								_																
EGRA LAND INVESTORS OF NC INC Parcel ID: 3013134027																								
525 E 9TH ST																ınt: 7604 Year: 202	1 Tay Va	ייי ארי						
323 E 91H 31			NB: 102 LEGRA CARD NO. 1 of 1 DEED INFORMATION												Revai	rear: 202	i iax re	ar: 202.						
				ER PINES				TWP: PINEY CREEK DEED DATE: 8/2006							Appraised By RK on 10/16/2018									
HIALEAH, FL 33010	0		Property	y Location:	RIVER	R PINES #46												EX- LAST ACTION 20210111 CORRELATION OF VALUE						
PROPERTY TYPE USE					CDU	MARKET VALUE																		
PROPERTY TYPE			D USE				CDU	P	HYSICAL CONDITION		GKAD	GRADE EYB		AYE			CREDENCE TO				118484 4 1		KKEI	
	IV.	I ^R					TΔ									PARCEL VALUATION SUMMA BILLABLE LAND VALUE						3,100		
	KITCHEN	HOUS	E		. 1					BED) F	AMILY		FULL	. Н	ALF	BILLABL			VALUE			0	
CONDO STYLE	REMODELE			STYLE		WALLS	STOR	ү нт.	# ROOMS	ROOM		ROOMS	KITCHENS	BATHS		ATHS		TOTAL BILLABLE VALUE			8,100			
																	PERMIT CODE DATE NO.				_			
вмѕт	ATTIC	BATH		HEATIN	ıe	HEATING		DF	UNFINISHED			T LIVING		ADD'L FIXTURES		TAL	CODE			DATA	10.			
Dirigi		REMODE	ELED	IILAIIN		SYSTEM			AREA	ARE	Α	AREA	AREA		RES FIX	TURES	OFF DE	CORD	DATE		TYPE			
																	OFF. RE		_					
BSMT GARAGE			WOODBURNING/METAL				INT/EXT		MARKET AD	JUSTME	JUSTMENT COS		k DESIGN	TRUE 0	FA TRU	JE TLA	BOOK		O YR		V/I V	SALES P		
(# CARS)			FIREPLACES				•									L			3 2006 3 2006	Q O	V		0,000	
						SKETCH IN	EODM 4	TION							00291			2 2005	00	V		0,000		
LOWED LE	ETF	FIRST FLOOR SECOND FLO					TORMA	THIRD FLOOR	, ,	AREA			VALUE			BUILDING VALUATION SUM								
LOWER LEVEL			FIRST FLOOR SECOND					TES	I HIKD FLOOR	<u> </u>		AKEA		VALUE			Base Pric							
						NO	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									
				_													<u> </u>	ROII	BUILDING ADJUS					
CODE	DESCRIPTI	ESCRIPTION		NT L	тн	WTH	SIZE	UNI	IT PRICE O	RIG % C	OND	BLDG #		AYB	EYB	DI	EP SCH	OVR	%	COND	'	OB/XF DI		
																					VALU			
TOTAL OB/XF VA	LUE																						-	
BLDG DIMENSIO	NS																						-	
LAND INFORMAT	ION																						$\overline{}$	
HICHEST AND LISE			ONTAGE DEPTH / CO			OND	TNI	FLUENC	CES AND		LAND	UNIT I	TOTAL LAND	UNIT	IIT TOTAL A		TED UNIT				OVERRIDE			
BEST USE	CODE	RONTAGE	DEPTH	SIZE		ACT		OPOGR				PRICE	UNITS	TYPE	ADJST		RICE	LAND \	/ALUE	VALUE		LAND NOTES		
UNDEVELOPED	03	0	0		1.0	0000		ROLLIN			17	,000.00	0.460	AC	0.000		17,673.91		8130					
					1.0	0000		KOLLII	110,0		1 1/	,000.00		AC	0.000	-	17,075.5.	<u> </u>			-			
TOTAL MARKET LAND DATA TOTAL PRESENT USE DATA													0.46		 		+	8130	1 +			-		
3013134027 (71	3039) Grou	p:0																		6/1	5/2021	L 2:49:43	3 AM.	
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LEGRA LAN	ID INVES	STORS O	F NC	INC												Pa	rcel ID	: 30131	3402	7			1	

7604

ID NO: CARD NO. 1 of 1