

LOCATION & OWNER INFORMATION

PARCEL ID

06-42-47-04-13-000-0020

EX

NBHD

06P500RZ

PARCEL ADDR

4085 AVALON POINTE DR

LEGAL

AVALON POINTE AT WOODFIELD COUNTRY CLUB LT 2

TAX DISTRICT

06154

OWNER

PTALIS DAVID & PTALIS JACQUELINE G

ADDRESS

4085 AVALON POINTE DR  
BOCA RATON FL 33496-4009



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

TOTAL CARDS:1

GIS ACRES: .2265

AUTOCAD:

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

ENTER INFORMATION

|      |           |   |   |    |
|------|-----------|---|---|----|
| TYPE | DATE      | E | I | AP |
| IMP  | 31-MAY-22 | 3 | A | 44 |

INCOME

AG

TOTAL PARCEL

|                  |           |
|------------------|-----------|
| TYPE             | VALUE     |
| MASS             | 2,078,128 |
| OVERRIDE         |           |
| INCOME           | 0         |
| PRIOR YR VAL     | 1,801,077 |
| BUILDING         | 1,206,790 |
| OBY's            | 19,278    |
| LAND             | 852,060   |
| MARKET           | 2,078,128 |
| AG/NON AG LAND   |           |
| AG LAND & IMP    |           |
| LAND MKT VAL     | 0         |
| LB Ratio (value) | 0.41      |
| SOH%             |           |
| 1 CAMA VALUE     |           |

| SALES INFORMATION                                        |      |    |    |   |           |           |
|----------------------------------------------------------|------|----|----|---|-----------|-----------|
| BOOK                                                     | PAGE | DC | QC | S | PRICE     | DATE      |
| 35764                                                    | 1727 | WD | Q  | I | 2,150,000 | 19-MAY-25 |
| RX-11065105 2/22/25 \$2.15M; 66 DOM, CASH NO CONCESSIONS |      |    |    |   |           |           |
| 31987                                                    | 659  | WD | Q  | I | 1,020,000 | 03-DEC-20 |
|                                                          |      |    |    |   |           |           |
| 11215                                                    | 0980 | WD | QM | I | 630,000   | 01-JUN-99 |

| PERMIT INFORMATION |           |      |     |      |       |         |
|--------------------|-----------|------|-----|------|-------|---------|
| PERMIT #           | PERMIT DT | TYPE | WHY | STAT | TAXYR | AMOUNT  |
| 15-423             | 16-MAR-15 | F    | 05  | C    | 2016  | 7,460   |
| 15-1104            | 10-MAR-15 | F    | 05  | T    | 2016  | 5,107   |
| 2009-5944          | 20-OCT-09 | F    | RR  | T    | 2011  | 28,500  |
| 06-B944126         | 01-SEP-94 | F    | 99  | C    | 1996  | 155,000 |

NOTES

AGE RESTR. - NO PETN2024-285 PETN2026-4860

| OBY INFORMATION |    |      |       |       |       |       |      |      |       |    |        |           |    |    |     |      |     |           |           |
|-----------------|----|------|-------|-------|-------|-------|------|------|-------|----|--------|-----------|----|----|-----|------|-----|-----------|-----------|
| CRD             | L# | CODE | YRBLT | EFFYB | YRRMD | WIDTH | LGTH | AREA | UNITS | GD | MODCDE | RATE      | PC | FC | DEP | FUNC | RSN | ECN       | RSN       |
| 1               | 6  | PL2  | 1995  |       |       | 0     | 0    | 1    | 1     | C  | 1 2    | 60,200.00 | A  | A  | 25  |      |     |           |           |
| 1               | 7  | PAT  | 2011  | 2011  |       |       |      | 620  | 1     | C  | 3      | 22.73     | A  | A  | 30  |      |     |           |           |
|                 |    |      |       |       |       |       |      |      |       |    |        |           |    |    |     |      |     | SOH       | VALUE     |
|                 |    |      |       |       |       |       |      |      |       |    |        |           |    |    |     |      |     | 100       | 15,050.00 |
|                 |    |      |       |       |       |       |      |      |       |    |        |           |    |    |     |      |     | 100       | 4,228.00  |
|                 |    |      |       |       |       |       |      |      |       |    |        |           |    |    |     |      |     | OBY VALUE | 19,278.00 |

| LAND INFORMATION             |      |         |    |       |    |     |     |     |       |                  |       |       |       |                  |       |     |     |     |            |           |  |  |  |            |
|------------------------------|------|---------|----|-------|----|-----|-----|-----|-------|------------------|-------|-------|-------|------------------|-------|-----|-----|-----|------------|-----------|--|--|--|------------|
| L#                           | LUSE | ZONE    | AG | AGLND | TP | CDE | AFF | EFF | DEPTH | SQ FT            | ACRES | UNITS | RATE  | SIZE             | NBHDF | INF | PCT | SOH | VALUE      |           |  |  |  |            |
| 1                            | 0130 | R1D-PUD |    |       | S  | ZW1 |     |     |       | 9,868            | 0.23  | 1     | 92.00 | T                | 1     |     | 0   | 100 | 852,060.00 |           |  |  |  |            |
| NOTES: Lake or man made pond |      |         |    |       |    |     |     |     |       | FUTURE LAND USE: |       |       |       |                  |       |     |     |     |            | REV: 24 A |  |  |  |            |
|                              |      |         |    |       |    |     |     |     |       | TOTAL ACRES      |       | .2265 |       | TOTAL LAND VALUE |       |     |     |     |            |           |  |  |  | 852,060.00 |

