



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/16/2026

PROPERTY INFORMATION

Folio	20-5002-000-1100
Property Address	6783 SW 104 ST PINECREST, FL 33156-0000
Owner	DYLAN ROY, JAMIE ROY
Mailing Address	6783 SW 104 ST PINECREST, FL 33156
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	7 / 5 / 1
Floors	1
Living Units	1
Actual Area	7,908 Sq.Ft
Living Area	5,160 Sq.Ft
Adjusted Area	6,534 Sq.Ft
Lot Size	60,548 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION

Year	2026	2025	2024
Land Value	\$3,027,400	\$2,673,800	\$2,417,050
Building Value	\$2,154,913	\$1,799,897	\$2,199,345
Extra Feature Value	\$36,516	\$36,837	\$37,157
Market Value	\$5,218,829	\$4,510,534	\$4,653,552
Assessed Value	\$4,632,318	\$4,510,534	\$4,482,459

BENEFITS INFORMATION

Benefit	Type	2026	2025	2024
Save Our Homes Cap	Assessment Reduction	\$586,511		
Non-Homestead Cap	Assessment Reduction			\$171,093
Homestead	Exemption	\$25,000	\$25,000	
Second Homestead	Exemption	\$26,411	\$25,722	

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

SHORT LEGAL DESCRIPTION

2 55 40 1.39 AC M/L
SW1/4 OF SE1/4 OF SE1/4 OF SE1/4
LESS E125FT & LESS W23.33FT OF
E148.33FT OF N67.60FT & LESS
S40FT

TAXABLE VALUE INFORMATION

Year	2026	2025	2024
COUNTY			
Exemption Value	\$51,411	\$50,722	\$0
Taxable Value	\$4,580,907	\$4,459,812	\$4,482,459
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$0
Taxable Value	\$4,607,318	\$4,485,534	\$4,653,552
CITY			
Exemption Value	\$51,411	\$50,722	\$0
Taxable Value	\$4,580,907	\$4,459,812	\$4,482,459
REGIONAL			
Exemption Value	\$51,411	\$50,722	\$0
Taxable Value	\$4,580,907	\$4,459,812	\$4,482,459

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
02/11/1977	\$19,167,959	10354	Deeds that include more than one parcel
04/10/2024	\$4,350,000	34219-4179	Federal, state or local government agency
01/23/2017	\$1,275,000	30412-4069	Qual by exam of deed
02/04/1981	\$67	11035-1978	Sales which are disqualified as a result of examination of the deed

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