

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA

#26 RIVER PINES

Property Location: RIVER PINES #26

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 6/2009

DEED BOOK/PAGE: 00329/0977

Parcel ID: 3013038042

Account: 7604

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 10/19/2018

EX- LAST ACTION 20210111

MARKET VALUE

PROPERTY TYPE

USE

CDU

PHYSICAL CONDITION

GRADE

EYB

AYB

CREDESC TO

MARKET

DWELLING DATA

CONDO STYLE

KITCHEN REMODELED

HOUSE COLOR

STYLE

WALLS

STORY HT.

ROOMS

BED ROOMS

FAMILY ROOMS

KITCHENS

FULL BATHS

HALF BATHS

BSMT

ATTIC

BATH REMODELED

HEATING

HEATING SYSTEM

TYPE

UNFINISHED AREA

UNHEATED AREA

BSMT LIVING AREA

BSMT REC AREA

ADD'L FIXTURES

TOTAL FIXTURES

BSMT GARAGE (# CARS)

WOODBURNING/METAL FIREPLACES

INT/EXT

MARKET ADJUSTMENT

COST & DESIGN

TRUE GFA

TRUE TLA

SKETCH INFORMATION

LOWER LEVEL

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

AREA

VALUE

NOTES

CORRELATION OF VALUE

PARCEL VALUATION SUMMARY

BILLABLE LAND VALUE

12,700

BILLABLE IMPROVEMENT VALUE

0

TOTAL BILLABLE VALUE

12,700

PERMIT

CODE

DATE

NO.

SALES DATA

OFF. RECORD

DATE

MO

YR

VALID

V/I

SALES PRICE

00329

0977

6

2009

P

V

28,500

00293

0691

5

2006

Q

V

43,500

00288

1340

12

2005

00

V

150,000

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

0.730

AC

0.000

17,342.47

12660

TOTAL MARKET LAND DATA

0.73

12660

TOTAL PRESENT USE DATA

3013038042 (713058) Group:0

6/16/2021 2:48:07 AM.

LEGRA LAND INVESTORS OF NC INC

7604

Parcel ID: 3013038042

ID NO:

CARD NO. 1 of 1