PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

LOCATION & OWNER INFORMATION

PARCEL ID	**00-42-46-15-31-011-0000**
NBHD	**426000CM**
PARCEL ADDR	14466 SLOAN RIDGE DR
LEGAL	AVALON TRAILS AT VILLAGES OF ORIOLE PUD PAR K
TAX DISTRICT	00355
OWNER	**AVALON MF LP**
ADDRESS	**699 N FEDERAL HWY STE 450** **FORT LAUDERDALE FL 33304-4630**

PALM BEACH COUNTY

0600 PROPERTY USE /RETIREMENT

LIVING UNITS: 74 **GIS ACRES: 7.5795**

TOTAL CARDS: 4 **AUTOCAD:**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	06-MAR-25	3	F	84
INCOME	30-MAY-25	45		
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	28,149,442
OVERRIDE	
INCOME	0
PRIOR YR VAL	27,562,641
BUILDING	19,619,260
OBY's	371,682
LAND	8,158,500
MARKET	28,149,442
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	114,968
LB Ratio (value)	0.29
SOH%	

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
B-2023-043981-0000	11-DEC-23	I	00	C	2025	628,592
B-2023-044211-0000	11-DEC-23	I	00	C	2025	920,328
B-2023-043580-0000	11-DEC-23	I	00	C	2025	920,328
B-2023-043732-0000	08-DEC-23	I	00	C	2025	628,592

NOTES

(SOLERA AT AVALON TRAILS - 55+ SENIOR LIVING - 74 UNITS: 2/2X21, 3/2X53 #84) (NEW 1 STORY VILLAS FOR 2025; 14 BLDGS; PV= $11,915,126 - 3/25 #84) (6/3/2024 #56 SFBJ ARTICLE - 10/18/2023 - WILL SOON BREAK GROUND ON AGE RESTRICTED RENTAL VILLA COMMUNITY AFTER OBTAIN LOAN, SOLERA AT AVALON TRAILS - WILL CONSIST OF 74 SINGLE STORY VILLA RENTED TO PEOPLE AGES 55 AND UP AND THIS PROJECT IS PART OF THE LARGER 110 ACRE AVALON TRAILS DEVELOMENT) PETN2020-1498 PETN2022-1048 PETN2024-2724 (MASS REVIEW, NEW CONSTRUCTION; 8/25 #67) PETN2025-330 PETN2026-1935

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PAV	2024	2024				43,459	1	C		3.89	A	A	98					100	165,675.00
1	2	WWY	2024	2024				9,665	1	C		8.64	A	A	96					100	80,166.00
1	3	DRV	2024	2024				33,116	1	C	4	3.80	A	A	100					100	125,841.00
																			OBY VALUE		371,682.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE		SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0600	RH			U	UT				330,163	7.58	74	110,250.00	*	74	1		0	100	8,158,500.00

