

LOCATION & OWNER INFORMATION

PARCEL ID

* 74-43-43-15-17-000-0013 *

NBHD

233300CM

PARCEL ADDR

301 N LAKESIDE CT

LEGAL

LAKESIDE COURT W 233 FT OF LTS 1 THRU 4 & S 10.3 FT OF GOV LT 5 LYG N OF & ADJ TO & W 233.05 FT OF LTS 41 & 42 & 10 FT STRIP LYG N OF &

TAX DISTRICT

74407

OWNER

1701 N FLAGLER DRIVE OWNER LLC

ADDRESS

2850 TIGERTAIL AVE STE 800
MIAMI FL 33133-5346



0305 PROPERTY USE /MULTIFAMILY > 10 units Income Restricted

LIVING UNITS:58

GIS ACRES: 1.3938

TOTAL CARDS:1

AUTOCAD: Y

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	20-MAR-26	3	L	61

INCOME

06-MAY-26 37

AG

TOTAL PARCEL

TYPE	VALUE
MASS	1,928,500
OVERRIDE	1,928,500
INCOME	0
PRIOR YR VAL	1,928,500
BUILDING	5,245,090
OBY's	68,634
LAND	870,000
MARKET	6,183,724

AG/NON AG LAND

AG LAND & IMP

LAND MKT VAL

0

TOTAL EBA

52,321

LB Ratio (value)

0.14

SOH%

3I INCOME

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
32664	74	WD	D	V	9,500,000	29-JUN-21
D #81 SALES PRICE INCLUDES ADDITIONAL AGREEMENTS OL-18-000-0090						
08545	0927	WD	UO	V	685,000	01-DEC-94
W/00-005-0030, 0042 &						
03206	1218	WD	U	I	485,000	01-JAN-80

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
25091538-COM-ANC	19-NOV-25	I	05	T	2027	1,000
25100019-COM-DEMO	18-NOV-25	I	04	C	2026	1,500
25080893-COM-MECH	11-SEP-25	I	05	T	2026	3,500
23021372	04-MAY-23	I	03	C	2024	82,000

NOTES

(AUTOCAD) (VISTA DEL LAGO) (58 DU,12-1/1,20-2/1.5,20-2/2 & 6-3/2) INCOME RESTRICTED PETN2013-4864 PETN2014-2135 PETN2015-5219 PETN2017-1650 (AUG 2021 BUYER PLANS REDEVELOPMENT FOR OFF & M-F. NO APPLICATIONS SUBMITTED TO THE CITY. NO PERMITS. O/L -18-000-0090)(LAND RESTRICTIONS SAY PROP HAS TO CONTINUE BEING USED AS LOW-INCOME HOUSING UNTIL 2026, SEE ORB 32664/77, 32664/92 & 9102/775)(BUYER ALSO PURCHASED 1717 N FLAGLER TO BE PART OF THIS PROJECT #81) PETN2021-2058 PETN2022-1124 PETN2023-1396 PETN2024-1421 PETN2025-393 2026: SPLIT PAR 0013 TO CREATE PAR 0411 PER ORB36143/P601. #61 PETN

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	SPC	1997	1997		0	0	555	1	D		90.10	A	A	30					0	15,002.00
1	2	PAT	1997	1997		0	0	1,137	1	C		1.30	A	A	25					0	370.00
1	3	WWY	1997	2005		0	0	1,160	1	C		1.30	A	A	25					0	377.00
1	4	PAV	1997	2005		0	0	986	1	C		3.89	A	A	50					0	1,918.00
1	5	PAV	1997	2005		0	0	25,370	1	C		3.89	A	A	50					0	49,345.00
1	6	GZB	1997	1997		0	0	1	1	C		800.00	A	A	25					0	200.00
1	7	WLL	1997	1997		0	0	186	1	C		14.84	A	A	47					0	1,297.00
1	8	FEN	1997	1997		0	0	136	1	C		3.05	A	A	30					0	125.00
OBY VALUE																					68,634.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0305	CMUD-CI			U	DU			0	60,714	1.39	58	15,000.00 *	58	1		0	0	870,000.00
NOTES: 2026: C/O PAR 0411 PER ORB36143/601										FUTURE LAND USE: MF									
TOTAL ACRES										1.3938									
										TOTAL LAND VALUE									
										870,000.00									

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	110	100	13915	
APARTMENT				
A1 3	110	100	13915	
APARTMENT				
A2 7	500	100	512	
OFFICES				
A3 8	110	100	14371	
APARTMENT				
A4 9	110	100	9569	
APARTMENT				
A5 10	899	100	39	
SUPPORT				
A6 1	FOP		8598	
FINISHED OPEN PORCH				
A7 4	STO		797	
STAIRWELL OPEN				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			61716	

74-43-43-15-17-000-0013			COMMERCIAL			301 N LAKESIDE CT		
SKETCH								
VECTOR:								

BUILDING INFORMATION			
VISTA DEL LAGO			
1	/	1	SYS CRD# /TOT BLDGS
220	ID	1	APARTMENTS L
			C&D
1			NBHD FACTOR
			LEVEL / UNIT TYPE
4	/		UNIT HEIGHT / BLDG HEIGHT
	/		
	/		
	/		
1997	/	1997	YRBLT / EFFYR
	/		
3	/		GRADE / CDU
79	/		% GOOD / DEPR TB
			EW1
			EW2
			RS
			RC
			IW1
			IW2
			FT1
			FT2
			MKT_ADJ
			FUNC
			ECON
			SOH%
0			
	52,321	EFF BLDG AREA	
		SQ FT LIVING AREA	
	52,321	TOTAL EBA	

NOTES:	
BLDG 001 FLR-3-TWNHSE. 58 UNITS 12-1/1,20-2/2,6-3/2, 20-2/1	
BLDG 001 1/2 HIGHT AVG.	

L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	8598	X 1		1	233,870
1	EL4	ELEVATOR HYDRAULIC PNGR	2500	X 150	3	1	56,370
1	SS1	SPRINKLER SYS (OPEN) WET	52281	X 1		1	138,550
1	STO	STAIRWELL OPEN	797	X 1		1	14,460

6,639,350	RCN
5,245,090	RCNLD
5,245,090	ADJRCNLD
1 TOTAL ID UNIT VALUE	

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE	WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	YB	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LG	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	1997	1997	1322	110	9	22	2	100	2	2	2	2	2	3	3				
3	B	02	02	1997	1997	1322	110	9	22	2	100	2	2	2	2	2	3	3				
7	C	02	02	1997	1997	96	500	9	22	2	100	2	2	2	2	2	3	3				
8	D	03	03	1997	1997	1202	110	9	22	2	100	2	2	2	2	2	3	3				
9	E	04	04	1997	1997	790	110	9	22	2	100	2	2	2	2	2	3	3				
10	F	01	01	1997	1997	19	899	9	22	2	100	2	0	0	2	2	3	3				