



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 04/24/2025

| PROPERTY INFORMATION      |                                             |
|---------------------------|---------------------------------------------|
| <b>Folio</b>              | 20-5012-024-0050                            |
| <b>Property Address</b>   | 11901 SW 63 AVE<br>PINECREST, FL 33156-4803 |
| <b>Owner</b>              | UDG 11901 LLC                               |
| <b>Mailing Address</b>    | 6390 SW 120 ST<br>PINECREST, FL 33156       |
| <b>Primary Zone</b>       | 2300 ESTATES - 1 ACRE                       |
| <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>        | 3,357 Sq.Ft                                 |
| <b>Living Area</b>        | 1,873 Sq.Ft                                 |
| <b>Adjusted Area</b>      | 2,375 Sq.Ft                                 |
| <b>Lot Size</b>           | 40,118 Sq.Ft                                |
| <b>Year Built</b>         | 1959                                        |

| ASSESSMENT INFORMATION     |             |             |             |
|----------------------------|-------------|-------------|-------------|
| Year                       | 2024        | 2023        | 2022        |
| <b>Land Value</b>          | \$2,005,900 | \$1,684,956 | \$1,163,422 |
| <b>Building Value</b>      | \$124,355   | \$167,414   | \$168,636   |
| <b>Extra Feature Value</b> | \$1,760     | \$24,807    | \$24,890    |
| <b>Market Value</b>        | \$2,132,015 | \$1,877,177 | \$1,356,948 |
| <b>Assessed Value</b>      | \$2,132,015 | \$407,885   | \$396,005   |

| BENEFITS INFORMATION      |                      |      |             |           |
|---------------------------|----------------------|------|-------------|-----------|
| Benefit                   | Type                 | 2024 | 2023        | 2022      |
| <b>Save Our Homes Cap</b> | Assessment Reduction |      | \$1,469,292 | \$960,943 |
| <b>Homestead</b>          | Exemption            |      | \$25,000    | \$25,000  |
| <b>Second Homestead</b>   | Exemption            |      | \$25,000    | \$25,000  |

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

| SHORT LEGAL DESCRIPTION |  |
|-------------------------|--|
| COCHRANE PARK PB 66-136 |  |
| LOT 5 BLK 1             |  |
| LOT SIZE IRREGULAR      |  |
| OR 9432-1125            |  |
| F/A/U 30-5012-024-0050  |  |



| TAXABLE VALUE INFORMATION |             |           |           |
|---------------------------|-------------|-----------|-----------|
| Year                      | 2024        | 2023      | 2022      |
| <b>COUNTY</b>             |             |           |           |
| <b>Exemption Value</b>    | \$0         | \$50,000  | \$50,000  |
| <b>Taxable Value</b>      | \$2,132,015 | \$357,885 | \$346,005 |
| <b>SCHOOL BOARD</b>       |             |           |           |
| <b>Exemption Value</b>    | \$0         | \$25,000  | \$25,000  |
| <b>Taxable Value</b>      | \$2,132,015 | \$382,885 | \$371,005 |
| <b>CITY</b>               |             |           |           |
| <b>Exemption Value</b>    | \$0         | \$50,000  | \$50,000  |
| <b>Taxable Value</b>      | \$2,132,015 | \$357,885 | \$346,005 |
| <b>REGIONAL</b>           |             |           |           |
| <b>Exemption Value</b>    | \$0         | \$50,000  | \$50,000  |
| <b>Taxable Value</b>      | \$2,132,015 | \$357,885 | \$346,005 |

| SALES INFORMATION |             |              |                                           |
|-------------------|-------------|--------------|-------------------------------------------|
| Previous Sale     | Price       | OR Book-Page | Qualification Description                 |
| 06/06/2023        | \$2,300,000 | 33754-4011   | Qual by exam of deed                      |
| 11/30/2018        | \$100       | 31300-3250   | Corrective, tax or QCD; min consideration |
| 08/01/1976        | \$79,000    | 00000-00000  | Sales which are qualified                 |
| 07/01/1974        | \$80,000    | 00000-00000  | Sales which are qualified                 |

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