

LEGRA LAND INVESTORS INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA

#24 RIVER LAKE

Property Location: RIVER LAKE #24

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 7/2007

DEED BOOK/PAGE: 00309/0161

Parcel ID: 3013227298

Account: 7598

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 09/20/2018

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

PARCEL VALUATION SUMMARY

BILLABLE LAND VALUE

BILLABLE IMPROVEMENT VALUE

TOTAL BILLABLE VALUE

13,300

0

13,300

PERMIT

CODE

DATE

NO.

SALES DATA

OFF. RECORD

DATE

MO

YR

VALID

V/I

SALES PRICE

00309

0161

7

2007

Q

V

4,000

00292

0891

4

2006

Q

V

36,500

00290

0822

2

2006

Q

V

12,000

SKETCH INFORMATION

LOWER LEVEL

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

AREA

VALUE

NOTES

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

0.770

AC

0.000

17,324.68

13340

TOTAL MARKET LAND DATA

0.77

13340

TOTAL PRESENT USE DATA

3013227298 (712983) Group:0

6/16/2021 2:52:01 AM.

LEGRA LAND INVESTORS INC

7598

Parcel ID: 3013227298

ID NO:

CARD NO. 1 of 1