

MEURICE LUIS TELESFORO

2180 BRICKELL AVE APT 12

MIAMI, FL 33129

NB: 102 LEGRA

#40 RIVER LAKE

Property Location: RIVER LAKE #40

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 1/2000

DEED BOOK/PAGE: 00224/0818

Parcel ID: 3013333918

Account: 12639

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 09/20/2018

EX- LAST ACTION 20210111

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 VALUE13,500						
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE0						
												TOTAL BILLABLE VALUE13,500						
												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	YR	VALID	V/I	SALES PRICE
												00224	0818	1	2000	Q	V	7,500
												BUILDING VALUATION SUMMARY						
SKETCH INFORMATION												Base Price						
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Plumbing						
NOTES												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			
UNDEVELOPED	03	0	0		1.0000	ROLLING/0		17,000.00	0.780	AC	0.000	17,307.69	13500					
TOTAL MARKET LAND DATA										0.78				13500				
TOTAL PRESENT USE DATA																		
3013333918 (712931) Group:0																		
6/16/2021 2:59:36 AM.																		
MEURICE LUIS TELESFORO										Parcel ID: 3013333918								
12639										ID NO: CARD NO. 1 of 1								