

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA

#27 RIVER PINES

Property Location: RIVER PINES #27

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 6/2009

DEED BOOK/PAGE: 00329/0972

Parcel ID: 3013038175

Account: 7604

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 10/19/2018

EX- LAST ACTION 20210111

PROPERTY TYPE		USE		CDU	MARKET VALUE		PHYSICAL CONDITION	GRADE	EYB	AYB
		R								

DWELLING DATA											
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA

SKETCH INFORMATION					
LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	AREA	VALUE
NOTES					

CORRELATION OF VALUE							
CREDENCE TO MARKET							
PARCEL VALUATION SUMMARY							
BILLABLE LAND VALUE							10,700
BILLABLE IMPROVEMENT VALUE							0
TOTAL BILLABLE VALUE							10,700
PERMIT							
CODE	DATE	NO.					
SALES DATA							
OFF. RECORD		DATE			TYPE		
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE	
00329	0972	6	2009	Q	V	40,500	
00329	0018	6	2009	Q	V	40,500	
00293	0685	5	2006	Q	V	31,500	
00288	1340	12	2005	00	V	150,000	

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	0.610	AC	0.000	17,459.02	10650		
TOTAL MARKET LAND DATA								0.61				10650		
TOTAL PRESENT USE DATA														

3013038175 (713061) Group:0

6/16/2021 2:48:40 AM.

LEGRA LAND INVESTORS OF NC INC

7604

Parcel ID: 3013038175

ID NO:
CARD NO. 1 of 1