

LOCATION & OWNER INFORMATION

PARCEL ID

41-41-43-17-01-620-0010

NBHD

723000RS

PARCEL ADDR

2588 F RD

LEGAL

LOXAHATCHEE GROVES TR 20 (LESS W 5 AC) BLK F

TAX DISTRICT

41486

OWNER

BLUDON LLC

ADDRESS

14545 S MILITARY TRL # 305
DELRAY BEACH FL 33484-3781



6000 PROPERTY USE /AG Classification GRAGSOIL CLASS 1

LIVING UNITS:0

GIS ACRES: 20

TOTAL CARDS:0

AUTOCAD:

AG INFORMATION							
LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
1	1			14.5		CAM	1,218,000
2	2	6011	NATIV	5.5	400		2,200
TOTAL				20			1,220,200

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	25-JUL-25	3	A	

INCOME

AG 9/3/2025 JAL 2 A

TOTAL PARCEL	
TYPE	VALUE
MASS	1,680,000
OVERRIDE	
INCOME	0
PRIOR YR VAL	1,559,750
BUILDING	0
OBY's	0
LAND	1,680,000
MARKET	1,680,000
AG/NON AG LAND	1,220,200
AG LAND & IMP	1,220,200
LAND MKT VAL	462,000
LB Ratio (value)	0.00
SOH%	
1 CAMA VALUE	

SALES INFORMATION							
BOOK	PAGE	DC	QC	S	PRICE	DATE	
32313	992	WD	Q	V	875,000	16-MAR-21	
22822	632	WD	UO	V	136,725	14-JUL-08	
16440	154	WD	UO	V	675,000	12-JAN-04	
W/LT 000-0070.							

PERMIT INFORMATION						
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
22345338-0	20-MAY-22	F	05	T	2023	1

NOTES

LUP-R-10; 91-3274; LOC-SEC 21; P01-2335; P02-3169; CONTIG W/ 17-01-000-0070 PETN2025-157 PETN2025-3890 2025-PETITIONER FILED A SITE DEVELOPMENT/RIGHT OF WAY WITH LOX GROVES, WAITING 2025-FOR APPROVAL ON PCN #414143170010000070 PETN2026-2072

OBY INFORMATION																			
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN
																		SOH	VALUE
																		OBY VALUE	

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	AR			A	S1			0	631,620	14.5	0	105,000.00 T	14.5	1	SZ	-20	100	1,218,000.00		
NOTES: SEC 21													FUTURE LAND USE: RR-5					REV: 71 A	29-APR-26		
2	0100	AR	Y	6011	A	S1			0	239,580	5.5	0	105,000.00 T	5.5	1	SZ	-20	0	462,000.00		
NOTES: SEC 21													FUTURE LAND USE: RR-5					71 A	29-APR-26		
TOTAL ACRES											20		TOTAL LAND VALUE								1,680,000.00