PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

LOCATION & OWNER INFORMATION

PARCEL ID	**74-43-43-03-27-001-0000**
NBHD	**740000RS**
PARCEL ADDR	4714 N FLAGLER DR
LEGAL	ALBA RESIDENCES PAR A K/A ALL OF PLAT
TAX DISTRICT	74407
OWNER	**SCUBA CLUB WPB LLC**
ADDRESS	**255 ALHAMBRA CIR STE 1160** **CORAL GABLES FL 33134-7415**

PALM BEACH COUNTY

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	16-JUN-26	3	F	33

INCOME
AG

0000 PROPERTY USE /VACANT

LIVING UNITS:

GIS ACRES: 1.7295

TOTAL CARDS:0

AUTOCAD:

TOTAL PARCEL

TYPE	VALUE
MASS	15,067,400
OVERRIDE	
INCOME	0
PRIOR YR VAL	12,650,000
BUILDING	0
OBY's	0
LAND	15,067,400
MARKET	15,067,400
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

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
26041687-COM-ANC	26-MAY-26	F	05	T	2027	16,105
26010425-SIGN	29-APR-26	F	05	T	2027	2,625
25070937-COM-PLUMB	29-APR-26	F	03	T	2027	2,200
26010423-SIGN	20-APR-26	F	05	T	2027	12,375

NOTES

2025: PARCEL ZONING CHANGE FROM MF32 TO RPD. APPROVALS FOR "ALBA", A 22 STORY, 55 UNIT LUXURY WATERFRONT CONDOMIUM DEVELOPMENT. COMPLETION SLATED FOR 2027 TAX ROLL #77 CHANGED ACREAGE TO MATCH GIS ACREAGE FOR 2026 TAX ROLL. PUT IN NBHD 740000RS PETN2026-910

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH OBY VALUE	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	0121	RPD			S	W4				75,337	1.73	55	200.00 T		1		0	100	15,067,400.00

NOTES: ALBA: 55 LUXURY UNITS

FUTURE LAND USE:

REV: 77 A 12-JUN-26

TOTAL ACRES 1.7295

TOTAL LAND VALUE 15,067,400.00