

LOCATION & OWNER INFORMATION

PARCEL ID

00-40-43-11-00-000-1280

NBHD

725000RS

PARCEL ADDR

17203 48TH CT N

LEGAL

11-43-40, N 237.9 FT OF S 4630.1 FT OF E 209.6 FT OF W 4427 FT OF SEC A/K/A T-409

TAX DISTRICT

00196

OWNER

EJL HOLDINGS II 17203 48TH CT LLC

ADDRESS

7946 WILDFLOWER SHORES DR
DELRAY BEACH FL 33446-2263



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

GIS ACRES: 1.15

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION							
LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	05-AUG-22	3	A	09

INCOME

AG

TOTAL PARCEL	
TYPE	VALUE
MASS	415,946
OVERRIDE	
INCOME	0
PRIOR YR VAL	377,766
BUILDING	214,696
OBY's	0
LAND	201,250
MARKET	415,946
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	
SOH%	0.48
1	CAMA VALUE

SALES INFORMATION							
BOOK	PAGE	DC	QC	S	PRICE	DATE	
35822	638	WD	Q	I	415,000	03-JUN-25	
MLS GRID #OM701892							
24500	231	WD	DF	I	90,000	15-APR-11	
24307	1475	CT	DD	I	35,300	11-JAN-11	

PERMIT INFORMATION							
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT	
E-2023-021045-0000	20-JUL-23	F	03	T	2024	45,842	
B-2012-007379-0000	04-MAY-12	F	02	C	2016	5,000	
B89007567	24-MAR-89	F	00	C	1990	43,000	

NOTES

2015 SHED NOTED N/V. PETN2026-2113

OBY INFORMATION																			
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN
																		SOH	VALUE
																		OBY VALUE	

LAND INFORMATION																			
L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0100	AR			A	S1			0	50,094	1.15	0	175,000.00	1.15	1		0	100	201,250.00
NOTES:										FUTURE LAND USE: RR-2.5									
										REV: 08 A 01-JUN-26									
										TOTAL ACRES 1.15									
										TOTAL LAND VALUE 201,250.00									

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	1332
BASE AREA				
A1	1	FSP	34	456
FINISHED SCREENED PORCH				
A2	2	FGR	43	400
FINISHED GARAGE				
A3	3	FOP	28	55
FINISHED OPEN PORCH				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			2243	

00-40-43-11-00-000-1280RESIDENTIAL17203 48TH CT N

Diagram illustrating the layout of the property, showing the Main Building (1332) and various sub-areas (A1, A2, A3) with dimensions.

VECTOR:
BAS(A0CL14L40D19R20D9R34U28)FSP(A1L14CU12L38D12R38)FGR(A2L14U12L38D12R38L40D19CD20R20U20L20)FOP(A3L14U12L38D12R38L40D19D20R20U20L20R20D9CD11R5U11L5)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0100	ID	1	SFR	
			C&D	
1.15			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
3	/		BED RM / TOT RM	
2	/	0	FULL BA / HALF BA	
	/	6	ADD FIX / TOTAL FIX	
1989	/	2004	YRBLT / EFFYR	
2025	/	50	YR / % REMODELED	
Y	Y		REMOD KTCH / BATH	
R2	/	AV	GRADE / CDU	
79	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
05			EW1 WSF: WOOD SIDIN	
00			EW2 NONE	
04			RS WOOD TRUSS	
03			RC ASPHALT/COMPOSI	
05			IW1 DRYWALL	
00			IW2 N/A	
14			FT1 CARPETING	
00			FT2 N/A	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
1,674 EFF BLDG AREA				
1,332 SQ FT LIVING AREA				
1,674 TOTAL EBA				

NOTES:
BLDG 001 EYB FOR UPDATING KITCHEN, BATHS, AC & FLOORING PER RENTAL MLS 08

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
----	-----	--------	-------	-------	-------	-------

236,319	RCN
186,692	RCNLD
214,696	ADJRCNLD
1 TOTAL ID UNIT VALUE	

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE		WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC	
NO	NO	FR	TO	BLT	YB	SIZE	PERM	TYPE	NAME	HT	WALL	TYPE	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD