

2103 SW 153RD PATH

MIAMI, FL 33185

NB: 101 RIVER COUNTRY

#53 ALLGHNY RVR VIEW

Property Location: ALLEGHANY RVR VIEW #53

0.5400 AC

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 11/2003

DEED BOOK/PAGE: 00264/1195

Parcel ID: 3012130914

Account: 5634

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 01/07/2019

EX- LAST ACTION 20210112

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				11,800		
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				11,800		
												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	SALES PRICE		
												BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
												00264	1195	11	2003	Q	V	26,500
BUILDING VALUATION SUMMARY																		
SKETCH INFORMATION												Base Price						
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Plumbing						
NOTES												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	0.540	AC	0.000	21,870.37	11810					
TOTAL MARKET LAND DATA									0.54				11810					
TOTAL PRESENT USE DATA																		
3012130914 (675041) Group:0																		
6/16/2021 2:04:22 AM.																		
FONTE SERGIO & MAYDA																		
5634																		
Parcel ID: 3012130914																		
ID NO: CARD NO. 1 of 1																		