

PROPERTY PROFILE

Comparable Sales - Summary

	Address	Sale Price	Sale Date	Beds	Baths	\$/Sqft:	Sqft	Lot	Yr Blt	Distance
SP	19000 Ne 20Th Ave North Miami Beach,FL 33179	\$535,100.00	3/24/2014	5	4.00	\$157	3,399	10,938	1957	
1	2021 Ne 212Th St Miami,FL 33179	\$1,120,000.00	2/7/2017	4	3.00	\$334	3,352	12,750	1977	1.44
2	2375 Ne 195Th St Miami,FL 33180	\$850,000.00	12/19/2016	3	2.00	\$303	2,803	8,736	1966	0.59
3	2430 Ne 195Th St Miami,FL 33180	\$1,190,000.00	7/20/2016	4	3.00	\$304	3,910	20,000	1960	0.63
4	1925 S Oak Haven Cir North Miami Beach,FL 33179	\$970,000.00	1/11/2016	3	3.00	\$285	3,397	3,283	1981	0.66
5	2051 Ne 195Th Dr North Miami Beach,FL 33179	\$895,000.00	12/28/2015	3	3.00	\$259	3,448	15,611	1959	0.31

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Comparable Sales - Analysis

Subject Property: 19000 Ne 20Th Ave, North Miami Beach, FL 33179

	High	Low	Average
Sale Price	\$1,190,000	\$850,000	\$1,005,000
Assessed Value	\$801,318	\$397,273	\$566,323
\$/SqFt	\$334	\$259	\$297
Beds	4	3	3.4
Baths	3.00	2.00	2.80
SqFt(Structure)	3,910	2,803	3,382
SqFt(Lot)	20,000	3,283	12,076
Year Built	1981	1959	1969

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Comparables Map

