

TORTORA ALEX

3459 SW 113TH PL

MIAMI, FL 33165

NB: 101 RIVER COUNTRY

#27 PRIME MOUNTAIN

Property Location: PRIME MOUNTAIN #27

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 3/2011

DEED BOOK/PAGE: 00342/0712

Parcel ID: 3012830762

Account: 11203

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 12/14/2018

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				18,300					
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				18,300					
												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	
														00342	0712	3	2011	P	V	3,000	
														00333	0550	12	2009	P	V	36,000	
														00305	0496	4	2007	Q	V	82,000	
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	0.0000	1.0000	ROLLING/0			17,000.00	0.970	AC	0.000	18,907.22	18340							
TOTAL MARKET LAND DATA										0.97					18340						
TOTAL PRESENT USE DATA																					
3012830762 (927266) Group:0																		6/16/2021 10:25:04 AM.			

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ID NO:

CARD NO. 1 of 1