

Property Information		Request Information		Update Information
File#:	111111111	Requested Date:	11/12/2024	Update Requested:
Owner:	LUCAJ GROUP LLC	Branch:		Requested By:
Address 1:	12525 Oak Arbor Lane	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Boynton Beach, FL 33436	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Palm Beach County Department of Zoning there are no Code Violation cases on this property. Collector: Palm Beach County
 Payable Address: 2300 N. Jog Road West Palm Beach, FL 33411
 Business# (561) 233-5000

PERMITS Per Palm Beach County Building Department there are no Open/Pending/ Expired Permit on this property.
 Collector: Palm Beach County
 Payable Address: 2300 N. Jog Road West Palm Beach, FL 33411
 Business# (561) 233-5000

SPECIAL ASSESSMENTS Per Palm Beach County Department of Finance there are no Special Assessments/liens on the property.
 Collector: Palm Beach County Special Assessments
 Payable Address: PO Box 3977 West Palm Beach FL 33402
 Business# 561-355-3457

DEMOLITION NO

UTILITIES WATER & SEWER
 Account #: 207599-95375
 Payment Status: DUE
 Status: Pvt & Lienable
 Amount: \$358.80
 Good Thru: N/A
 Account Active: Yes
 Collector: City of Boynton Beach
 Payable: 100 E Ocean Ave Boynton Beach, FL 33435
 Business # 561-742-6300 x2

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

Garbage:
 Garbage bills are included in the Real Estate Property taxes.



PALM BEACH COUNTY BUILDING DIVISION

2300 N. JOG ROAD, WEST PALM BEACH, FL 33411
www.pbc.gov/pzb/building

Bldg Permits
Total Records: 30

Branch	Permit No	Rev	Rnw	Hist Permit	Permit Desc	Owner	Company	Situs Address	Status	PCN	Balance
VISTA	GN-2024-038851-0000				Complete Permit	Carrano Carolyn M Trust		12525 Oak Arbor Ln, Boynton Beach, 33436	Finished	00-42-46-01-06-000-0120	\$0.00
VISTA	B-2024-006087-0000				Reroofing - SFD/Duplex	Carrano, Carolyn M	Ace Pro Contracting, LLC	12525 Oak Arbor Ln, Boynton Beach, 33436	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	PR-2014-020418-0000				Alterations - Residential	Carrano, Carolyn M	South Florida Building Services Inc	12525 Oak Arbor Ln, Boynton Beach, 33436	Void	00-42-46-01-06-000-0120	\$0.00
VISTA	B-2006-061775-0000			B06056520	Electrical Generator - Elec Only 1&2 Fam	Carrano, Carolyn	South Florida Building Services Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	E-2006-061775-0001			E06015365	Sub Permit Desc Not On File	Carrano, Carolyn	DGP Electric Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	M-2006-061775-0002			M06007263	Gas Tank <= 500 Gals Incl Lines / Remove	Carrano, Carolyn	O'Hara Plumbing Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	P-2005-052606-0000			P05006699	Plumbing - Water Connection	Carrano, Carolyn	ISI Mechanical Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	B-2002-009451-0000			B02009005	Alterations - Residential	Carrano, Carolyn	South Florida Building Services Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	E-2002-009451-0001			E02005654	General Electrical	Carrano, Carolyn	Dgp Electric Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	P-2002-009451-0002			P02003948	General Plumbing	Carrano, Carolyn	Catoo & Son Plumbing Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	B-2001-009425-0000			B01006868	Reroofing - SFD/Duplex	Carrano, Carolyn	Roofing Unlimited & Sheet Metal Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	B-2000-033429-0000			B00027634	Awning	Carrano, Carolyn	Delray Awning Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
	B-1999-023332-0000			B99017213	Reroofing - SFD/Duplex	Carrano, Carolyn	U-16872	12525 Oak Arbor Ln	Permit Cancelled	00-42-46-01-06-000-0120	
VISTA	B-1999-004091-0000			B99007544	Cabana	Carrano, Carolyn	South Florida Building Services Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00

Branch	Permit No	Rev	Rnw	Hist Permit	Permit Desc	Owner	Company	Situs Address	Status	PCN	Balance
VISTA	B-1999-004091-0001			B99017292	Roofing (Sub)	Carrano, Carolyn	Roofing Unlimited & Sheet Metal Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	E-1999-004091-0002			E99008458	General Electrical	Carrano, Carolyn	Dgp Electric Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	P-1999-004091-0003			P99003970	General Plumbing	Carrano, Carolyn	Catoo & Son Plumbing	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	B-1999-000952-0000			B99007543	Addition - Residential	Carrano, Carolyn	South Florida Building Services Inc	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
VISTA	B-1999-000952-0001			B99017291	Roofing (Sub)	Carrano, Carolyn	Roofing Unlimited & Sheet Metal Inc	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
VISTA	E-1999-000952-0002			E99008456	General Electrical	Carrano, Carolyn	Dgp Electric Inc	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
VISTA	E-1999-000952-0003			E99013832	Security Alarm (Sub)	Carrano, Carolyn	Gold Coast Security Consultants Inc	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
VISTA	M-1999-000952-0004			M99006931	HVAC (Sub)	Carrano, Carolyn	All Pro A/C Inc	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
VISTA	P-1999-000952-0005			P99003969	General Plumbing	Carrano, Carolyn	Catoo & Son Plumbing	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
	B-1991-008879-0000			B91009046	Addition - Residential	Carrano, Carolyn	CGCA02243	12525 Oak Arbor Cir	Complete	-----	
	B-1989-022337-0000			B89022337	Fence - Commercial	Felner Const	U-8456	12525 Oak Arbor Ln	Complete	00-42-46-01-00-000-012	
	B-1989-022239-0000			B89022239	Pool Residential - In-Ground	Felner Const	CPC020276	12525 Oak Arbor Ln	Complete	00-42-46-01-00-000-0012	
	B-1989-015272-0000			B90000596	Fence - Commercial	Felner Construction	U-8456	12525 Oak Arbor Ln	Complete	-----	
	B-1989-015025-0000			B89034530	Awning	Felner Dev	U-10522	12525 Oak Arbor Ln	Admin Closed	-----	
	B-1989-012880-0000			B89031461	Enclosure (Patio Screen)	Felner Dev.	U-10710	12525 Oak Arbor Ln	Admin Closed	-----	
	B-1988-032059-0000			B88032059	Single-Family Dwelling Detached	Carrano, Carolyn	CGCA02243	12525 Oak Arbor Ln	Complete	00-42-46-01-00-000-0012	

