

LOCATION & OWNER INFORMATION

PARCEL ID

06-42-47-26-16-003-0020

EX

NBHD

066300RS

PARCEL ADDR

1240 PARKSIDE AVE

LEGAL

BRAMALEA UNICORP BOCA RATON FIRST ADDITION
LOT 2 BLK 3

TAX DISTRICT

06154

OWNER

CASINO CANDI FRIEDMAN BARRY TR

ADDRESS

1240 PARKSIDE AVE
BOCA RATON FL 33486-8561



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

TOTAL CARDS:1

GIS ACRES: .2755

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	27-JUN-23	3	A	41

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	1,103,909
OVERRIDE	
INCOME	0
PRIOR YR VAL	1,110,763
BUILDING	563,421
OBY's	17,595
LAND	522,893
MARKET	1,103,909
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.47
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
32974	1650	WD	D	I	485,000	13-OCT-21
32974	1647	WD	D	I	485,000	13-OCT-21
12265	1585	WD	QM	I	470,000	04-JAN-01

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
18-7162	19-SEP-18	F	05	T	2019	18,000
17-3265	17-MAY-17	F	05	T	2018	6,200
16-6136	15-SEP-16	F	05	T	2017	1,875
14-2186	06-MAY-14	F	RR	T	2015	30,000

NOTES

PETN2025-1158

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	4	PL2	1983			0	0	1	1	C	6	53,900.00	A	A	25					100	13,475.00
1	5	SCE	2016	2016		32	36	1,152	1	C		5.96	A	A	60					100	4,120.00
																				OBY VALUE	17,595.00

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	R-1-C			S	W1			0	12,000	0.28	1	42.72 T		1.02		0	100	522,893.00
NOTES: WTR 100FF										FUTURE LAND USE:									
TOTAL ACRES										.2755									
										TOTAL LAND VALUE									
										522,893.00									

REV: 41 A 09-APR-25

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	3181
BASE AREA				
A1	1	FOP	28	183
FINISHED OPEN PORCH				
A2	2	FOP	28	114
FINISHED OPEN PORCH				
A3	3	FGR	44	682
FINISHED GARAGE				
A4	4	FOP	28	45
FINISHED OPEN PORCH				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			4205	

06-42-47-26-16-003-0020RESIDENTIAL1240 PARKSIDE AVE

VECTOR:
BAS(A0L28CU10L6U19L31D21L2D6R2D25R13D11R10U2R9D10R17D5R16U41L33U3R5U3)FOP(A1CL28D3L5D3R33U6)FO
P(A2L28U10CU19L6D19R6)FGR(A3L28U10U19L6D19R6L6U19L31D21L2D6R2D25CL10D24R33U10U3L10U11L13)FOP(A4L
28U10U19L6D19R6L6U19L31D21L2D6R2D25L10D24R33U10CR9U5L9D5)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0900	ID	1	EXC-RESIDENT C&D	
1.42			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
0	/		BED RM / TOT RM	
4	/	0	FULL BA / HALF BA	
	/	12	ADD FIX / TOTAL FIX	
1983	/	1983	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOD KTCH / BATH	
R4	/	AV	GRADE / CDU	
68	/		% GOOD / DEPR TB	
1		1	FPLC STACK / OPEN	
16			EW1 WSF: STUCCO	
00			EW2 NONE	
03			RS GABLE/HIP	
07			RC CONCRETE TILE	
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%	
3,577 EFF BLDG AREA				
3,181 SQ FT LIVING AREA				
3,577 TOTAL EBA				

NOTES:
BLDG 001 ADDED MISSING SC ENCLOSURE OVER POOL AND PORCH PER GVP CYCLE 1

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

583,493	RCN
396,775	RCNLD
563,421	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	SIZE	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD