



OFFICE OF THE PROPERTY APPRAISER

Summary Report

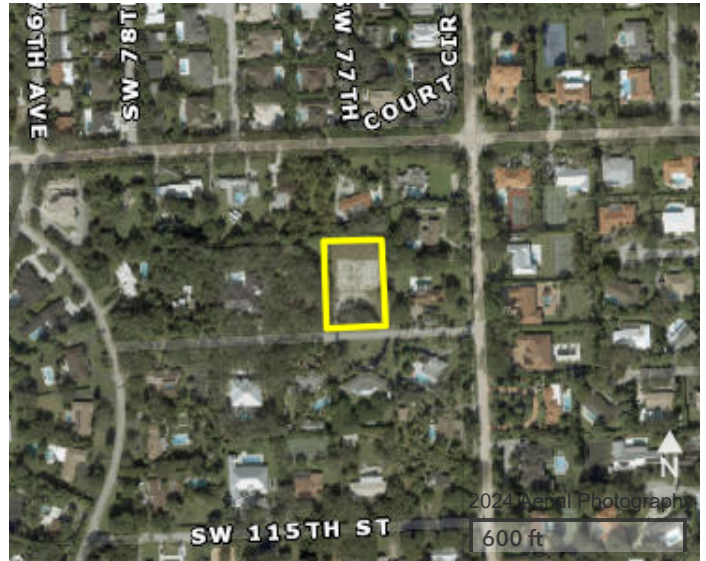
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PROPERTY INFORMATION	
Folio	20-5010-002-1030
Property Address	7725 SW 114 ST PINECREST, FL 33156-4422
Owner	HERITAGE HOMEBUILDERS II LLC
Mailing Address	8724 SW 72 ST #104 MIAMI, FL 33173
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	39,204 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,489,752	\$1,332,936	\$940,896
Building Value	\$0	\$183,078	\$18,362
Extra Feature Value	\$0	\$118	\$118
Market Value	\$1,489,752	\$1,516,132	\$959,376
Assessed Value	\$1,466,229	\$1,516,132	\$959,376

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$23,523		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
10 55 40	
SUNILAND ESTS 1ST ADD PB 50-58	
LOT 14 BLK 14	
LOT SIZE IRREGULAR	
F/A/U 30-5010-002-1030	



TAXABLE VALUE INFORMATION				
Year	2024	2023	2022	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,466,229	\$1,516,132	\$959,376	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,489,752	\$1,516,132	\$959,376	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,466,229	\$1,516,132	\$959,376	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,466,229	\$1,516,132	\$959,376	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/10/2022	\$1,565,000	33334-3879	Non-market financing or assumption of lease
08/03/2021	\$100	32675-1139	Corrective, tax or QCD; min consideration
08/03/2021	\$925,000	32675-1136	Qual by exam of deed
05/23/2017	\$0	30545-4943	Corrective, tax or QCD; min consideration

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