

VALDES FRANK & BARBARA

PO BOX 668232

MIAMI, FL 33166

NB: 101 RIVER COUNTRY
#312 SPRING MEADOWS
Property Location: SPRING MEADOWS #312

0.5200 AC

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 5/2005

DEED BOOK/PAGE: 00281/0794

Parcel ID: 3012680090

Account: 11350

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 12/19/2018

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				11,500				
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				11,500				
												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		BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
														00281	0794	5	2005	Q	V	18,000
														00281	0791	5	2005	10	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	STEEP/0			17,000.00	0.520	AC	0.000	22,115.39	11500						
TOTAL MARKET LAND DATA										0.52				11500						
TOTAL PRESENT USE DATA																				
3012680090 (927204) Group:0																				

VALDES FRANK & BARBARA

11350

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ID NO:
CARD NO. 1 of 1

6/16/2021 9:29:39 AM.