

LOCATION & OWNER INFORMATION

PARCEL ID

74-43-44-04-17-000-0430

NBHD

333000CM

PARCEL ADDR

4101 PARKER AVE

LEGAL

SOUTHDALE LTS 43 TO 48 INC & LTS 49 TO 54 INC (LESS E 5 FT RD R/W)

TAX DISTRICT

74983

OWNER

PARKER AVENUE LLC

ADDRESS

600 S DIXIE HWY APT 727  
WEST PALM BCH FL 33401-5845



PALM BEACH COUNTY



1700 PROPERTY USE /OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES

LIVING UNITS:0 GIS ACRES: .7384

TOTAL CARDS:1 AUTOCAD:

AG INFORMATION

| LINE  | CA L# | CROP | LUC | ACRES | RATE | CODE | VALUE |
|-------|-------|------|-----|-------|------|------|-------|
| TOTAL |       |      |     |       |      |      |       |

ENTER INFORMATION

| TYPE | DATE      | E | I | AP |
|------|-----------|---|---|----|
| IMP  | 31-AUG-23 | 1 | A | 94 |

INCOME

AG

TOTAL PARCEL

| TYPE               | VALUE     |
|--------------------|-----------|
| MASS               | 1,590,770 |
| OVERRIDE           |           |
| INCOME             | 0         |
| PRIOR YR VAL       | 1,553,937 |
| BUILDING           | 1,032,630 |
| OBJ's              | 15,278    |
| LAND               | 542,862   |
| MARKET             | 1,590,770 |
| AG/NON AG LAND     |           |
| AG LAND & IMP      |           |
| LAND MKT VAL       | 0         |
| TOTAL EBA          | 10,449    |
| LB Ratio (value)   | 0.34      |
| SOH%               | 0         |
| 3T INCOME TRACKING |           |

SALES INFORMATION

| BOOK                             | PAGE | DC | QC | S | PRICE     | DATE      |
|----------------------------------|------|----|----|---|-----------|-----------|
| 28740                            | 1732 | WD | Q  | I | 1,050,000 | 28-NOV-16 |
| ALT - VERIF W/BUYER / COSTAR #23 |      |    |    |   |           |           |
| 18406                            | 344  | WD | QD | I | 1,250,000 | 31-MAR-05 |
|                                  |      |    |    |   |           |           |
| 03570                            | 0324 | WD | Q  | I | 500,000   | 01-JUN-81 |

PERMIT INFORMATION

| PERMIT # | PERMIT DT | TYPE | WHY | STAT | TAXYR | AMOUNT |
|----------|-----------|------|-----|------|-------|--------|
| 23021449 | 07-MAR-23 | P    | 05  | C    | 2024  | 900    |
| 21091070 | 01-DEC-21 | I    | 05  | C    | 2023  | 8,866  |
| 19010132 | 04-JAN-19 | I    | 05  | T    | 2020  | 800    |
| 18110712 | 15-NOV-18 | I    | 05  | T    | 2020  | 10,000 |

NOTES

LISTED FOR RENT W/REBEL COOK - 2/22/17 #23 (EYB TO 1995 9/23 #94) PETN2026-3378

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  | PAV  | 1962  |       |       | 0     | 0    | 13,566 | 1     | C  |        | 3.89  | A  | A  | 25  |      |     |     |     | 0         | 13,193.00 |
| 1   | 2  | WLL  | 1962  |       |       | 0     | 0    | 562    | 1     | C  |        | 14.84 | A  | A  | 25  |      |     |     |     | 0         | 2,085.00  |
|     |    |      |       |       |       |       |      |        |       |    |        |       |    |    |     |      |     |     |     | OBY VALUE | 15,278.00 |

