

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA

#49 RIVER PINES

Property Location: RIVER PINES #49

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 12/2005

DEED BOOK/PAGE: 00288/1340

Parcel ID: 3013136239

Account: 7604

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 10/16/2018

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 VALUE				9,300											
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				9,300											
												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	
														00288		1340		12		2005		00		V		150,000	
SKETCH INFORMATION												BUILDING VALUATION SUMMARY															
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price															
NOTES												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												
UNDEVELOPED	03	0	0		1.0000	ROLLING/0		17,000.00	0.530	AC	0.000	17,547.17	9300														
TOTAL MARKET LAND DATA										0.53				9300													
TOTAL PRESENT USE DATA																											
3013136239 (713029) Group:0																											
6/16/2021 2:47:30 AM.																											
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