

CONSUEGRA MARIO E. & MAYRA

19411 NW 3RD CT

PEMBROKE PINES, FL 33029

NB: 102 LEGRA

#6 RIVER PARADISE

Property Location: RIVER PARADISE #6

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 4/1993

DEED BOOK/PAGE: 00160/0352

Parcel ID: 3013309102

Account: 4418

Reval Year: 2021 Tax Year: 2021

Appraised By RBM on 02/26/2021

EX- LAST ACTION 20210423

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB	
		R									
MARKET VALUE											
CORRELATION OF VALUE											
CREDENCE TO MARKET											
PARCEL VALUATION SUMMARY											
BILLABLE LAND VALUE										20,500	
BILLABLE IMPROVEMENT VALUE										0	
TOTAL BILLABLE VALUE										20,500	
PERMIT											
CODE		DATE		NO.							
SALES DATA											
OFF. RECORD		DATE				TYPE					
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE					
00160	0352	4	1993	Q	V	0					
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	
WATERFRONT	06	0	0		0.2500	ROLLING/0/UNDEVELOPED		147,000.00	0.350	AC	0.000	58,571.43	20500			
TOTAL MARKET LAND DATA										0.35				20500		
TOTAL PRESENT USE DATA																

3013309102 (1102849) Group:0

6/15/2021 5:29:40 PM.

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