

STRYDIO NORMA &
SANCHEZ NOELI
1809 BRICKELL AVE
APT 611
MIAMI, FL 33129

NB: 101 RIVER COUNTRY
#29C RIVER MOUNTAIN
Property Location: RIVER MOUNTAIN #29C

1.6800 AC

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

DEED INFORMATION
DEED DATE: 7/2006
DEED BOOK/PAGE: 00295/1089

Parcel ID: 3012405968
Account: 10930
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	29,100							
												BILLABLE IMPROVEMENT VALUE	0							
												TOTAL BILLABLE VALUE	29,100							
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		OFF. RECORD	DATE	TYPE				
														BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
														00295	1089	7	2006	Q	V	11,000
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	1.680	AC	0.000	17,345.24	29140		
TOTAL MARKET LAND DATA								1.68				29140		
TOTAL PRESENT USE DATA														

3012405968 (681992) Group:0

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10930

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ID NO:
CARD NO. 1 of 1

6/16/2021 3:23:32 AM.