NOTES: AVALON TRAILS MF SITE — FUTURE LAND USE: — **REV:** 45 A 5/30/2025

TOTAL ACRES 7.5795 — TOTAL LAND VALUE 8,158,500.00

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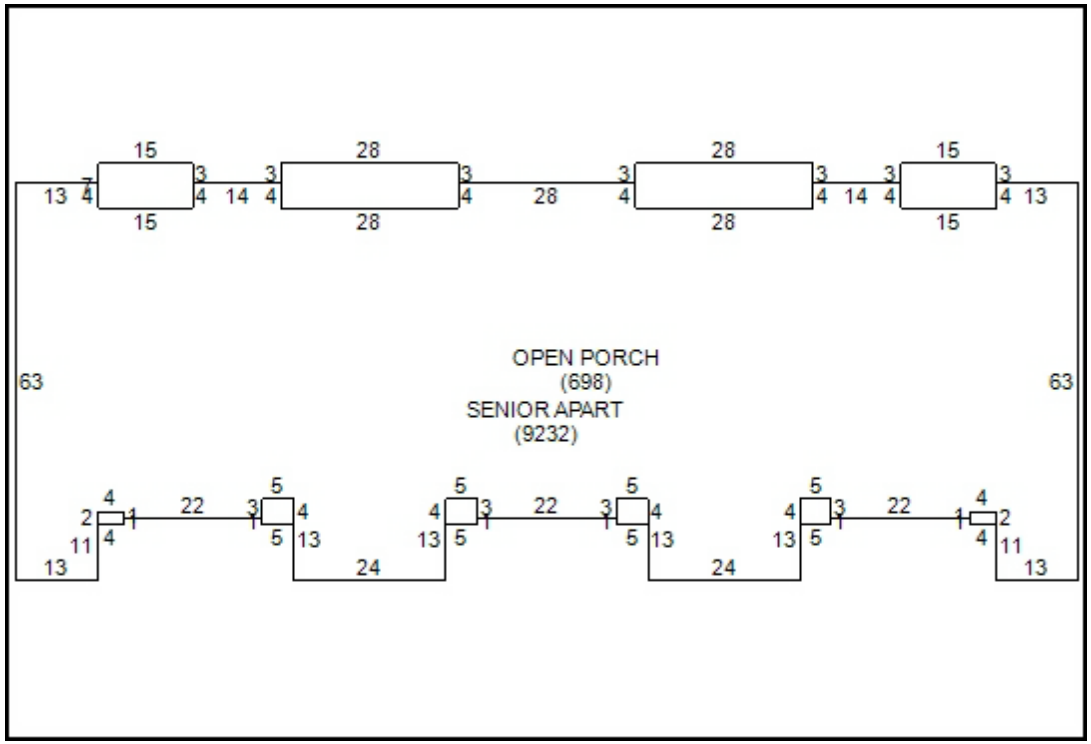
TAX YEAR 2026

00-42-46-15-31-011-0000 COMMERCIAL 14466 SLOAN RIDGE DR

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	117	100	9232
	SENIOR APARTMENTS			
A1	1	FOP		698
	FINISHED OPEN PORCH			
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			9930



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FOP(A1R13D52CD2R4U1R22D1R5D9R24U9R5U1R22D1R5D9R24U9R5U1R22D1R4D9R13U63L13U3L15D3L14U3L28D3L28U3L28D3L14U3L15D7R15U4R14D4R28U4R28D4R28U4R14D4R15U4R13D63L13U9U2L4D1L22U3L5D4D9L24U9U4L5D3L22U3L5D4D9L24U9U4L5D3L22U1L4)

BUILDING INFORMATION

SOLERA - 6 UNIT / TYPE 1

1 / **4** SYS CRD# /TOT BLDGS

260 ID 5 APARTMENTS - C&D

1 NBHD FACTOR

LEVEL / UNIT TYPE

1 / UNIT HEIGHT / BLDG HEIGHT

/

/

/

2024 / 2024 YRBLT / EFFYR

/

5+ / GRADE / CDU

99 / % GOOD / DEPR TB

EW1

EW2

RS

RC

IW1

IW2

FT1

FT2

MKT_ADJ

FUNC

ECON

SOH%

9,232 EFF BLDG AREA

SQ FT LIVING AREA

46,160 TOTAL EBA

NOTES:

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	698	X	1		1	18,990

1,581,630 RCN

1,565,810 RCNLD

1,565,810 ADJRCNLD

5 TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR	LEVEL TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE	CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01	01	2024	2024	9232	582	117	SENIOR APARTMENTS	10	22 STUCCO ON MASONRY	2	100	2	2	2	2	2	3	3				

