



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

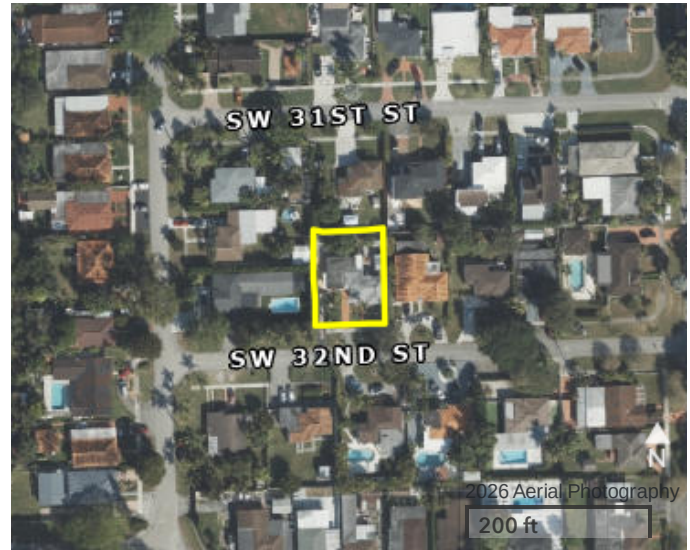
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PROPERTY INFORMATION	
Folio	30-4014-006-1590
Property Address	6851 SW 32 ST MIAMI, FL 33155-0000
Owner	GELSY M LAZALE, REM GEIDY LAZA AUTORE
Mailing Address	6851 SW 32 ST MIAMI, FL 33155
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,060 Sq.Ft
Living Area	1,885 Sq.Ft
Adjusted Area	1,885 Sq.Ft
Lot Size	7,700 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2026	2025	2024	
Land Value	\$423,500	\$410,025	\$361,757	
Building Value	\$199,503	\$181,875	\$188,998	
Extra Feature Value	\$6,276	\$6,356	\$6,436	
Market Value	\$629,279	\$598,256	\$557,191	
Assessed Value	\$191,390	\$186,359	\$181,107	

BENEFITS INFORMATION				
Benefit	Type	2026	2025	2024
Save Our Homes Cap	Assessment Reduction	\$437,889	\$411,897	\$376,084
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$26,411	\$25,722	\$25,000
Senior Homestead	Exemption	\$50,000	\$50,000	\$50,000
Widow	Exemption	\$5,000	\$5,000	\$5,000

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



TAXABLE VALUE INFORMATION				
Year	2026	2025	2024	
COUNTY				
Exemption Value	\$106,411	\$105,722	\$105,000	
Taxable Value	\$84,979	\$80,637	\$76,107	
SCHOOL BOARD				
Exemption Value	\$30,000	\$30,000	\$30,000	
Taxable Value	\$161,390	\$156,359	\$151,107	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$56,411	\$55,722	\$55,000	
Taxable Value	\$134,979	\$130,637	\$126,107	

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Property Information

Folio: 30-4014-006-1590

Property Address: 6851 SW 32 ST

Roll Year 2026 Land, Building and Extra-Feature Details

	LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	RU-1	0100	Square Ft.	7,700.00	\$423,500	
	BUILDING INFORMATION					
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	1	2006	150	0	150	\$5,954
1	3	2006	406	406	406	\$55,577
1	2	1995	285	285	190	\$22,477
1	1	1948	1,219	1,194	1,139	\$115,495
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Wrought Iron Fence				1995	70	\$2,167
Wood Fence				2010	10	\$139
Wall - CBS unreinforced				1995	150	\$432
Patio - Concrete Slab w/Roof Aluminum or Fiber				2006	130	\$948
Patio - Concrete Slab				2008	780	\$2,590

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Property Information

Folio: 30-4014-006-1590

Property Address: 6851 SW 32 ST

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	RU-1	0100	Square Ft.	7,700.00	\$410,025	
	BUILDING INFORMATION					
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	1	2006	150	0	150	\$6,027
1	3	2006	406	406	271	\$37,555
1	2	1995	285	285	190	\$22,798
1	1	1948	1,219	1,194	1,139	\$115,495
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Wrought Iron Fence				1995	70	\$2,197
Wood Fence				2010	10	\$141
Wall - CBS unreinforced				1995	150	\$438
Patio - Concrete Slab w/Roof Aluminum or Fiber				2006	130	\$959
Patio - Concrete Slab				2008	780	\$2,621

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Property Information

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Roll Year 2024 Land, Building and Extra-Feature Details

	LAND INFORMATION					
Land Use	Muni Zone		PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1		0100	Front Ft.	77.00	\$361,757
	BUILDING INFORMATION					
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	1	2006	150	0	150	\$6,100
1	3	2006	406	406	271	\$39,363
1	2	1995	285	285	190	\$23,940
1	1	1948	1,219	1,194	1,139	\$119,595
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Wrought Iron Fence				1995	70	\$2,227
Wood Fence				2010	10	\$142
Wall - CBS unreinforced				1995	150	\$444
Patio - Concrete Slab w/Roof Aluminum or Fiber				2006	130	\$971
Patio - Concrete Slab				2008	780	\$2,652

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FULL LEGAL DESCRIPTION

CENTRAL MIAMI PART 4 PB 25-43

LOT 17 LESS E33FT & LOT 18

BLK 65

LOT SIZE 77.000 X 100

74R 226330

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
02/15/2023	\$100	33617-0979	Life Estate interest
09/01/1974	\$30,000	00000-00000	Sales which are qualified

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