

LOCATION & OWNER INFORMATION

PARCEL ID

73-41-44-21-03-000-0300

NBHD

732400RS

PARCEL ADDR

13225 SOUTHFIELDS RD

LEGAL

SOUTHFIELDS PHASE I WELLINGTON COUNTRYPLACE LOT 30

TAX DISTRICT

73486

OWNER

13225 SOUTHFIELDS ROAD HOLDINGS LLC

ADDRESS

13225 SOUTHFIELDS RD
WELLINGTON FL 33414-7308



6800 PROPERTY USE /AG Classification EQUESTRIAN

LIVING UNITS:1

GIS ACRES: 4.5084

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION							
LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
1	1	6815	6815	3.51	33550		117,761
2	2			1		CAM	725,000
TOTAL				4.51			842,761

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	02-MAY-25	3	A	22

INCOME

AG 11/05/2025 JAL 3 A

TOTAL PARCEL	
TYPE	VALUE
MASS	5,010,452
OVERRIDE	
INCOME	0
PRIOR YR VAL	4,935,562
BUILDING	1,729,913
OBY's	10,789
LAND	3,269,750
MARKET	5,010,452
AG/NON AG LAND	842,761
AG LAND & IMP	2,583,463
LAND MKT VAL	2,544,750
LB Ratio (value)	0.65
SOH%	
1 CAMA VALUE	

SALES INFORMATION						
BOOK	PAGE	DC	QC	S	PRICE	DATE
30262	192	QC	D	I	1,984,000	11-OCT-18
06933	1767	WD	QM	I	1,000,000	01-AUG-91
04619	1033	WD	U	V	180,000	01-AUG-85

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT

NOTES

4.51 AC F7-363 REROOF - 2005 PETN2026-4018

OBY INFORMATION																			
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN
1	1	PAV	1987			0	0	17,768	1	C	5	0.30	A	A	25				100
1	2	DKK	1987			0	0	500	1	C		14.10	A	A	25				100
1	3	MBN	1987	1987				1	1	C		4,700.00	A	A	25				100
1	4	SBS	2014	2014				500	1	C		16.50	A	A	79				100
OBY VALUE																			10,789.00

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	PUD	Y	6815	A	S3			0	152,896	3.51	0	725,000.00 T	3.51	1		0	0	2,544,750.00
NOTES: 6815										FUTURE LAND USE:									
2	0100	PUD			A	S3			0	43,560	1	0	725,000.00 T	1	1		0	100	725,000.00
NOTES:										FUTURE LAND USE:									
TOTAL ACRES										TOTAL LAND VALUE									

BUILDING INFORMATION					
1	/	1	SYS CRD# /TOT BLDGS		
8601	ID	1	CUSTOM BARN C&D		
1.61			NBHD FACTOR		
			LEVEL / UNIT TYPE		
2	/		UNIT HEIGHT / BLDG HEIGHT		
5	/		BED RM / TOT RM		
5	/		FULL BA / HALF BA		
	/	15	ADD FIX / TOTAL FIX		
1987	/	1997	YRBLT / EFFYR		
	/		YR % REMODELED		
			REMOD KTCH / BATH		
S4+	/	AV	GRADE / CDU		
61	/	B55	% GOOD / DEPR TB		
			FPLC STACK / OPEN		
54			EW1 CONCRETE BLOCK		
			EW2 NONE		
55			RS WOOD JOISTS, WO		
57			RC COMPOSITION SHI		
55			IW1 STABLE		
			IW2 N/A		
60			FT1 CONCRETE		
			FT2 N/A		
0			HEAT NA		
1			HEAT SYS		NON
			KB_ADJ		
			MKT_ADJ		
			FUNC		
			ECON		
100			SOH%		
			13,595 EFF BLDG AREA		
			4,357 SQ FT LIVING AREA		
			13,595 TOTAL EBA		

1,761,441	RCN
1,074,480	RCNLD
1,729,913	ADJRCNLD
1 TOTAL ID UNIT VALUE	

Date Run: 23-SEP-26 10:13 AM paprod2 Page 12267 of 14213