| SUB-AREA INFORMATION    |      |     |      |  |
|-------------------------|------|-----|------|--|
| LINE                    | CODE | PCT | SIZE |  |
| A 0                     | BAS  | 100 | 2584 |  |
| BASE AREA               |      |     |      |  |
| A1 1                    | FGR  | 43  | 629  |  |
| FINISHED GARAGE         |      |     |      |  |
| A2 2                    | FOP  | 28  | 537  |  |
| FINISHED OPEN PORCH     |      |     |      |  |
| A3 3                    | APT  | 100 | 285  |  |
| APARTMENT               |      |     |      |  |
| A4 4                    | FUS  | 87  | 454  |  |
| FINISHED UPPER STORY    |      |     |      |  |
| A5 5                    | SFB  | 96  | 126  |  |
| SEMI FINISHED BASE AREA |      |     |      |  |
| A6                      |      |     |      |  |
| A7                      |      |     |      |  |
| A8                      |      |     |      |  |
| A9                      |      |     |      |  |
| A10                     |      |     |      |  |
| A11                     |      |     |      |  |
| A12                     |      |     |      |  |
| A13                     |      |     |      |  |
| A14                     |      |     |      |  |
| A15                     |      |     |      |  |
| A16                     |      |     |      |  |
| A17                     |      |     |      |  |
| TOTAL SQ FT             |      |     | 4615 |  |

06-42-47-04-13-000-0020RESIDENTIAL4085 AVALON POINTE DR

Main Building (2584)

A2 (538)

A1 (629)

A3 (285)

VECTOR:  
BAS(A0CL55D66R10D2R19U15VU3L3U13VU3R3U4VR6U6VR2D2R18U26)FGR(A1L55D66CD23R29U5U16L19U2L10)FOP(A2L55D66D23R29U5CR6U8VU3R3U47L1VU2L2VD6L6D4VL3D3D13VR3D3D31)APT(A3L55D66D23R29U5R6CD6R17U17L14VL3D3D8)FUS(A4R45CL29D20R9U7VR2U2R5VR5D5R8U16)SFB(A5R45L29D20R9CR20U4L8VU5L5L5VD2L2D7)

| BUILDING INFORMATION    |    |      |                                                               |  |
|-------------------------|----|------|---------------------------------------------------------------|--|
| 1                       | /  | 1    | SYS CRD# /TOT BLDGS                                           |  |
| 0500                    | ID | 1    | EXC-ZERO LOT<br>C&D                                           |  |
| 1.57                    |    |      | NBHD FACTOR<br>LEVEL / UNIT TYPE                              |  |
| 2                       | /  |      | UNIT HEIGHT / BLDG HEIGHT                                     |  |
| 4                       | /  |      | BED RM / TOT RM                                               |  |
| 4                       | /  | 0    | FULL BA / HALF BA                                             |  |
|                         | /  | 12   | ADD FIX / TOTAL FIX                                           |  |
| 1995                    | /  | 2002 | YRBLT / EFFYR                                                 |  |
| 2010                    | /  | 40   | YR / % REMODELED                                              |  |
| N                       | N  |      | REMOD KTCH / BATH                                             |  |
| R5                      | /  | AV   | GRADE / CDU                                                   |  |
| 78                      | /  |      | % GOOD / DEPR TB                                              |  |
|                         |    |      | FPLC STACK / OPEN                                             |  |
| 17                      |    |      | EW1 MSY: CB STUCCO<br>EW2 NONE                                |  |
| 04                      |    |      | RS WOOD TRUSS                                                 |  |
| 07                      |    |      | RC CONCRETE TILE                                              |  |
| 05                      |    |      | IW1 DRYWALL<br>IW2 N/A                                        |  |
| 12                      |    |      | FT1 HARDWOOD                                                  |  |
| 19                      |    |      | FT2 MARBLE                                                    |  |
| 3                       |    |      | HEAT HTG & AC                                                 |  |
| 4                       |    |      | HEAT SYS FORCED AIR DUCT<br>KB_ADJ<br>MKT_ADJ<br>FUNC<br>ECON |  |
| 100                     |    |      | SOH%                                                          |  |
| 3,805 EFF BLDG AREA     |    |      |                                                               |  |
| 3,449 SQ FT LIVING AREA |    |      |                                                               |  |
| 3,805 TOTAL EBA         |    |      |                                                               |  |

| NOTES:                                                                        |  |
|-------------------------------------------------------------------------------|--|
| BLDG 001 BARCLAY                                                              |  |
| BLDG 001 [26 EYB PERM/MLS: '09 ROOF; EST. 2010 KIT-BATH-AC. MRBLE FLR PER MLS |  |

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

|           |                     |
|-----------|---------------------|
| 985,457   | RCN                 |
| 768,656   | RCNLD               |
| 1,206,790 | ADJRCNLD            |
| 1         | TOTAL ID UNIT VALUE |

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