



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 06/18/2026

PROPERTY INFORMATION	
Folio	32-2015-011-0760
Property Address	8235 NW 164 ST MIAMI LAKES, FL 33016-0000
Owner	ALEJANDRO ACOSTA
Mailing Address	8235 NW 164 ST MIAMI LAKES, FL 33016
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 3 / 0
Floors	2
Living Units	1
Actual Area	
Living Area	
Adjusted Area	2,985 Sq.Ft
Lot Size	8,026 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$321,040	\$296,962	\$240,780	
Building Value	\$370,303	\$373,091	\$375,880	
Extra Feature Value	\$31,779	\$32,218	\$32,656	
Market Value	\$723,122	\$702,271	\$649,316	
Assessed Value	\$319,232	\$310,236	\$301,200	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$403,890	\$392,035	\$348,116
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$268,510	\$260,236	\$251,200
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$294,232	\$285,236	\$276,200
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$268,510	\$260,236	\$251,200
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$268,510	\$260,236	\$251,200

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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.	8,026.00	\$321,040	
	BUILDING INFORMATION					
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	1	1997			124	\$7,242
1	1	1989			2,861	\$363,061
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Whirlpool - Attached to Pool (whirlpool area only)				1997	16	\$1,635
Wall - CBS unreinforced				1989	1,350	\$3,618
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				1997	1	\$21,900
Patio - Concrete Slab				2010	200	\$688
Patio - Concrete Slab				1997	400	\$1,168
Patio - Brick, Tile, Flagstone				1997	345	\$2,770

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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	Square Ft.	8,026.00	\$296,962	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	1	1997			124	\$7,341
1	1	1989			2,861	\$365,750

EXTRA FEATURES						
Description	Year Built		Units	Calc Value		
Whirlpool - Attached to Pool (whirlpool area only)	1997		16	\$1,658		
Wall - CBS unreinforced	1989		1,350	\$3,672		
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1997		1	\$22,200		
Patio - Concrete Slab	2010		200	\$696		
Patio - Concrete Slab	1997		400	\$1,184		
Patio - Brick, Tile, Flagstone	1997		345	\$2,808		

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Roll Year 2023 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.	8,026.00	\$240,780	
	BUILDING INFORMATION					
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	1	1997			124	\$7,440
1	1	1989			2,861	\$368,440
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Whirlpool - Attached to Pool (whirlpool area only)				1997	16	\$1,680
Wall - CBS unreinforced				1989	1,350	\$3,726
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				1997	1	\$22,500
Patio - Concrete Slab				2010	200	\$704
Patio - Concrete Slab				1997	400	\$1,200
Patio - Brick, Tile, Flagstone				1997	345	\$2,846

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FULL LEGAL DESCRIPTION

5TH ADDN TO ROYAL OAKS
PB 132-49
LOT 5 BLK 20
LOT SIZE 8026 SQ FT M/L
OR 17096-1915 0296 1
F/A/U 30-2015-011-0760

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2026	\$980,000	35253-4069	Qual by exam of deed
02/01/1996	\$216,500	17096-1915	Sales which are qualified
11/01/1992	\$210,000	15721-1050	Sales which are qualified
04/01/1992	\$0	15512-1073	Sales which are disqualified as a result of examination of the deed
11/01/1987	\$47,600	13484-1899	Sales which are qualified

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