

MATEO ERNESTO A. & EMELINA B.

7095 SW 22ND ST 97

MIAMI, FL 33155

NB: 101 RIVER COUNTRY

#20 ALLEGHANY QUEEN

Property Location: ALLEGHANY QUEEN #20

0.5300 AC

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 11/1998

DEED BOOK/PAGE: 00210/0073

Parcel ID: 3012235480

Account: 8049

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 12/21/2018

EX- LAST ACTION 20210112

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		11,700	
												BILLABLE IMPROVEMENT VALUE		0	
												TOTAL BILLABLE VALUE		11,700	
PERMIT															
CODE		DATE		NO.											
SALES DATA															
OFF. RECORD		DATE				TYPE									
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE									
00210	0073	11	1998	Q	V	16,500									
BUILDING VALUATION SUMMARY															
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	0.530	AC	0.000	22,000.00	11660		
TOTAL MARKET LAND DATA								0.53				11660		
TOTAL PRESENT USE DATA														

3012235480 (681267) Group:0

6/16/2021 2:59:26 AM.

MATEO ERNESTO A. & EMELINA B.

8049

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CARD NO. 1 of 1