

GARCIA NELSA  
2861 LEONARD DR APT F109

NB: 100 NEW RIVER AREA

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

## DEED INFORMATION

**DEED DATE:** 5/2016

DEED BOOK/PAGE: 00378/0349

**Parcel ID: 3022262097**

Account: 5854

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 05/06/2019

EX- LAST ACTION 20210421

AVENTURA, FL 33160

Property Location: 715 PINEY CREEK SCHOOL RD 0.3100 AC

PROPERTY TYPE		MARKET VALUE										CORRELATION OF VALUE							
USE		CDU	PHYSICAL CONDITION		GRADE		EYB		AYB		CREDENCE TO MARKET								
R												PARCEL VALUATION SUMMARY							
DWELLING DATA												BILLABLE LAND VALUE							3,100
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE							3900
												TOTAL BILLABLE VALUE							7,000
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	
												00378	0349	5	2016	Q	V	7,000	
BUILDING VALUATION SUMMARY																			
SKETCH INFORMATION												Base Price							
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Plumbing							
NOTES												Additions							
												Hufix Area							

NOTES		BUILDING ADJUSTMENTS	
		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
RS1R	SHED-FRAME		22	13	286	0.00	0.00		0.00	2019	0	0		0	

RSIR	SR
<b>TOTAL OB/XF VALUE</b>	

### 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	LEVEL/0	9,300.00	0.310	AC	0.000	9,967.74	3090		

## TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA	
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**3022262097 (1102323) Group:0**

6/16/2021 2:15:14 AM.

**GARCIA NELSON & GARCIA NELSA**

5854

Parcel ID: 3022262097

ID NO:  
CARD NO. 1 of 1