PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2025

LOCATION & OWNER INFORMATION

PARCEL ID	* **06-42-47-10-03-001-0230** EX
NBHD	**068000RS**
PARCEL ADDR	2650 NW 41ST ST
LEGAL	BOCA TIERRA 1ST SECTION LT 23 BLK 1
TAX DISTRICT	06154
OWNER	**CEMAJ ALEXANDER & CEMAJ SAMANTHA**
ADDRESS	**2650 NW 41ST ST**
	BOCA RATON FL 33434-2515

PALM BEACH COUNTY

0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1 **GIS ACRES: .2204**

TOTAL CARDS:1 **AUTOCAD:**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	06-JUN-25	3	A	73

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	1,111,860
OVERRIDE	
INCOME	0
PRIOR YR VAL	1,026,920
BUILDING	667,067
OBY's	21,052
LAND	423,741
MARKET	1,111,860
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.38
SOH%	

1 CAMA VALUE

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
34918	1703	WD	Q	I	1,300,000	06-MAR-24
29125	1865	WD	D	I	446,700	18-MAY-17
27465	664	CT	DD	I	410,700	14-APR-15

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
21-4670	13-MAY-21	F	03	T	2022	44,785
15-7375	06-JUN-16	F	05	C	2017	14,075
15-7373	19-NOV-15	F	RR	T	2016	23,330

NOTES

PETN2025-766

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	4	WLL	1981			0	0	466	1	C		14.69	A	A	25					100	1,712.00
1	5	WLL	1981			0	0	600	1	C		14.69	A	A	25					100	2,204.00
1	8	PL1	1981	2010	2018	0	0	1	1	C		35,700.00	A	A	48					100	17,136.00
																			OBY VALUE		21,052.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE		SIZE	NBHDF	INF	PCT	SOH		VALUE
1	0100	R-1-D			S	S1			0	9,601	0.22	1	39.14	T		1		0	100		423,741.00
NOTES: WTR 80FF												FUTURE LAND USE:							REV:	36 A	08-APR-25
									TOTAL ACRES	.2204									TOTAL LAND VALUE		423,741.00

PRELIMINARY - SUBJECT TO CHANGE

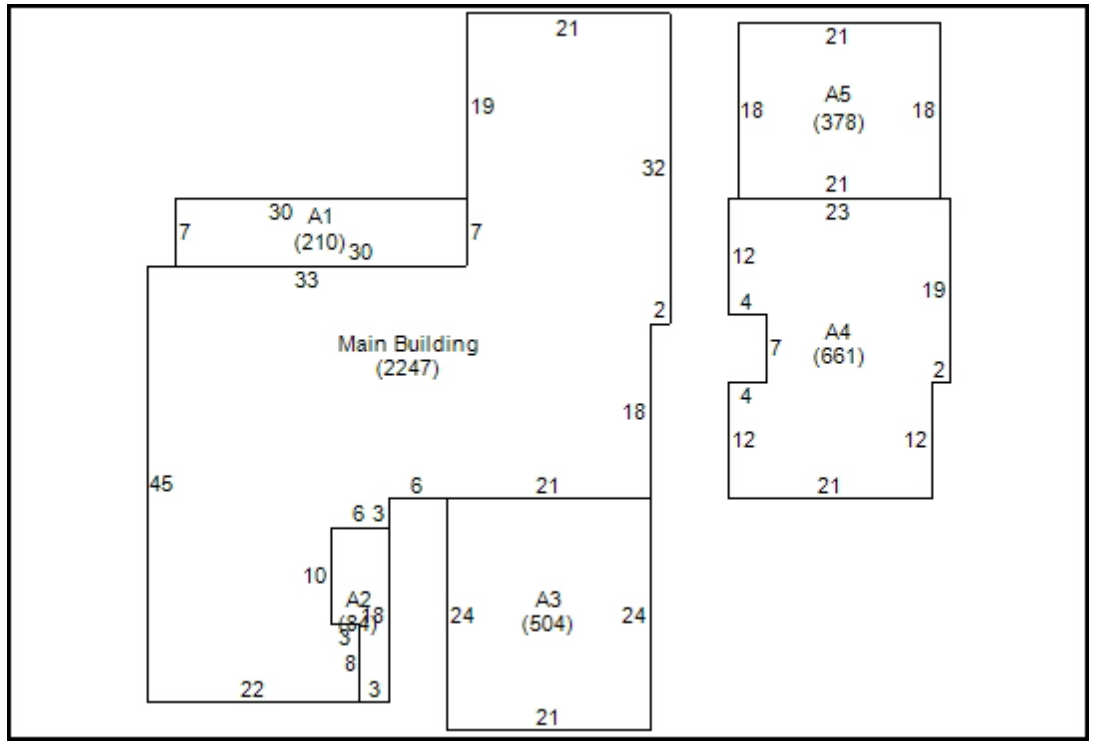
PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2025

06-42-47-10-03-001-0230 RESIDENTIAL 2650 NW 41ST ST

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	0	BAS	100	2247
	BASE AREA			
A1	1	FOP	28	210
	FINISHED OPEN PORCH			
A2	2	FOP	28	84
	FINISHED OPEN PORCH			
A3	3	FGR	44	504
	FINISHED GARAGE			
A4	4	FUS	87	661
	FINISHED UPPER STORY			
A5	5	BLC	25	378
	BALCONY			
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			4084



VECTOR:

BAS(A0CL21D19D7L33D45R22U8L3U10R6U3R6R21U18R2U32)FOP(A1L21D19CL30D7R30U7)FOP(A2L21D19L30D7R30U7D7L33D45R22CR3U18L6D10R3D8)FGR(A3L21D19L30D7R30U7D7L33D45R22R3U18L6D10R3D8U8L3U10R6U3R6CD24R21U24L21)FUS(A4R6D19CR23D19L2D12L21U12R4U7L4U12)BLC(A5R28D1CD18L21U18R21)

BUILDING INFORMATION

1	/ 1	SYS CRD# /TOT BLDGS
0100	ID 1	SFR
		C&D
1.39		NBHD FACTOR
		LEVEL / UNIT TYPE
2	/	UNIT HEIGHT / BLDG HEIGHT
4	/	BED RM / TOT RM
2	/ 1	FULL BA / HALF BA
	/ 8	ADD FIX / TOTAL FIX
1981	/ 2015	YRBLT / EFFYR
2023	/ 80	YR / % REMODELED
Y	Y	REMOD KTCH / BATH
R3	/ AV	GRADE / CDU
88	/	% GOOD / DEPR TB
1	1	FPLC STACK / OPEN
17		EW1 MSY: CB STUCCO
00		EW2 NONE
03		RS GABLE/HIP
07		RC CONCRETE TILE
05		IW1 DRYWALL
00		IW2 N/A
15		FT1 CERAMIC/QUARRY
00		FT2 N/A
3		HEAT HTG & AC
4		HEAT SYS FORCED AIR DUCT
		KB_ADJ
		MKT_ADJ
		FUNC
		ECON
100		SOH%
	3,222	EFF BLDG AREA
	2,908	SQ FT LIVING AREA
	3,222	TOTAL EBA

NOTES:

BLDG 001 ['25: EYB PERM/MLS: RF,KIT,BTH,WIND,SIDING,AC,ELE,PLM,WL,FL.

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

545,346	RCN
479,904	RCNLD
667,067	ADJRCNLD
1	TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR	LEVEL TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	USE 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