

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA
#31 RIVER PINES
Property Location: RIVER PINES #31

0.6300 AC

CARD NO. 1 of 1
TWP: PINEY CREEK
FIRE:PINEY CREE

DEED INFORMATION
DEED DATE: 11/2009
DEED BOOK/PAGE: 00332/1432

Parcel ID: 3013131489

Account: 7604
Reval Year: 2021 Tax Year: 2021

Appraised By RK on 10/19/2018
EX- LAST ACTION 20210111

			MARKET VALUE								CORRELATION OF VALUE																
PROPERTY TYPE			USE			CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO	MARKET												
			R																								
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 11,000															
												BILLABLE IMPROVEMENT VALUE 0															
												TOTAL BILLABLE VALUE 11,000															
BMST	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																											
												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
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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	0.630	AC	0.000	17,428.57	10980		

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

3013131489 (927501) Group:0

6/16/2021 2:49:20 AM.

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7604

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ID NO:
CARD NO. 1 of 1