

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA
#71 RIVER PARADISE
Property Location: RIVER PARADISE #71

0.6000 AC

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

DEED INFORMATION
DEED DATE: 7/2004
DEED BOOK/PAGE: 00272/0662

Parcel ID: 3013326459
Account: 7604
Reval Year: 2021 Tax Year: 2021

Appraised By RK on 09/13/2018
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 VALUE10,500						
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 VALUE10,500						
												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			
												BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
												00272	0662	7	2004	Q	V	0
SKETCH INFORMATION												BUILDING VALUATION SUMMARY						
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price						
NOTES												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	0.600	AC	0.000	17,466.67	10480		
TOTAL MARKET LAND DATA									0.6				10480		
TOTAL PRESENT USE DATA															
3013326459 (927581) Group:0															6/16/2021 2:50:26 AM.

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ID NO:
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