LAND INFORMATION

| L#          | LUSE | ZONE | AG | AGLND | TP | CDE | AFF | EFF | DEPTH | SQ FT              | ACRES | UNITS | RATE    | SIZE   | NBHDF | INF | PCT | SOH | VALUE      |                  |  |            |  |
|-------------|------|------|----|-------|----|-----|-----|-----|-------|--------------------|-------|-------|---------|--------|-------|-----|-----|-----|------------|------------------|--|------------|--|
| 1           | 1000 | SF7  |    |       | S  | SF  |     |     | 126   | 31,263             | 0.72  | 0     | 17.36 * | 31,263 | 1     |     | 0   | 0   | 542,862.00 |                  |  |            |  |
| NOTES: (P)  |      |      |    |       |    |     |     |     |       | FUTURE LAND USE: C |       |       |         |        |       |     |     |     |            | REV: 61 A        |  | 24-MAY-24  |  |
| TOTAL ACRES |      |      |    |       |    |     |     |     |       | .7177              |       |       |         |        |       |     |     |     |            | TOTAL LAND VALUE |  | 542,862.00 |  |

| SUB-AREA INFORMATION  |      |     |       |       |
|-----------------------|------|-----|-------|-------|
| LINE                  | CODE | PCT | SIZE  |       |
| A                     | 1    | 500 | 100   | 10449 |
| OFFICES               |      |     |       |       |
| A1                    | 1    | FCP |       | 1720  |
| FINISHED CARPORT      |      |     |       |       |
| A2                    | 2    | FOP |       | 80    |
| FINISHED OPEN PORCH   |      |     |       |       |
| A3                    | 3    | FOP |       | 184   |
| FINISHED OPEN PORCH   |      |     |       |       |
| A4                    | 4    | FOP |       | 196   |
| FINISHED OPEN PORCH   |      |     |       |       |
| A5                    | 5    | UOP |       | 248   |
| UNFINISHED OPEN PORCH |      |     |       |       |
| A6                    | 6    | FOP |       | 28    |
| FINISHED OPEN PORCH   |      |     |       |       |
| A7                    | 7    | FOP |       | 24    |
| FINISHED OPEN PORCH   |      |     |       |       |
| A8                    | 8    | FOP |       | 40    |
| FINISHED OPEN PORCH   |      |     |       |       |
| A9                    | 9    | FOP |       | 40    |
| FINISHED OPEN PORCH   |      |     |       |       |
| A10                   |      |     |       |       |
| A11                   |      |     |       |       |
| A12                   |      |     |       |       |
| A13                   |      |     |       |       |
| A14                   |      |     |       |       |
| A15                   |      |     |       |       |
| A16                   |      |     |       |       |
| A17                   |      |     |       |       |
| TOTAL SQ FT           |      |     | 13009 |       |

74-43-44-04-17-000-0430

COMMERCIAL

4101 PARKER AVE

VECTOR:  
500(A0CD7L4D10R4D18L4D10R4D11L4D6R4D46L21D4L29U16R8U17L19D20L42U105R35D6R16D8R8U8R44)  
FOP(A108D35CD10X4)FOP(A107D7CD10X4)FOP(A105D108L14CD4X7)FOP(A106D56CD6X4)UOP(A104L44U5L24U1L35D1  
05R42U20R7CR12D17L8D11L4U28)FOP(A102L44CD8L8U8L16U5R24D5)FOP(A103L44U5L24U1L35D105R42CU20R7D28L7  
U8)FOP(A101CL16X5)FCP(A100U5CR20X86)

| BUILDING INFORMATION |    |      |                           |  |
|----------------------|----|------|---------------------------|--|
| 1                    | /  | 1    | SYS CRD# /TOT BLDGS       |  |
| 490                  | ID | 1    | OFFICE BLDG               |  |
|                      |    |      | C&D                       |  |
| 1                    |    |      | NBHD FACTOR               |  |
|                      |    |      | LEVEL / UNIT TYPE         |  |
| 01                   | /  |      | UNIT HEIGHT / BLDG HEIGHT |  |
|                      | /  |      |                           |  |
|                      | /  |      |                           |  |
|                      | /  |      |                           |  |
| 1962                 | /  | 1995 | YRBLT / EFFYR             |  |
|                      | /  |      |                           |  |
| 3                    | /  |      | GRADE / CDU               |  |
| 68                   | /  |      | % GOOD / DEPR TB          |  |
|                      |    |      | EW1                       |  |
|                      |    |      | EW2                       |  |
|                      |    |      | RS                        |  |
|                      |    |      | RC                        |  |
|                      |    |      | IW1                       |  |
|                      |    |      | IW2                       |  |
|                      |    |      | FT1                       |  |
|                      |    |      | FT2                       |  |
|                      |    |      | MKT_ADJ                   |  |
|                      |    |      | FUNC                      |  |
|                      |    |      | ECON                      |  |
|                      |    |      | SOH%                      |  |
| 0                    |    |      |                           |  |
|                      |    |      | 10,449 EFF BLDG AREA      |  |
|                      |    |      | SQ FT LIVING AREA         |  |
|                      |    |      | 10,449 TOTAL EBA          |  |

