

PAZ JOSE & VIVIAN

4401 SW 5TH ST

MIAMI, FL 33134

NB: 101 RIVER COUNTRY

#18 PRIME MOUNTAIN

Property Location: PRIME MOUNTAIN #18

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 10/2012

DEED BOOK/PAGE: 00354/0337

Parcel ID: 3012735816

Account: 9142

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 | | 18,700 | |
| | | | | | | | | | | | | BILLABLE IMPROVEMENT VALUE | | 0 | |
| | | | | | | | | | | | | TOTAL BILLABLE VALUE | | 18,700 | |
| PERMIT | | | | | | | | | | | | | | | |
| CODE | | DATE | | NO. | | | | | | | | | | | |
| SALES DATA | | | | | | | | | | | | | | | |
| OFF. RECORD | | DATE | | | | TYPE | | | | | | | | | |
| BOOK | PAGE | MO | YR | VALID | V/I | SALES PRICE | | | | | | | | | |
| 00354 | 0337 | 10 | 2012 | X | V | 3,500 | | | | | | | | | |
| 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 | 0.990 | AC | 0.000 | 18,838.38 | 18650 | | | |
| TOTAL MARKET LAND DATA | | | | | | | | | | 0.99 | | | | 18650 | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | |
| 3012735816 (927226) Group:0 | | | | | | | | | | | | | | | | |
| 6/16/2021 3:06:19 AM. | | | | | | | | | | | | | | | | |

PAZ JOSE & VIVIAN

9142

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CARD NO. 1 of 1