

UNITED REALTY MANAGEMENT OR ASSIGNEE

C/O JOSEPH MONDELLI
8940 WATERCREST CIR W
PARKLAND, FL 33076

NB: 102 LEGRA
#18 CLEARWATER RIVER
Property Location: CLEARWATER RIVER #18

CARD NO. 1 of 1
TWP: PINEY CREEK
FIRE:PINEY CREE

0.8500 AC

DEED INFORMATION
DEED DATE: 12/2004
DEED BOOK/PAGE: 00277/0583

Parcel ID: 3013312362
Account: 11320
Reval Year: 2021 Tax Year: 2021
Appraised By RK on 10/04/2018
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 VALUE14,700					
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 VALUE14,700					
												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.	AMT.
															04/16/2002	4279	50000
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA		SALES DATA			
														OFF. RECORD	DATE	TYPE	
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE											
00277	0583	12	2004	Q	V	14,000											
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
UNDEVELOPED	03	0	0		1.0000	ROLLING/STEEP		17,000.00	0.850	AC	0.000	17,270.59	14680		
TOTAL MARKET LAND DATA									0.85				14680		
TOTAL PRESENT USE DATA															
3013312362 (927559) Group:0															
6/16/2021 9:28:27 AM.															

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11320

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ID NO:
CARD NO. 1 of 1