| NOTES: |  |  |  |  |
|--------|--|--|--|--|
|        |  |  |  |  |

| L# | COD | LENGTH                | WIDTH | EL ST | ID UT | VALUE  |
|----|-----|-----------------------|-------|-------|-------|--------|
| 1  | FCP | FINISHED CARPORT      | 1720  | X 1   | 1     | 28,600 |
| 1  | FOP | FINISHED OPEN PORCH   | 80    | X 1   | 1     | 2,180  |
| 1  | FOP | FINISHED OPEN PORCH   | 184   | X 1   | 1     | 5,010  |
| 1  | FOP | FINISHED OPEN PORCH   | 196   | X 1   | 1     | 5,330  |
| 1  | UOP | UNFINISHED OPEN PORCH | 248   | X 1   | 1     | 6,190  |
| 1  | FOP | FINISHED OPEN PORCH   | 28    | X 1   | 1     | 760    |

|           |                     |
|-----------|---------------------|
| 1,518,570 | RCN                 |
| 1,032,630 | RCNLD               |
| 1,032,630 | ADJRCNLD            |
| 1         | TOTAL ID UNIT VALUE |

| LN        | SE        | LEVEL     | YR        | EFF        | AREA      | EXTER       | USE         |             | WA          | EXTERIOR  |                      | CN         | INT        | INT        | INT       | INT       | INT        | PHY        | FNC        | FNC       | FNC        | ENC        | ENC        |            |
|-----------|-----------|-----------|-----------|------------|-----------|-------------|-------------|-------------|-------------|-----------|----------------------|------------|------------|------------|-----------|-----------|------------|------------|------------|-----------|------------|------------|------------|------------|
| <u>NO</u> | <u>NO</u> | <u>FR</u> | <u>TO</u> | <u>BLT</u> | <u>YB</u> | <u>SIZE</u> | <u>PERM</u> | <u>TYPE</u> | <u>NAME</u> | <u>HT</u> | <u>WALL TYPE</u>     | <u>TYP</u> | <u>FIN</u> | <u>PAR</u> | <u>HT</u> | <u>AC</u> | <u>PLB</u> | <u>LGT</u> | <u>CND</u> | <u>UT</u> | <u>RSN</u> | <u>%GD</u> | <u>RSN</u> | <u>%GD</u> |
| 1         | A         | 01        | 01        | 1962       | 1995      | 10449       | 538         | 500         | OFFICES     | 10        | 22 STUCCO ON MASONRY | 2          | 100        | 2          | 2         | 2         | 2          | 2          | 3          | 3         |            |            |            |            |

SUB-AREA INFORMATION

74-43-44-04-17-000-0430COMMERCIAL4101 PARKER AVE

BUILDING INFORMATION

A

A1

A2

A3

A4

A5

A6

A7

A8

A9

A10

A11

A12

A13

A14

A15

A16

A17

NOTES:

| L# | COD |                     | LENGTH | WIDTH | EL ST | ID UT | VALUE |
|----|-----|---------------------|--------|-------|-------|-------|-------|
| 1  | FOP | FINISHED OPEN PORCH | 24     | X 1   |       | 1     | 650   |
| 1  | FOP | FINISHED OPEN PORCH | 40     | X 1   |       | 1     | 1,090 |
| 1  | FOP | FINISHED OPEN PORCH | 40     | X 1   |       | 1     | 1,090 |
| 1  | OHD | OVERHEAD DOORS      | 8      | X 8   |       | 1     | 0     |