

LOCATION & OWNER INFORMATION

PARCEL ID

73-41-44-08-01-037-0010

NBHD

731800RS

PARCEL ADDR

1282 CLYDESDALE AVE

LEGAL

PADDOCK PARK NO 2 OF WELLINGTON LOT 1 BLK 37

TAX DISTRICT

73486

OWNER

BIEDERMAN SCOTT & BIEDERMAN HEIDI

ADDRESS

1282 CLYDESDALE AVE
WELLINGTON FL 33414-1060



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

GIS ACRES: 2.5465

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	17-SEP-25	2	P	09

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	1,806,583
OVERRIDE	
INCOME	0
PRIOR YR VAL	1,812,396
BUILDING	720,544
OBY's	17,589
LAND	1,068,450
MARKET	1,806,583
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	
SOH%	0.59
1	CAMA VALUE

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
35799	1685	WD	D	I	1,400,000	29-MAY-25
LIS PENDES 35172/00481 & MLS #RX-11034680						
05106	1739	WD	Q	V	25,000	01-DEC-86
04873	1377	WD	U	V	9,000	01-APR-86

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
73-B96005465	06-MAR-96	F	05	C	1997	7,500

NOTES

95-662 11/13/2018 CDU/FR REMAINS FOR 2019 R17-4084 2017 REVIEW - REPAIRS NEEDED AND DEFERRED MAINTENANCE NOTED, CDU CHANGED 2023-CDU/FR REMOVED FOR 2023, CHANGED TO AVERAGE PETN2025-4063 SENT PETN-4063 TO ROGER IN HT80 PETN2025-4063, HOUSE UNLIVABLE, TOTAL INTERIOR GUT JOB, SEE PHOTOS.

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	4	WLL	1994			0	0	300	1	C		14.69	A	A	44					100	1,939.00
1	7	PL1	1994			0	0	1	1	C	1 2 6	62,600.00	A	A	25					100	15,650.00
																				OBY VALUE	17,589.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE		
1	0130	PUD			A	W1			0	111,078	2.55	0	419,000.00	T	2.55	1	0	100	1,068,450.00		
NOTES:										FUTURE LAND USE:											
										TOTAL ACRES	2.55									TOTAL LAND VALUE	1,068,450.00
																				REV: 71 A 24-APR-24	

TAX YEAR 2025

BUILDING INFORMATION			
1	/	1	SYS CRD# /TOT BLDGS
0100	ID	1	SFR
			C&D
1.4			NBHD FACTOR
			LEVEL / UNIT TYPE
2	/		UNIT HEIGHT / BLDG HEIGHT
0	/		BED RM / TOT RM
5	/	1	FULL BA / HALF BA
	/	17	ADD FIX / TOTAL FIX
1994	/	1994	YRBLT / EFFYR
	/		YR / % REMODELED
			REMOD KTCH / BATH
R3	/	AV	GRADE / CDU
74	/		% GOOD / DEPR TB
1		1	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%
			4,910 EFF BLDG AREA
			4,379 SQ FT LIVING AREA
			4,910 TOTAL EBA

695,504	RCN
514,674	RCNLD
720,544	ADJRCNLD
1 TOTAL ID UNIT VALUE	

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