,569	\$1,209,595	
Assessed Value	\$763,751	\$741,506	\$719,909	

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$1,219,244	\$721,063	\$489,686
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	
DEVONWOOD 1 ADDN PB 79-47	
LOT 3 BLK 9	
F/A/U 30-5013-025-0030	
OR 17876-3700 1197 1	
COC 23045-4430 01 2005 1	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$713,751	\$691,506	\$669,909
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$738,751	\$716,506	\$694,909
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$713,751	\$691,506	\$669,909
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$713,751	\$691,506	\$669,909

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/17/2023	\$2,100,000	34012-1702	Qual by exam of deed
10/10/2018	\$100	31183-3692	Corrective, tax or QCD; min consideration
01/01/2005	\$930,000	23045-4430	Sales which are qualified
11/01/1997	\$440,000	17876-3700	Sales which are qualified

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