

PAZ JOSE &  
PAZ VIVIAN  
4443 SW 159TH CT  
  
MIAMI, FL 33185

NB: 101 RIVER COUNTRY  
#53 PRIME MOUNTAIN  
Property Location: PRIME MOUNTAIN #53  
1.2000 AC

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

DEED INFORMATION  
DEED DATE: 3/2011  
DEED BOOK/PAGE: 00342/0654

Parcel ID: 3012731409  
Account: 9140  
Reval Year: 2021 Tax Year: 2021  
  
Appraised By RK on 12/17/2018  
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 VALUE 21,800				
												BILLABLE IMPROVEMENT VALUE 0				
												TOTAL BILLABLE VALUE 21,800				
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT				
												CODE DATE NO.				
												SALES DATA				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA				
SKETCH INFORMATION												OFF. RECORD DATE				
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		BOOK PAGE MO YR VALID V/I SALES PRICE				
NOTES												00342 0654 3 2011 Q V 3,500				
												00335 0295 3 2010 P V 100,000				
												00301 0087 12 2006 Q V 122,000				
												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/0		17,000.00	1.200	AC	0.000	18,200.00	21840			
TOTAL MARKET LAND DATA									1.2				21840			
TOTAL PRESENT USE DATA																
3012731409 (927216) Group:0																

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9140

Parcel ID: 3012731409  
ID NO:  
CARD NO. 1 of 1

6/16/2021 3:06:30 AM.