

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA

#7 HEAVENLY HILLS

Property Location: HEAVENLY HILLS #7

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 11/2006

DEED BOOK/PAGE: 00300/0700

Parcel ID: 3013250039

Account: 7604

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 10/05/2018

EX- LAST ACTION 20210111

PROPERTY TYPE		USE		CDU	MARKET VALUE		PHYSICAL CONDITION	GRADE	EYB	AYB	CORRELATION OF VALUE					
		R									CREDENCE TO MARKET					
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				
												11,200				
												BILLABLE IMPROVEMENT VALUE				
												0				
												TOTAL BILLABLE VALUE				
												11,200				
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.			
													SALES DATA			
													OFF. RECORD DATE TYPE			
													BOOK PAGE MO YR VALID V/I SALES PRICE			
													00300 0700 11 2006 Q V 14,000			
SKETCH INFORMATION												BUILDING VALUATION SUMMARY				
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		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	0.640	AC	0.000	17,421.88	11150			
TOTAL MARKET LAND DATA										0.64				11150		
TOTAL PRESENT USE DATA																
3013250039 (927638) Group:0																
6/16/2021 2:49:54 AM.																
LEGRA LAND INVESTORS OF NC INC																
7604																
Parcel ID: 3013250039																
ID NO: CARD NO. 1 of 1																