

PAZ JOSE R. & VIVIAN L.

4401 SW 5TH ST

MIAMI, FL 33134

NB: 101 RIVER COUNTRY
#17 PRIME MOUNTAIN
Property Location: PRIME MOUNTAIN #17

0.8700 AC

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

DEED INFORMATION
DEED DATE: 9/2012
DEED BOOK/PAGE: 00353/0419

Parcel ID: 3012736915

Account: 9144
Reval Year: 2021 Tax Year: 2021

Appraised By RK on 12/17/2018
EX- LAST ACTION 20210112

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 VALUE				16,800					
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE				0					
												TOTAL BILLABLE VALUE				16,800					
												PERMIT									
BMST		ATTIC		BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES								
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA									
SKETCH INFORMATION												SALES DATA									
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE											
NOTES												OFF. RECORD				DATE		TYPE		SALES PRICE	
												BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE			
												00353	0419	9	2012	P	V	4,000			
												00350	0612	4	2012	P	V	6,500			
												00300	0296	11	2006	Q	V	81,000			
												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	0.870	AC	0.000	19,333.33	16820							
TOTAL MARKET LAND DATA										0.87					16820						
TOTAL PRESENT USE DATA																					
3012736915 (927230) Group:0																					

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9144

Parcel ID: 3012736915

ID NO:
CARD NO. 1 of 1

6/16/2021 3:06:57 AM.