

MIRANDA BRUNO F.

7490 NW 54TH ST

MIAMI, FL 33166

NB: 103 DEERWOOD PARK

#24 ROCK CREEK A

Property Location: ROCK CREEK PT A - #24

1.0500 AC

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 10/2014

DEED BOOK/PAGE: 00368/0748

Parcel ID: 3023155984

Account: 8450

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 04/22/2019

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 VALUE18,300													
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 VALUE18,300													
												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							
												BOOK		PAGE		MO		YR		VALID		V/I		SALES PRICE	
												00368		0748		10		2014		Q		V		20,000	
												00343		1446		6		2011		A		V		30,000	
												00340		0454		11		2010		Q		V		30,500	
												00315		1496		2		2008		E		V		0	
												00278		0739		1		2005		Q		V		43,500	
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	1.050	AC	0.000	17,457.14	18330											
TOTAL MARKET LAND DATA										1.05				18330											
TOTAL PRESENT USE DATA																									
3023155984 (927851) Group:0																									
6/16/2021 2:53:42 AM.																									
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8450																									
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ID NO: CARD NO. 1 of 1																									