

CONILL JOSE & GRACIELA

7867 GRAND CANAL DR

MIAMI, FL 33144

NB: 102 LEGRA

#45 RIVER PARADISE

Property Location: RIVER PARADISE #45

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 1/1998

DEED BOOK/PAGE: 00201/0234

Parcel ID: 3013410725

Account: 4401

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 09/13/2018

EX- LAST ACTION 20210111

PROPERTY TYPE		USE		CDU	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 VALUE5,100			
												BILLABLE IMPROVEMENT VALUE0			
												TOTAL BILLABLE VALUE5,100			
PERMIT															
CODE		DATE		NO.											
SALES DATA															
OFF. RECORD		DATE				TYPE									
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE									
00201	0234	1	1998	Q	V	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
UNDEVELOPED	03	0	0	0.0000	1.0000	ROLLING/0		17,000.00	0.280	AC	0.000	18,214.29	5100		
TOTAL MARKET LAND DATA									0.28				5100		
TOTAL PRESENT USE DATA															

3013410725 (927704) Group:0

6/15/2021 5:34:25 PM.

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4401

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