

OLIVA ALEJANDRA L.

8211 NW 191ST LN, UNIT 35L

MIAMI, FL 33015

NB: 101 RIVER COUNTRY

#58 ALLGHNY RVR VIEW

Property Location: ALLEGHANY RVR VIEW #58

0.5000 AC

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 5/2016

DEED BOOK/PAGE: 00378/0658

Parcel ID: 3012132589

Account: 78504

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 01/07/2019

EX- LAST ACTION 20210112

PROPERTY TYPE		USE		CDU	MARKET VALUE		PHYSICAL CONDITION		GRADE	EYB	AYB		CORRELATION OF VALUE					
		R											CREDENCE TO MARKET					
DWELLING DATA												PARCEL VALUATION SUMMARY						
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE LAND VALUE11,200						
												BILLABLE IMPROVEMENT VALUE0						
												TOTAL BILLABLE VALUE11,200						
PERMIT																		
CODE		DATE		NO.														
SALES DATA																		
OFF. RECORD		DATE				TYPE												
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE												
00378	0658	5	2016	Q	V	21,500												
00375	0843	11	2015	Q	V	21,500												
00333	0120	12	2009	A	V	2,000												
00286	1403	10	2005	A	V	37,000												
SKETCH INFORMATION												BUILDING VALUATION SUMMARY						
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		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						
NOTES												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	0.500	AC	0.000	22,400.00	11200				
TOTAL MARKET LAND DATA											0.5				11200			
TOTAL PRESENT USE DATA																		
3012132589 (675048) Group:0																		
6/16/2021 3:03:22 AM.																		
<div><div><div>OLIVA ALEJANDRA L.</div><div>78504</div></div><div><div>Parcel ID: 3012132589</div><div>ID NO: CARD NO. 1 of 1</div></div></div>																		