MARTINEZ HECTOR Parcel ID: 3012651226 Account: 79057 10525 SW 96TH TER Reval Year: 2021 Tax Year: 2021 NB: 101 RIVER COUNTRY CARD NO. 1 of 1 **DEED INFORMATION** #19 MTN ESCAPADE TWP: PINEY CREEK **DEED DATE: 7/2008** Appraised By RK on 03/07/2019 **DEED BOOK/PAGE:** 00320/1350 LAST ACTION 20210112 MIAMI, FL 33176 Property Location: 113 THUNDER RD 0.7400 AC FIRE: PINEY CREE MARKET VALUE CORRELATION OF VALUE PROPERTY TYPE CDU PHYSICAL CONDITION MARKET USE GRADE EYB AYB CREDENCE TO R-RESIDENTIAL 2008 2008 Residential ΑV 2-G00D PARCEL VALUATION SUMMARY **DWELLING DATA** BILLABLE LAND VALUE 28,400 191900 KITCHEN HOUSE **FAMILY FULL** HALF BILLABLE IMPROVEMENT VALUE BED STORY HT. CONDO STYLE STYLE WALLS # ROOMS **KITCHENS** REMODELED COLOR ROOMS ROOMS **BATHS BATHS** TOTAL BILLABLE VALUE 220,300 PERMIT 5-OLD STYLE 1-FRAME 1.8 8 Ω CODE DATE NO. AMT. BATH HEATING UNFINISHED UNHEATED BSMT LIVING **BSMT REC** ADD'L TOTAL 06/15/2007 **BMST** ATTIC HEATING TYPE 5754 235000 REMODELED **AREA FIXTURES FIXTURES** SYSTEM **AREA AREA AREA** SALES DATA 6-FULL 1-NONE 3-CENTRAL/AC 3-ELE 6-HEAT PMP 0.000 0.00 1026.00 6.00 OFF. RECORD DATE **TYPE BSMT GARAGE** WOODBURNING/METAL INT/EXT MARKET ADJUSTMENT **COST & DESIGN TRUE GFA TRUE TLA** BOOK PAGE MO YR VALID V/I SALES PRICE (# CARS) **FIREPLACES** 1350 417,000 2-SAME 2/0 810.00 2,659,50 00320 0439 7 2008 O 417 000 SKETCH INFORMATION **BUILDING VALUATION SUMMARY LOWER LEVEL** FIRST FLOOR SECOND FLOOR THIRD FLOOR AREA VALUE Base Price 4247 ONE STY FRM ONE STY FRM 810 **RSMNT** Plumbing 2400 BSMNT/CRWL ONE STY FRM VAULT CEIL 216 Additions 18300 OPN FRM PRCH 304 Unfin. Area WD DECK 176 Basement WD DECK WD DECK 168 Attic Heat / AC Adj. 161 WD DECK OPN FRM PRCH 304 FBLA WD DECK WD DECK 168 Rec Room 1283 WD DECK 176 Fireplace 3480 NOTES **Basement Garage** SUBTOTAL 210,83 Grade Factor(C) 1.0000 C & D Factor 0.0000 TOTAL RCN 210,834 % Good 0.91000 Market Adjustment Factor 0.0 Market Value Per Sq. Ft. 82.8 RCNLD 191,90 **BUILDING ADJUSTMENTS** OB/XF DEPR. CODE DESCRIPTION COUNT LTH WTH SIZE **UNIT PRICE** ORIG % COND BLDG # AYB EYB **DEP SCH** OVR % COND **VALUE** TOTAL OB/XF VALUE BLDG DIMENSIONS Levels1-3)=N27E20S12E18S15W38Area:2430;(Levels1-3)=N12E18S12W18Area:648;=N8E38S8W38Area:304;=N22E8S22W8Area:176;(Levels1-2)=N21E8S21W8Area:336;(Levels1-2)=N8E38S8W38Area:608; Levels1-2)=N21E8S21W8Area:336;=N22E8S22W8Area:176;TotalArea:5014 LAND INFORMATION **HIGHEST AND** USE DEPTH COND **INFLUENCES AND** LAND UNIT **TOTAL LAND** UNIT TOTAL ADJUSTED UNIT **OVERRIDE** FRONTAGE DEPTH LAND VALUE LAND NOTES **BEST USE** CODE SIZE **FACT TOPOGRAPHY PRICE** UNITS **TYPE ADJST PRICE** VALUE PRIMARY 0.0000 1.0000 ROLLING/STEEP 31,000.00 0.740 AC 0.000 38,378,38 28400

0.74

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

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28400

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