

LOCATION & OWNER INFORMATION	
PARCEL ID	50-43-43-35-00-002-0190
NBHD	500201RS
PARCEL ADDR	174 VIA DEL LAGO
LEGAL	35-43-43, W 456.15 FT OF S 335FT OF N 549.58 FT OF GOV LT 2 IN DB583P223
TAX DISTRICT	50417
OWNER	174 VDL INVESTMENT LLC MAURA ZISKA ESQ C/O
ADDRESS	222 LAKEVIEW AVE STE 1500 WEST PALM BEACH FL 33401-6174

SALES INFORMATION							
BOOK	PAGE	DC	QC	S	PRICE	DATE	
32327	1799	WD	Q	I	57,000,000	23-MAR-21	
LISTED THRU MLS FOR \$64.9 MILLION DOM 3 MONTHS SELLERS BROKER CH							
05256	0048	RD	U	I	2,700,200	01-APR-87	

PERMIT INFORMATION							
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT	
B-23-00722	28-SEP-23	F	05	C	2025	284,879	
B-22-94231	26-APR-22	F	05	T	2023	9,578	
B-21-91669	29-OCT-21	F	04	C	2022	7,000	
B-21-90423	08-SEP-21	F	04	C	2022	15,000	

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	POH	1934			0	0	2	1	C		1,500.00	A	A	100					100	3,000.00
1	3	PAT	1934			0	0	1,942	1	C	1	24.33	A	A	25					100	11,812.00
1	4	DOK	1934	2024		0	0	510	1	C		46.53	A	A	96					100	22,781.00
1	5	TCT	1934			0	0	7,200	1	C		5.83	A	A	25					100	10,494.00
1	11	WLL	1980			0	0	3,471	1	C		14.84	A	A	25					100	12,878.00
1	12	WLL	1980			0	0	2,767	1	C		14.84	A	A	25					100	10,266.00
1	13	WLL	1980			0	0	1,737	1	C		14.84	A	A	25					100	6,444.00
1	15	RFP	1980			0	0	4	1	C		80.00	A	A	25					100	80.00
1	16	SPA	1989			0	0	1	1	C		20,900.00	A	A	25					100	5,225.00

LAND INFORMATION																					
L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE		
1	0121	R-A			S	W1			425	129,720	2.98	1	1,100.00	T	1	14	-20	100	88,472,000.00		
NOTES: LANDMARKED TREE										FUTURE LAND USE:										REV: 05 A	
										TOTAL ACRES 2.978										10-MAR-26	
										TOTAL LAND VALUE 88,472,000.00											



PALM BEACH COUNTY



0100 PROPERTY USE /SINGLE FAMILY	
LIVING UNITS:1	GIS ACRES: 2.978
TOTAL CARDS:1	AUTOCAD:

AG INFORMATION							
LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

NOTES

CN=LANDMARK BY LAND PERMITS FOR \$1,800,000 FOR 2021 TAX ROLL INTERIOR AND EXTERIOR REMODEL. #22 ADJUSTED GRADE AND EYB BASED ON RENOVATIONS #22 NO BUILDING SKETCH ON SYSTEM- REMEASURE IF PETITION IS FILED #22 Historic trees: Strangler Fig, Caracus Fig, Paradise Tree LANDMARKED MARION SIMS WYETH DESIGNED HOME "SOUTHWOOD". LANDMARKED 3/9/90. PETN2024-4137 PETN2025-5320 PETN2026-3120

ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	10-MAR-25	3	F	96
INCOME AG				

TOTAL PARCEL	
TYPE	VALUE
MASS	92,041,786
OVERRIDE	
INCOME	0
PRIOR YR VAL	66,481,086
BUILDING	3,465,579
OBY's	104,207
LAND	88,472,000
MARKET	92,041,786
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	
SOH%	0.96
1 CAMA VALUE	

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1	17	PL2	1934	1990		0	0	1	1	A		62,550.00	A	A	25					100	15,638.00
1	18	SNA	2018	2018		5	6	30	1	C		90.30	A	A	100					100	2,709.00
1	19	BOL	2024	2024				1	1	C		3,000.00	A	A	96					100	2,880.00
																				OBY VALUE	104,207.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	7844	
BASE AREA				
A1 1	UST	39	60	
UNFINISHED STORAGE				
A2 2	FGR	43	1008	
FINISHED GARAGE				
A3 3	BLC	25	168	
BALCONY				
A4 4	BLC	25	60	
BALCONY				
A5 5	FBM	59	442	
FINISHED BASEMENT				
A6 6	FUS	87	7364	
FINISHED UPPER STORY				
A7 7	BLC	25	168	
BALCONY				
A8 8	FOP	28	168	
FINISHED OPEN PORCH				
A9 9	UDG	44	528	
UNFINISHED DET. GARAGE				
A10 10	UDU	47	792	
UNFINISHED DET. UTILITY				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			18602	

50-43-43-35-00-002-0190

RESIDENTIAL

174 VIA DEL LAGO

VECTOR:
BAS(A0CR62U2R58D17R42D24L36D42R36D10R66U4R16D4R24D14L28D3L12U3L50U6L52D6L32U20R2U8L4U42R4U10L2U10L94U15)UST(A1CL15U4R15D4)FGR(A2D42CL24U42R24D42)BLC(A3R92U60CL4U42R4D42)BLC(A4U137CL15U4R15D4)FBM(A5R120U6CL26U17R26D17)FUS(A6L24U137CR86U2R58D17R42D24L36D42R36D18L36D6L32U20R2U8L4U42R4U10L2U10L94D27L24U42)BLC(A7R130D81CL4U42R4D42)FOP(A8R92D77CL4U42R4D42)UDG(A9U15CL22U24R22D24)UDU(A10R44U21CL44U18R44D18)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0900	ID	1	EXC-RESIDENT	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
2	/		UNIT HEIGHT / BLDG HEIGHT	
5	/		BED RM / TOT RM	
14	/	1	FULL BA / HALF BA	
	/	44	ADD FIX / TOTAL FIX	
1934	/	2018	YRBLT / EFFYR	
2021	/	50	YR / % REMODELED	
Y	Y		REMOD KTCH / BATH	
R5	/	AV	GRADE / CDU	
90	/	C40	% GOOD / DEPR TB	
1	1		FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
00			EW2 NONE	
03			RS GABLE/HIP	
08			RC CLAY/BERMUDA TI	
03			IW1 PLASTER	
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	
G			FUNC HIST/LNDMRK	
			ECON	
100			SOH%	
			15,718 EFF BLDG AREA	
			15,208 SQ FT LIVING AREA	
			15,718 TOTAL EBA	

NOTES:				

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

3,850,643	RCN
3,465,579	RCNLD
3,465,579	ADJRCNLD
1 TOTAL ID UNIT VALUE	

LN	SE	LEVEL		YR	EFF	AREA SIZE	EXTER	USE	NAME	WA	EXTERIOR	CN TYP	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	YB		PERM	TYPE		HT	WALL		TYPE	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN