

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA
#32 RIVER PINES

Property Location: RIVER PINES #32

0.6200 AC

CARD NO. 1 of 1
TWP: PINEY CREEK
FIRE:PINEY CREE**DEED INFORMATION****DEED DATE:** 11/2009**DEED BOOK/PAGE:** 00332/1411**Parcel ID: 3013132556**

Account: 7604

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 10/18/2018

EX- LAST ACTION 20210111

		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						10,800	
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						10,800			
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT									
												CODE						DATE		NO.	
SKETCH INFORMATION														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			
												00332	1411	11	2009	P	V	26,500			
												00287	1482	11	2005	Q	V	29,500			
												00285	1174	9	2005	O	V	50,000			
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	0.620	AC	0.000	17,451.61	10820							
TOTAL MARKET LAND DATA										0.62				10820							
TOTAL PRESENT USE DATA																					
3013132556 (927502) Group:0																					
6/16/2021 2:49:30 AM																					

6/16/2021 2:49:30 AM.

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