

EDL INOVATIVE SOLUTIONS LLC

505 E 9TH ST

HIALEAH, FL 33010

NB: 101 RIVER COUNTRY
#1 ALLGHNY RVR VILLA
Property Location: 239 ISABEL WAY

1.1000 AC

CARD NO. 1 of 1
TWP: PINEY CREEK
FIRE:PINEY CREE**DEED INFORMATION**
DEED DATE: 11/2019
DEED BOOK/PAGE: 00404/0255**Parcel ID: 3012146684**

Account: 77704

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 01/15/2019
EX- LAST ACTION 20210416

PROPERTY TYPE		USE		MARKET VALUE								CORRELATION OF VALUE							
Residential		R-RESIDENTIAL		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET							
				AV	3-AVERAGE		C	2000		2000		PARCEL VALUATION SUMMARY							
DWELLING DATA												BILLABLE LAND VALUE 33,100							
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE 108300							
			4-CAPE	10-LOG	1.5	6	3		1	2	0	TOTAL BILLABLE VALUE 141,400							
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT							
6-FULL	1-NONE		2-BASIC	3-ELE	1-ELEC BSBD	0.000		0.00	0.00	1	4.00	CODE	DATE	NO.	AMT.				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	06/15/2000 3774 116400							
1		0/1		2-SAME						810.00	1,243.00	SALES DATA							
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD	DATE	TYPE					
BSMNT		ONE STY FRM		HALF STY FRM				810				BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE	
		OPN FRM PRCH						240				00404	0255	11	2019	E	I	75,000	
		WD DECK						392				00387	0909	9	2017	Q	I	116,000	
		ONE STY FRM						28				00369	1015	12	2014	E	I	0	
		WD DECK						120				00357	1162-	4	2013	P	I	128,000	
		WD DECK						152				65							
BUILDING VALUATION SUMMARY																			
Base Price 39570																			
Plumbing 1600																			
Additions 6200																			
Unfin. Area 0																			
Basement 0																			
Attic 0																			
Heat / AC Adj. 0																			
FBLA 0																			
Rec Room 0																			
Fireplace 1350																			
Basement Garage 850																			
SUBTOTAL 128,882																			
Grade Factor(C) 1.00000																			
C & D Factor 0.00000																			
TOTAL RCN 128,882																			
% Good 0.84000																			
Market Adjustment Factor 0.00																			
Market Value Per Sq. Ft. 113.76																			
RCNLD 108,300																			
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		(Levels1-2.5)=N27E30S27W30Area:2025;=N8E30S8W30Area:240;=S35W8N39E28S4W20Area:392;=E7S4W7N4Area:28;=E10S12W10N12Area:120;=E14N4W6N12W8S16Area:152;TotalArea:2957																	
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	0.0000	1.0000	ROLLING/STEEP		31,000.00	1.100	AC	0.000	30,045.46	33050						
TOTAL MARKET LAND DATA									1.1				33050						
TOTAL PRESENT USE DATA																			
3012146684 (1101615) Group:0																			
6/15/2021 5:38:18 PM.																			