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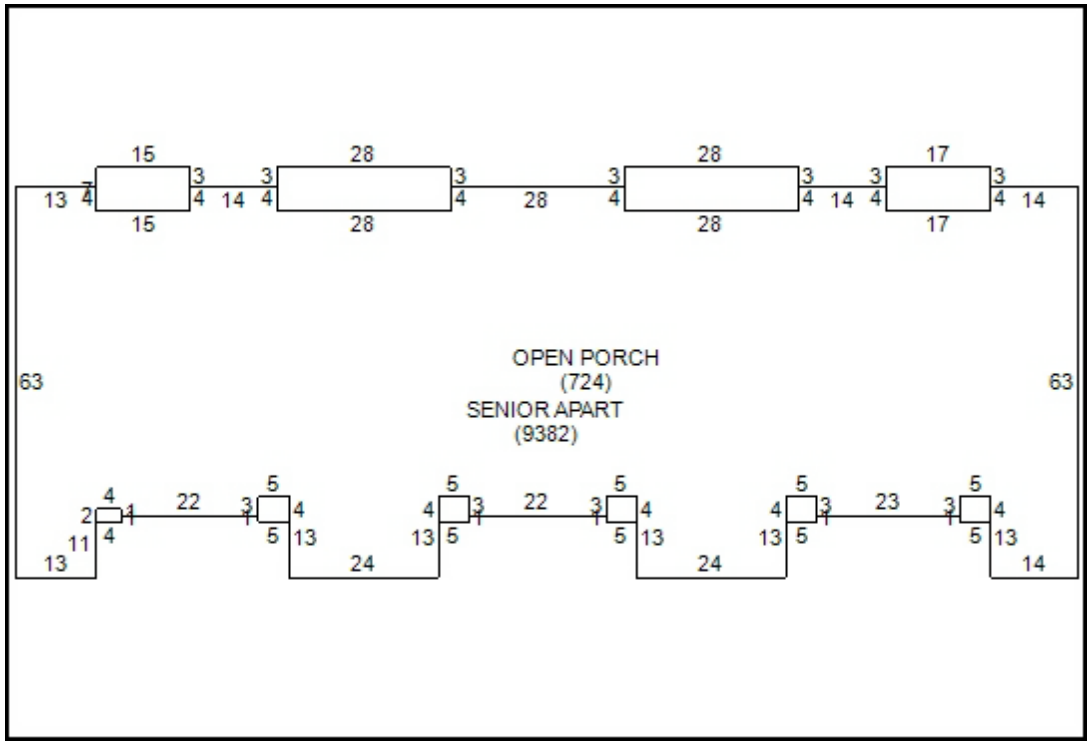
TAX YEAR 2026

00-42-46-15-31-011-0000 COMMERCIAL 14466 SLOAN RIDGE DR

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	117	100	9382
	SENIOR APARTMENTS			
A1	1	FOP		724
	FINISHED OPEN PORCH			
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			10106



VECTOR:

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FOP(A1R13D52CD2R4U1R22D1R5D9R24U9R5U1R22D1R5D9R24U9R5U1R23D1R5D9R14U63L14U3L17D3L14U3L28D3L28U3L28D3L14U3L15D7R15U4R14D4R28U4R28D4R28U4R14D4R17U4R14D63L14U9U4L5D3L23U3L5D4D9L24U9U4L5D3L22U3L5D4D9L24U9U4L5D3L22U1L4)

BUILDING INFORMATION

SOLERA - 6 UNIT / TYPE 2

2 / **4** **SYS CRD# /TOT BLDGS**

260	ID 4	APARTMENTS - C&D
1		NBHD FACTOR
		LEVEL / UNIT TYPE
1	/	UNIT HEIGHT / BLDG HEIGHT
	/	
	/	
	/	
2024	/ 2024	YRBLT / EFFYR
	/	
5+	/	GRADE / CDU
99	/	% GOOD / DEPR TB
		EW1
		EW2
		RS
		RC
		IW1
		IW2
		FT1
		FT2
		MKT_ADJ
		FUNC
		ECON
		SOH%
9,382		EFF BLDG AREA
		SQ FT LIVING AREA
37,528		TOTAL EBA

NOTES:

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	724	X	1		1	19,690

1,608,630	RCN
1,592,540	RCNLD
1,592,540	ADJRCNLD
4	TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR	LEVEL TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE	CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01	01	2024	2024	9382	592	117	SENIOR APARTMENTS	10	22 STUCCO ON MASONRY	2	100	2	2	2	2	2	3	3				

