

LEGRA LAND INVESTORS INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA  
#29 RIVER LAKE  
Property Location: RIVER LAKE #29

0.7600 AC

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

DEED INFORMATION  
DEED DATE: 2/2010  
DEED BOOK/PAGE: 00334/1006

Parcel ID: 3013225808  
Account: 7598  
Reval Year: 2021 Tax Year: 2021  
Appraised By RK on 09/20/2018  
EX- LAST ACTION 20210111

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				13,200				
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				13,200				
												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
														00334	1006	2	2010	Q	V	0
														00286	1416	10	2005	Q	V	30,000
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		1.0000	ROLLING/0			17,000.00	0.760	AC	0.000	17,328.95	13170						
TOTAL MARKET LAND DATA										0.76				13170						
TOTAL PRESENT USE DATA																				
3013225808 (712981) Group:0																				