



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

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PROPERTY INFORMATION	
Folio	20-5013-025-0030
Property Address	6545 SW 131 ST PINECREST, FL 33156-0000
Owner	RONALDO FL2 LLC
Mailing Address	12000 BISCAYNE BLVD 700 MIAMI, FL 33181
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	40,277 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$2,215,235	\$1,682,265	\$1,570,803	
Building Value	\$0	\$37,680	\$379,670	
Extra Feature Value	\$0	\$32,215	\$32,522	
Market Value	\$2,215,235	\$1,752,160	\$1,982,995	
Assessed Value	\$1,850,491	\$1,752,160	\$763,751	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction			\$1,219,244
Non-Homestead Cap	Assessment Reduction	\$364,744		
Homestead	Exemption			\$25,000
Second Homestead	Exemption			\$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	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$50,000	
Taxable Value	\$1,850,491	\$1,752,160	\$713,751	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$25,000	
Taxable Value	\$2,215,235	\$1,752,160	\$738,751	
CITY				
Exemption Value	\$0	\$0	\$50,000	
Taxable Value	\$1,850,491	\$1,752,160	\$713,751	
REGIONAL				
Exemption Value	\$0	\$0	\$50,000	
Taxable Value	\$1,850,491	\$1,752,160	\$713,751	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/17/2023	\$2,100,000	34012-1702	Atypical exposure to market; atypical motivation
10/10/2018	\$1003	1183-3692	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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