

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA

#75 RIVER PARADISE

Property Location: RIVER PARADISE #75

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 12/2015

DEED BOOK/PAGE: 00375/1459

Parcel ID: 3013325360

Account: 7604

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 09/13/2018

EX- LAST ACTION 20210112

PROPERTY TYPE		USE		CDU	MARKET VALUE		PHYSICAL CONDITION	GRADE	EYB	AYB	
		R									
DWELLING DATA											
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS
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											
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE	
NOTES											

PARCEL VALUATION SUMMARY

BILLABLE LAND VALUE

BILLABLE IMPROVEMENT VALUE

TOTAL BILLABLE VALUE

PERMIT

CODE

DATE

NO.

SALES DATA

OFF. RECORD

DATE

BOOK

PAGE

MO

YR

VALID

V/I

SALES PRICE

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

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	0.390	AC	0.000	17,820.51	6950		
TOTAL MARKET LAND DATA								0.39				6950		
TOTAL PRESENT USE DATA														

3013325360 (1032826) Group:0

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7604

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CARD NO. 1 of 1

6/16/2021 2:50:06 AM.