

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: 3013307195

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				15,300													
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				15,300													
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		YR		VALID		V/I		SALES PRICE		00308		1284		7		2007		Q		V		SALES PRICE		0	
BUILDING VALUATION SUMMARY																													
Base Price																													
Plumbing																													
Additions																													
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	0.140	AC	0.000	108,928.57	15250		
TOTAL MARKET LAND DATA								0.14				15250		
TOTAL PRESENT USE DATA														

3013307195 (1102845) Group:0

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