

ORTA ROSA O.

11222 SW 133RD CT APT 1

MIAMI, FL 33186

NN: 02 - VACANT PARCEL  
NB: 101 RIVER COUNTRY  
#26 PRIME MOUNTAIN  
Property Location: PRIME MOUNTAIN #26

0.9900 AC

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

DEED INFORMATION

DEED DATE: 10/2006

DEED BOOK/PAGE: 00299/0328

Parcel ID: 3012831911

Account: 8970

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 12/14/2018

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 VALUE18,700   |            |                |            |                   |     |             |
| CONDO STYLE  | KITCHEN REMODELED | HOUSE COLOR                  | STYLE   | WALLS          | STORY HT.          | # ROOMS                   | BED ROOMS     | FAMILY ROOMS     | KITCHENS         | FULL BATHS     | HALF BATHS     | BILLABLE IMPROVEMENT VALUE0 |            |                |            |                   |     |             |
|  |                   |                              |         |                |                    |                           |               |                  |                  |                |                | TOTAL BILLABLE VALUE18,700  |            |                |            |                   |     |             |
|  |                   |                              |         |                |                    |                           |               |                  |                  |                |                | 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         | VALID             | V/I | SALES PRICE |
|  |                   |                              |         |                |                    |                           |               |                  |                  |                |                | 00299                       | 0328       | 10             | 2006       | Q                 | V   | 89,000      |
|  |                   |                              |         |                |                    |                           |               |                  |                  |                |                | BUILDING VALUATION SUMMARY  |            |                |            |                   |     |             |
| SKETCH INFORMATION   |                   |                              |         |                |                    |                           |               |                  |                  |                |                | Base Price                  |            |                |            |                   |     |             |
| LOWER LEVEL  |                   | FIRST FLOOR                  |         | SECOND FLOOR   |                    | THIRD FLOOR               |               | AREA             |                  | VALUE          |                | Plumbing                    |            |                |            |                   |     |             |
| NOTES  |                   |                              |         |                |                    |                           |               |                  |                  |                |                | 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             | STEEP/0                   |               | 17,000.00        | 0.990            | AC             | 0.000          | 18,838.38                   | 18650      |                |            |                   |     |             |
| TOTAL MARKET LAND DATA   |                   |                              |         |                |                    |                           |               |                  |                  | 0.99           |                |                             |            | 18650          |            |                   |     |             |
| TOTAL PRESENT USE DATA   |                   |                              |         |                |                    |                           |               |                  |                  |                |                |                             |            |                |            |                   |     |             |
| 3012831911 (927100) Group:0  |                   |                              |         |                |                    |                           |               |                  |                  |                |                |                             |            |                |            |                   |     |             |
| 6/16/2021 3:04:08 AM.  |                   |                              |         |                |                    |                           |               |                  |                  |                |                |                             |            |                |            |                   |     |             |
| <div><div>ORTA ROSA O.</div><div>8970</div></div> <div><div>Parcel ID: 3012831911</div><div>ID NO:<br/>CARD NO. 1 of 1</div></div> |                   |                              |         |                |                    |                           |               |                  |                  |                |                |                             |            |                |            |                   |     |             |