

LOCATION & OWNER INFORMATION

PARCEL ID 12-43-46-28-03-000-2930 EX

NBHD 120100RS

PARCEL ADDR 944 FERN DR

LEGAL TROPIC ISLE 3RD SECTION LOT 293

TAX DISTRICT 12984

OWNER COLANDREA ANTHONY & COLANDREA MARIA L

ADDRESS 944 FERN DR
DELRAY BEACH FL 33483-4805



ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	16-JUN-25	3	A	73

INCOME
AG

0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1 **GIS ACRES: .2128**

TOTAL CARDS:1 **AUTOCAD:**

TOTAL PARCEL

TYPE	VALUE
MASS	2,122,509
OVERRIDE	
INCOME	0
PRIOR YR VAL	2,137,407
BUILDING	495,775
OBY's	21,734
LAND	1,605,000
MARKET	2,122,509
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.76
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
33822	204	WD	Q	I	3,100,000	20-AUG-22
17906	1741	WD	QD	I	1,350,000	15-DEC-04
11298	1036	WD	QM	I	644,000	16-AUG-99

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
24-00219183-B3-0	19-JUL-24	F	05	T	2025	47,500
24-00217599-MISN-0	29-APR-24	F	05	T	2025	8,500
23-00210304-RROF-0	10-MAY-23	F	03	T	2024	50,300
22-00206607-MISN-0	24-OCT-22	F	05	T	2023	7,500

NOTES

PETN2025-2369

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	DOK	1990			0	0	340	1	C		46.06	A	A	25					100	3,915.00
1	5	WLL	1990			0	0	552	1	C		14.69	A	A	36					100	2,919.00
1	6	PL2	1990			0	0	1	1	C	1 2	59,600.00	A	A	25					100	14,900.00
OBY VALUE																				21,734.00	

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE
1	0131	R-1-AA-B			U	W1			103	9,270	0.21	1	1,605,000.00	T	1		0	100	1,605,000.00
NOTES:										TOTAL ACRES .2128					FUTURE LAND USE:				
															REV: 36 A 21-APR-25				
															TOTAL LAND VALUE 1,605,000.00				

SUB-AREA INFORMATION			
LINE	CODE	PCT	SIZE
A	0	BAS	100
BASE AREA			
A1	1	FOP	28
FINISHED OPEN PORCH			
A2	2	FOP	28
FINISHED OPEN PORCH			
A3	3	FGR	44
FINISHED GARAGE			
A4	4	FUS	87
FINISHED UPPER STORY			
A5	5	NVA	0
NO VALUE AREA			
A6	6	UOP	24
UNFINISHED OPEN PORCH			
A7			
A8			
A9			
A10			
A11			
A12			
A13			
A14			
A15			
A16			
A17			
TOTAL SQ FT			5283

12-43-46-28-03-000-2930 **RESIDENTIAL** 944 FERN DR

VECTOR:
 BAS(A0CD32L31D11L9D3VL3D3L10VU3L3U5L14U32R49U6VU3R3R18)FOP(A1CL18VL3D3D6L49U5R27U5VU3R3R19VU3R3R15VR3D3D4)FOP(A2D32L31D11CD7L9U7R9)FGR(A3D32CR2D21L33U21R31)FUS(A4R20CR25D7R24U13VR3U3R18D25L70U16)NVA(A5R20R25CR24D7L24U7)UOP(A6R47CU8VU3R3R19U2VU3R3R15VR3D3D4L18VD3L3D6L22)

BUILDING INFORMATION	
1	/ 1 SYS CRD# /TOT BLDGS
0900	ID 1 EXC-RESIDENT C&D
1.25	NBHD FACTOR
2	LEVEL / UNIT TYPE
4	UNIT HEIGHT / BLDG HEIGHT
4	BED RM / TOT RM
4	FULL BA / HALF BA
14	ADD FIX / TOTAL FIX
1990 / 1996	YRBLT / EFFYR
	YR / % REMODELED
	REMOD KTCH / BATH
R5	GRADE / CDU
43	% GOOD / DEPR TB
	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
15	FT2 CERAMIC/QUARRY
3	HEAT HTG & AC
4	HEAT SYS FORCED AIR DUCT
	KB_ADJ
	MKT_ADJ
	FUNC
	ECON
100	SOH%
	3,843 EFF BLDG AREA
	3,420 SQ FT LIVING AREA
	3,843 TOTAL EBA

NOTES:
 BLDG 001 TROPIC ISLE; FLOORINGS PER MLS RX-10795314

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

922,371	RCN
396,620	RCNLD
495,775	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	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD