

CONSUEGRA MARIO E. & MAYRA

19411 NW 3RD CT

PEMBROKE PINES, FL 33029

NB: 102 LEGRA

#5(PT) RIVER PARADIS

Property Location: RIVER PARADISE #5(PT)

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 7/2007

DEED BOOK/PAGE: 00308/1284

Parcel ID: 3013308135

Account: 4418

Reval Year: 2021 Tax Year: 2021

Appraised By RBM on 02/26/2021

EX- LAST ACTION 20210423

MARKET VALUE												CORRELATION OF VALUE									
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET									
		R										PARCEL VALUATION SUMMARY									
DWELLING DATA												BILLABLE LAND VALUE				15,500					
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE				0					
												TOTAL BILLABLE VALUE				15,500					
PERMIT																					
BMST		ATTIC		BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	CODE		DATE		NO.			
SALES DATA																					
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA		OFF. RECORD		DATE		TYPE			
														BOOK		PAGE		MO			
														00308		1284		7			
														2007		Q		V			
BUILDING VALUATION SUMMARY																VALID		V/I		SALES PRICE	
																00308		1284		7	
																Q		V		0	
SKETCH INFORMATION																Base Price					
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE				Plumbing							
NOTES																Additions					
2021 INFORMAL - ADD LAND INFL																Unfin. Area					
																Basement					
																Attic					
																Heat / AC Adj.					
																FBLA					
																Rec Room					
																Fireplace					
																Basement Garage					
																SUBTOTAL					
																Grade Factor()					
																C & D Factor					
																TOTAL RCN					
																% Good					
																Market Adjustment Factor					
																Market Value Per Sq. Ft.					
																RCNLD					
																BUILDING ADJUSTMENTS					
CODE	DESCRIPTION			COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE				
TOTAL OB/XF VALUE																					
BLDG DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY			LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES					
WATERFRONT	06	0	0		0.2500	ROLLING/0/UNDEVELOPED			147,000.00	0.150	AC	0.000	103,333.33	15500							
TOTAL MARKET LAND DATA											0.15				15500						
TOTAL PRESENT USE DATA																					
3013308135 (1102847) Group:0																					
6/15/2021 5:29:58 PM.																					
CONSUEGRA MARIO E. & MAYRA												Parcel ID: 3013308135									
4418												ID NO: 4418 CARD NO. 1 of 1									