PRELIMINARY - SUBJECT TO CHANGE

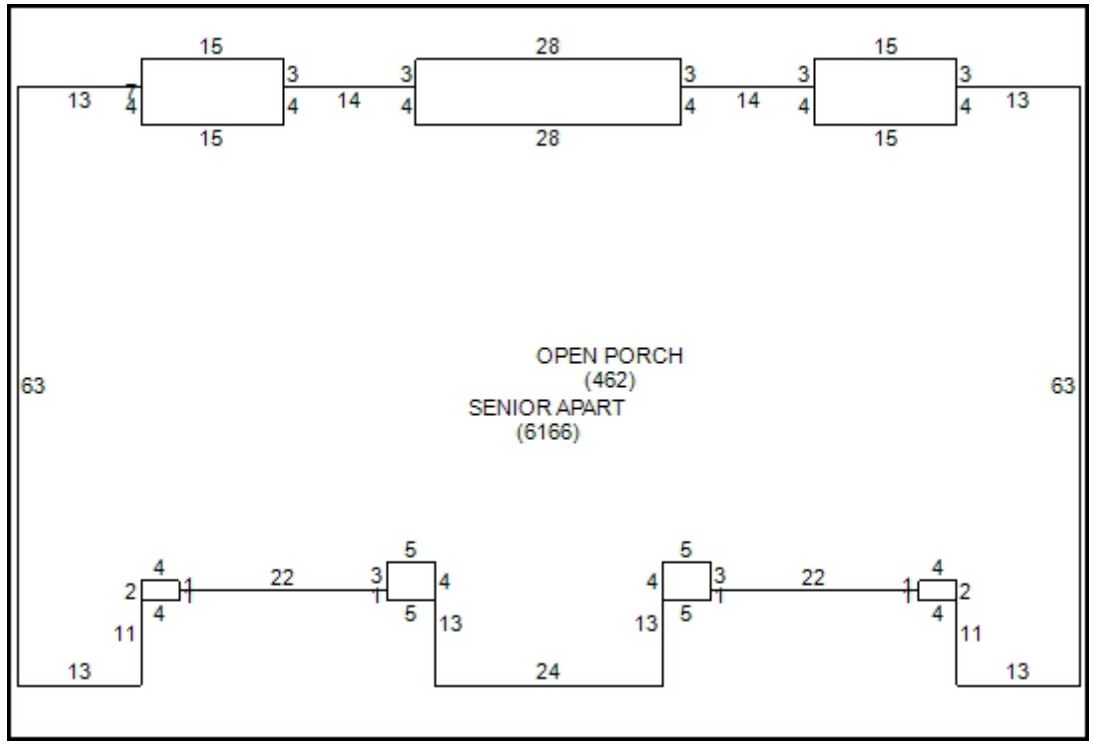
PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

00-42-46-15-31-011-0000 COMMERCIAL 14466 SLOAN RIDGE DR

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	117	100	6166
	SENIOR APARTMENTS			
A1	1	FOP		462
	FINISHED OPEN PORCH			
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			6628



VECTOR:

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FOP(A1R13D52CD2R4U1R22D1R5D9R24U9R5U1R22D1R4D9R13U63L13U3L15D3L14U3L28D3L14U3L15D7R15U4R14D4
R28U4R14D4R15U4R13D63L13U9U2L4D1L22U3L5D4D9L24U9U4L5D3L22U1L4)

BUILDING INFORMATION

SOLERA - 4 UNIT / TYPE 1

3 / **4** SYS CRD# /TOT BLDGS

260 ID 2 APARTMENTS - C&D

1 NBHD FACTOR

LEVEL / UNIT TYPE

1 / UNIT HEIGHT / BLDG HEIGHT

/

/

/

2024 / 2024 YRBLT / EFFYR

/

5+ / GRADE / CDU

99 / % GOOD / DEPR TB

EW1
EW2
RS
RC
IW1
IW2
FT1
FT2

MKT_ADJ
FUNC
ECON
SOH%

6,166 EFF BLDG AREA

SQ FT LIVING AREA

12,332 TOTAL EBA

NOTES:

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	462	X	1		1	12,570

1,078,810 RCN
1,068,020 RCNLD
1,068,020 ADJRCNLD

2 TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR	LEVEL TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE		CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01	01	2024	2024	6166	430	117	SENIOR APARTMENTS	10	22	STUCCO ON MASONRY	2	100	2	2	2	2	2	3	3				

