

PINARES ANGELIE

9091 SW 49TH ST

COOPER CITY, FL 33328

NB: 500 GLADE CREEK AREA
#11 HIGHLAND HILLS
Property Location: 881 HIGHLAND HILLS DR

3.2000 AC

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

DEED INFORMATION
DEED DATE: 2/2012
DEED BOOK/PAGE: 00348/1296

Parcel ID: 4012571581

Account: 9302
Reval Year: 2021 Tax Year: 2021

Appraised By RK on 01/08/2020
EX- LAST ACTION 20201103

MARKET VALUE												CORRELATION OF VALUE				
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET				
Residential		R-RESIDENTIAL						0		0		PARCEL VALUATION SUMMARY				
DWELLING DATA												BILLABLE LAND VALUE 52,700				
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE 92300				
			16-OTHER		0.0		0			0	0	TOTAL BILLABLE VALUE 145,000				
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT				
						0.000	1712.000				-3.00	CODE	DATE	NO.	AMT.	
												11/16/2000 3917 38000				
SALES DATA												OFF. RECORD				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	DATE				
		0/0								1,344.00	1,344.00	TYPE				
SKETCH INFORMATION												BOOK				
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		PAGE				
		ONE STY FRM						1344				MO				
		WD DECK						96				YR				
		WD DECK						272				VALID				
NOTES												V/I				
												SALES PRICE				
												00348 1296 2 2012 E I 0				
												BUILDING VALUATION SUMMARY				
												Base Price 42930				
												Plumbing -1200				
												Additions 1900				
												Unfin. Area 0				
												Basement 0				
												Attic 0				
												Heat / AC Adj. 0				
												FBLA 0				
												Rec Room 0				
												Fireplace 0				
												Basement Garage 0				
												SUBTOTAL 0				
												Grade Factor() 0.00000				
												C & D Factor 0				
												% Good 0				
												Market Adjustment Factor 0.00				
												Market Value Per Sq. Ft. 107.89				
												RCNLD 0				
												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		1.000	10	8	80	0.00	0.00	—	0.00	1980	0	0		0	
RG6	GARAGE 1 STY		1.000	18	20	360	0.00	0.00	—	0.00	2017	0	0		0	
RM2	MH DOUBLE WD		1.000	56	24	1,344	0.00	0.00	1	0.00	1999	0	0		0	
MHF	MH FOUNDATION		1.000	56	24	1,344	0.00	0.00	1	0.00	1999	0	0		0	
SM5	MH WOOD DECK		1.000	6	6	36	0.00	0.00	1	0.00	1999	0	0		0	
SM5	MH WOOD DECK		1.000	12	8	96	0.00	0.00	1	0.00	1999	0	0		0	
TOTAL OB/XF VALUE																
BLDG DIMENSIONS =N24E56S24W56Area:1344;=N8E12S8W12Area:96;=S8E34N8W34Area:272;TotalArea:1712																
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
PRIMARY	01	0	0		1.1500	ROLLING/0/VIEW			25,400.00	1.000	AC	0.000	29,210.00	29210		
OPEN LAND	08	0	0		1.0000	ROLLING/0			5,000.00	2.200	AC	0.000	10,672.73	23480		
TOTAL MARKET LAND DATA										3.2				52690		
TOTAL PRESENT USE DATA																
4012571581 (796496) Group:0																
6/16/2021 3:10:20 AM																

6/16/2021 3:10:20 AM.

