

LOCATION & OWNER INFORMATION

PARCEL ID

46-43-45-27-09-000-0110

NBHD

460100RS

PARCEL ADDR

48 HARBOUR DR N

LEGAL

RIDGE HARBOUR ESTATES LT 11

TAX DISTRICT

46984

OWNER

NICOLLE PASCAL & NICOLLE ELISA A

ADDRESS

4325 LENNOX DR
MIAMI FL 33133-6722



PALM BEACH COUNTY



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

TOTAL CARDS:1

GIS ACRES: .2323

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	14-JUN-21	3	A	14

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	1,435,373
OVERRIDE	
INCOME	0
PRIOR YR VAL	1,062,500
BUILDING	475,711
OBY's	2,289
LAND	957,373
MARKET	1,435,373
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.67
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
34926	46	WD	D	I	1,250,000	01-APR-24
04699	1709	WD	U	V	45,000	01-OCT-85
04699	1706	WD	Q	V	45,000	01-OCT-85

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
20164	14-AUG-20	F	03	T	2021	19,000
13918	15-AUG-11	F	05	T	2012	3,100
13699	07-MAY-11	F	05	T	2012	3,395
10336A	25-JUL-05	F	05	V	2007	64,000

NOTES

F11-51 PETN2024-3508 PETN2025-3995

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	1	PAT	1986			0	0	408	1	C		7.34	A	A	25					100	749.00
1	2	SCE	1986			0	0	818	1	C		5.96	A	A	25					100	1,219.00
1	3	PAT	1986	1986		25	7	175	1	C		7.34	A	A	25					100	321.00
OBY VALUE																					2,289.00

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	RSF			S	S1			0	10,118	0.23	1	72.60 T		1.05		0	100	957,373.00

NOTES:

TOTAL ACRES .2323

FUTURE LAND USE:

TOTAL LAND VALUE 957,373.00

REV: 61 A 02-JUN-22

BUILDING INFORMATION			
1	/	1	SYS CRD# /TOT BLDGS
0100	ID	1	SFR
			C&D
1.69			NBHD FACTOR
			LEVEL / UNIT TYPE
1	/		UNIT HEIGHT / BLDG HEIGHT
3	/		BED RM / TOT RM
2	/	0	FULL BA / HALF BA
	/	6	ADD FIX / TOTAL FIX
1986	/	1990	YRBLT / EFFYR
2020	/	10	YR / % REMODELED
N		N	REMOD KTCH / BATH
R3	/	AV	GRADE / CDU
71	/		% GOOD / DEPR TB
			FPLC STACK / OPEN
17			EW1 MSY: CB STUCCO
00			EW2 NONE
04			RS WOOD TRUSS
07			RC CONCRETE TILE
05			IW1 DRYWALL
00			IW2 N/A
14			FT1 CARPETING
15			FT2 CERAMIC/QUARRY
3			HEAT HTG & AC
4			HEAT SYS FORCED AIR DUCT
			KB_ADJ
			MKT_ADJ
			FUNC
			ECON
100			SOH%
2,477 EFF BLDG AREA			
2,160 SQ FT LIVING AREA			
2,477 TOTAL EBA			

396,460	RCN
281,486	RCNLD
475,711	ADJRCNLD
1 TOTAL ID UNIT VALUE	

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