

GARCIA NELSA												Parcel ID: 3022262025				
2861 LEONARD DR APT F109												Account: 5853				
NB: 100 NEW RIVER AREA												Reval Year: 2021 Tax Year: 2021				
AVENTURA, FL 33160												Appraised By RK on 05/06/2019				
Property Location: 727 PINEY CREEK SCHOOL RD 0.3000 AC												EX- LAST ACTION 20210122				
CARD NO. 1 of 1												DEED INFORMATION				
TWP: PINEY CREEK												DEED DATE: 6/2008				
FIRE:PINEY CREE												DEED BOOK/PAGE: 00319/1118				
MARKET VALUE												CORRELATION OF VALUE				
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO		MARKET		
Residential		R-RESIDENTIAL		GD	4-FAIR		D	1941		1941						
DWELLING DATA												PARCEL VALUATION SUMMARY				
CONDO STYLE		KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE LAND VALUE 17,000			
BMST		ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	BILLABLE IMPROVEMENT VALUE 30800			
1-NONE/SLAB		1-NONE	NO	2-BASIC	3-ELE	1-ELEC BSBD	0.000		0.00	0.00		0.00	TOTAL BILLABLE VALUE 47,800			
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA		PERMIT			
		0/0		2-SAME		0.80000				1,064.00	1,064.00		CODE DATE NO. AMT.			
													09/15/2006 5515 6000			
SKETCH INFORMATION												SALES DATA				
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD DATE TYPE				
		ONE STY FRM						1064				BOOK PAGE MO YR VALID V/I SALES PRICE				
		WD DECK						112				00319 1118 6 2008 Q V 0				
		OPN FRM PRCH						80				00297 0116 8 2006 Q I 25,000				
		WD DECK						64				00319 0556 6 2006 E I 0				
NOTES												BUILDING VALUATION SUMMARY				
												Base Price 36460				
												Plumbing 0				
												Additions 1500				
												Unfin. Area 0				
												Basement -5050				
												Attic 0				
												Heat / AC Adj. 0				
												FBLA 0				
												Rec Room 0				
												Fireplace 0				
												Basement Garage 0				
												SUBTOTAL 63,404				
												Grade Factor(D) 0.78000				
												C & D Factor 0.00000				
												TOTAL RCN 63,404				
												% Good 0.57000				
												Market Adjustment Factor 0.80				
												Market Value Per Sq. Ft. 44.92				
												RCNLD 28,900				
												BUILDING ADJUSTMENTS				
												MarketAdjustment MarketAdjustment MarketAdjustment 0.80				
CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
RC1C	CARPORT		10	20	200	0.00	0.00		0.00	2019	0	0		0		
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
PRIMARY	01	0	0		1.0000	LEVEL/0			30,700.00	0.300	AC	0.000	56,600.00	16980		
TOTAL MARKET LAND DATA										0.3				16980		
TOTAL PRESENT USE DATA																
3022262025 (1054927) Group:0																
6/16/2021 2:14:42 AM.																

