



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 05/15/2025

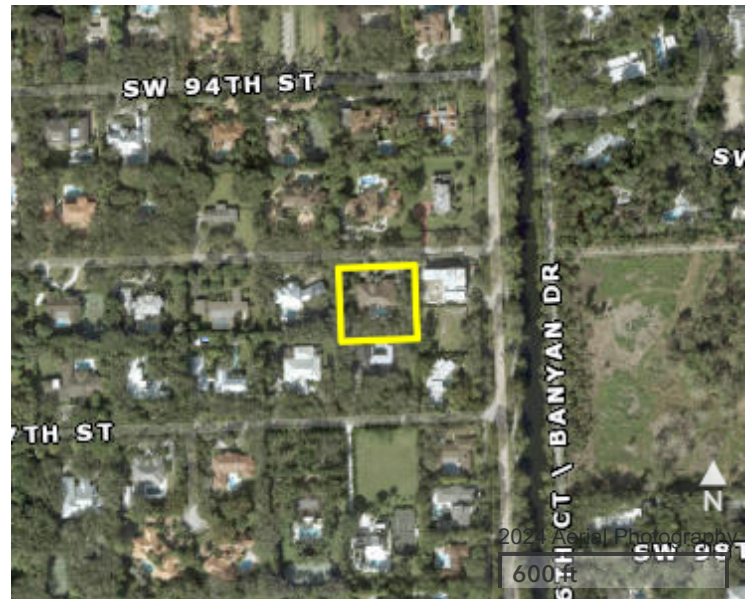
PROPERTY INFORMATION	
Folio	20-5001-006-0280
Property Address	5740 SW 96 ST PINECREST, FL 33156-2052
Owner	GUSTAVO ANTORCHA , DENI ULJANIC
Mailing Address	5740 SW 96 ST PINECREST, FL 33156
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	5 / 5 / 1
Floors	1
Living Units	1
Actual Area	5,831 Sq.Ft
Living Area	4,548 Sq.Ft
Adjusted Area	5,262 Sq.Ft
Lot Size	38,768 Sq.Ft
Year Built	1990

ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$2,209,776	\$1,938,400	\$1,240,576	
Building Value	\$868,677	\$875,018	\$881,359	
Extra Feature Value	\$59,026	\$59,499	\$59,972	
Market Value	\$3,137,479	\$2,872,917	\$2,181,907	
Assessed Value	\$1,698,084	\$1,648,626	\$1,600,608	

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$1,439,395	\$1,224,291	\$581,299
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	
1 55 40 .89 AC	
FELIX PARK HOME ACRES PB 5-88	
N228.89FT LOT 22 LESS N35FT	
HIBISCUS CT	
F/A/U 30-5001-006-0280	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,648,084	\$1,598,626	\$1,550,608
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,673,084	\$1,623,626	\$1,575,608
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,648,084	\$1,598,626	\$1,550,608
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,648,084	\$1,598,626	\$1,550,608

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/11/2020	\$225,000	32062-2934	Corrective, tax or QCD; min consideration
12/02/2016	\$2,070,000	30355-2676	Qual by exam of deed
10/27/2014	\$100	30221-2480	Corrective, tax or QCD; min consideration
10/27/2014	\$1,900,000	29374-2581	Qual by exam of deed

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidad.gov/info/disclaimer.asp>