PRELIMINARY - SUBJECT TO CHANGE

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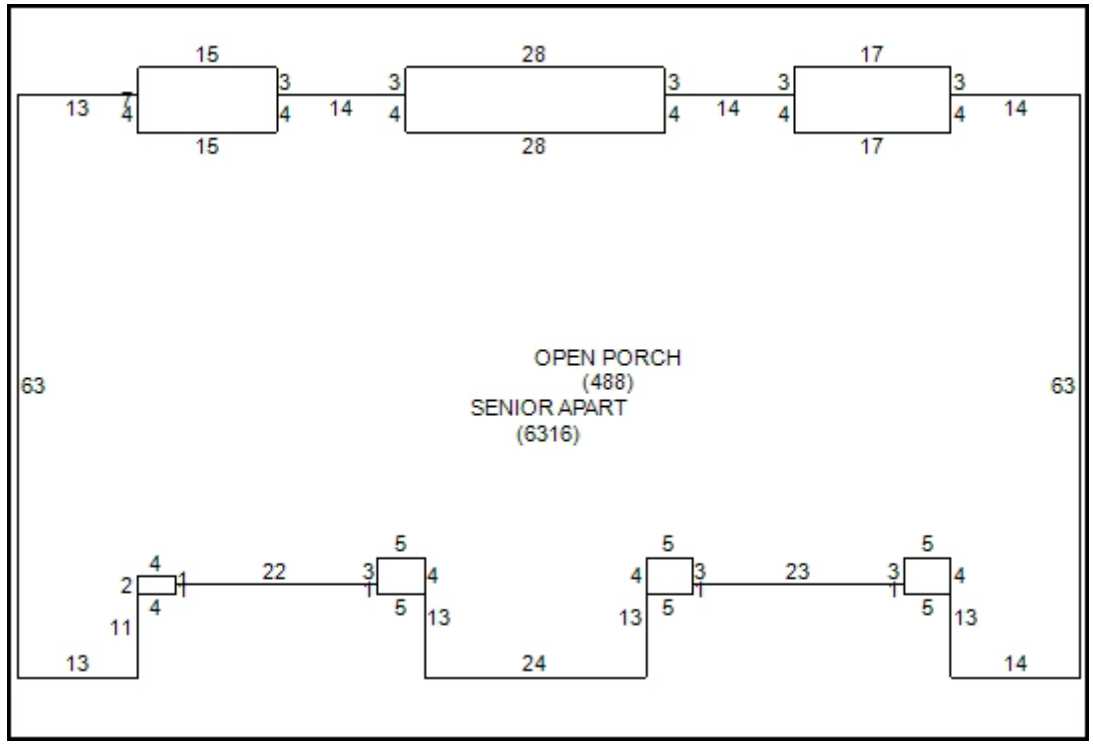
TAX YEAR 2026

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	117	100	6316
	SENIOR APARTMENTS			
A1	1	FOP		488
	FINISHED OPEN PORCH			
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			6804

00-42-46-15-31-011-0000 COMMERCIAL 14466 SLOAN RIDGE DR



VECTOR:

117(A0CD63R13U11R4D1R22U3R5D13R24U13R5D3R23U3R5D13R14U63L14D4L17U4L14D4L28U4L14D4L15U4L13)
FOP(A1R13D52CD2R4U1R22D1R5D9R24U9R5U1R23D1R5D9R14U63L14U3L17D3L14U3L28D3L14U3L15D7R15U4R14D4
R28U4R14D4R17U4R14D63L14U9U4L5D3L23U3L5D4D9L24U9U4L5D3L22U1L4)

BUILDING INFORMATION

SOLERA - 4 UNITS / TYPE 2

4 / 4 SYS CRD# /TOT BLDGS

260 ID 3 APARTMENTS - C&D
1 NBHD FACTOR
LEVEL / UNIT TYPE
1 / UNIT HEIGHT / BLDG HEIGHT
/
/
/
2024 / 2024 YRBLT / EFFYR
/
5+ / GRADE / CDU
99 / % GOOD / DEPR TB

EW1
EW2
RS
RC
IW1
IW2
FT1
FT2

MKT_ADJ
FUNC
ECON
SOH%

6,316 EFF BLDG AREA
SQ FT LIVING AREA

18,948 TOTAL EBA

NOTES:

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	488	X	1		1	13,270

1,105,730 RCN
1,094,670 RCNLD
1,094,670 ADJRCNLD

3 TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR	LEVEL TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE		CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01	01	2024	2024	6316	440	117	SENIOR APARTMENTS	10	22	STUCCO ON MASONRY	2	100	2	2	2	2	2	3	3				