

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA

72 &74 RVER PARADISE

Property Location: RIVER PARADISE #72 & 74

0.6700 AC

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 1/1996

DEED BOOK/PAGE: 00183/0542

Parcel ID: 3013325474

Account: 7604

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 09/13/2018

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 11,700				
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 11,700				
												PERMIT				
BMST		ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	CODE		DATE	NO.
												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
												00183		0542	1	1996
												VALID		V/I	SALES PRICE	
												Q		V	0	
SKETCH INFORMATION												BUILDING VALUATION SUMMARY				
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price				
NOTES												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	0.670	AC	0.000	17,402.99	11660			
TOTAL MARKET LAND DATA										0.67				11660		
TOTAL PRESENT USE DATA																
3013325474 (1032830) Group:0																
6/16/2021 2:50:17 AM.																

LEGRA LAND INVESTORS OF NC INC

7604

Parcel ID: 3013325474

ID NO:

CARD NO. 1 of 1