

STRYDIO NORMA &
SANCHEZ NOELI
1809 BRICKELL AVE
APT 611
MIAMI, FL 33129

NB: 101 RIVER COUNTRY
#28C RIVER MOUNTAIN
Property Location: RIVER MOUNTAIN #28C

0.9700 AC

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

DEED INFORMATION
DEED DATE: 7/2006
DEED BOOK/PAGE: 00295/1089

Parcel ID: 3012404971
Account: 10930
Reval Year: 2021 Tax Year: 2021
Appraised By RK on 12/21/2018
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 18,300					
												BILLABLE IMPROVEMENT VALUE 0					
												TOTAL BILLABLE VALUE 18,300					
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
														00295	1089	7	2006
														Q	V		11,000
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	0.970	AC	0.000	18,907.22	18340		
TOTAL MARKET LAND DATA								0.97				18340		
TOTAL PRESENT USE DATA														

3012404971 (681991) Group:0

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10930

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ID NO:
CARD NO. 1 of 1

6/16/2021 3:23:17 AM.