PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2025

LOCATION & OWNER INFORMATION

PARCEL ID	**52-41-42-09-03-000-0360**
NBHD	**24A008RS**
PARCEL ADDR	13609 LE CHRISTINE DR
LEGAL	AVENIR POD 20 LT 36
TAX DISTRICT	52401
OWNER	**KH AVENIR LLC ACCOUNTING C/O**
ADDRESS	**4807 PGA BLVD**
	PALM BEACH GARDENS FL 33418-3941

PALM BEACH COUNTY

0000 PROPERTY USE /VACANT

LIVING UNITS: **GIS ACRES: .194**

TOTAL CARDS:0 **AUTOCAD:**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	02-DEC-24	2	F	55
INCOME				
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	190,000
OVERRIDE	
INCOME	0
PRIOR YR VAL	95,000
BUILDING	0
OBY's	0
LAND	190,000
MARKET	190,000
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.00
SOH%	

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
34224	1694	WD	Q	V	18,081,000	27-MAR-23

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
BRES-24-10-13853	14-OCT-24	F	05	T	2025	1,500
BSUBR-24-07-0771	26-JUL-24	F	05	T	2025	0
BSUBE-24-04-1606	27-JUN-24	F	03	T	2025	0
BSUBP-24-05-1218	30-MAY-24	F	03	T	2025	0

NOTES

PETN2025-4581

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN OBY VALUE	SOH	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	PCD			U	S3				8,450	0.19	1	190,000.00 T		1		0	100	190,000.00

NOTES: FUTURE LAND USE: **REV:** 77 A 01-MAY-25

TOTAL ACRES .194 TOTAL LAND VALUE 190,000.00