Permits & Inspections

Search

App/Permit Address Company Contractor HistoricalPermit Owner PCN Status: All

Street No: 12525 Pre: Selk Street Name: * Oak Arbor Type: Select Post: Selk

Search Reset





PALM BEACH COUNTY BUILDING DIVISION

2300 N. JOG ROAD, WEST PALM BEACH, FL 33411
www.pbc.gov/pzb/building

Bldg Permits
Total Records: 23

Branch	Permit No	Rev	Rnw	Hist Permit	Permit Desc	Owner	Company	Situs Address	Status	PCN	Balance
VISTA	GN-2024-038851-0000				Complete Permit	Carrano Carolyn M Trust		12525 Oak Arbor Ln, Boynton Beach, 33436	Finished	00-42-46-01-06-000-0120	\$0.00
VISTA	B-2024-006087-0000				Reroofing - SFD/Duplex	Carrano, Carolyn M	Ace Pro Contracting, LLC	12525 Oak Arbor Ln, Boynton Beach, 33436	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	PR-2014-020418-0000				Alterations - Residential	Carrano, Carolyn M	South Florida Building Services Inc	12525 Oak Arbor Ln, Boynton Beach, 33436	Void	00-42-46-01-06-000-0120	\$0.00
VISTA	B-2006-061775-0000			B06056520	Electrical Generator - Elec Only 1&2 Fam	Carrano, Carolyn	South Florida Building Services Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	E-2006-061775-0001			E06015365	Sub Permit Desc Not On File	Carrano, Carolyn	DGP Electric Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	M-2006-061775-0002			M06007263	Gas Tank <= 500 Gals Incl Lines / Remove	Carrano, Carolyn	O'Hara Plumbing Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	P-2005-052606-0000			P05006699	Plumbing - Water Connection	Carrano, Carolyn	ISI Mechanical Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	B-2002-009451-0000			B02009005	Alterations - Residential	Carrano, Carolyn	South Florida Building Services Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	E-2002-009451-0001			E02005654	General Electrical	Carrano, Carolyn	Dgp Electric Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	P-2002-009451-0002			P02003948	General Plumbing	Carrano, Carolyn	Catoo & Son Plumbing Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	B-2001-009425-0000			B01006868	Reroofing - SFD/Duplex	Carrano, Carolyn	Roofing Unlimited & Sheet Metal Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	B-2000-033429-0000			B00027634	Awning	Carrano, Carolyn	Delray Awning Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
	B-1999-023332-0000			B99017213	Reroofing - SFD/Duplex	Carrano, Carolyn	U-16872	12525 Oak Arbor Ln	Permit Cancelled	00-42-46-01-06-000-0120	
VISTA	B-1999-004091-0000			B99007544	Cabana	Carrano, Carolyn	South Florida Building Services Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00

Branch	Permit No	Rev	Rnw	Hist Permit	Permit Desc	Owner	Company	Situs Address	Status	PCN	Balance
VISTA	B-1999-004091-0001			B99017292	Roofing (Sub)	Carrano, Carolyn	Roofing Unlimited & Sheet Metal Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	E-1999-004091-0002			E99008458	General Electrical	Carrano, Carolyn	Dgp Electric Inc	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	P-1999-004091-0003			P99003970	General Plumbing	Carrano, Carolyn	Catloe & Son Plumbing	12525 Oak Arbor Ln	Complete	00-42-46-01-06-000-0120	\$0.00
VISTA	B-1999-000952-0000			B99007543	Addition - Residential	Carrano, Carolyn	South Florida Building Services Inc	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
VISTA	B-1999-000952-0001			B99017291	Roofing (Sub)	Carrano, Carolyn	Roofing Unlimited & Sheet Metal Inc	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
VISTA	E-1999-000952-0002			E99008456	General Electrical	Carrano, Carolyn	Dgp Electric Inc	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
VISTA	E-1999-000952-0003			E99013832	Security Alarm (Sub)	Carrano, Carolyn	Gold Coast Security Consultants Inc	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
VISTA	M-1999-000952-0004			M99006931	HVAC (Sub)	Carrano, Carolyn	All Pro A/C Inc	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00
VISTA	P-1999-000952-0005			P99003969	General Plumbing	Carrano, Carolyn	Catloe & Son Plumbing	12525 Oak Arbor Ln	Inactive	00-42-46-01-06-000-0120	\$0.00

Permits & Inspections

Search

App/Permit Address Company Contractor HistoricalPermit Owner **PCN** Status: All

PCN * Partial PCN Example: 00-42-41-16-00
00-42-41-16-00-000
Complete PCN Example: 00-42-41-16-00-000-4160





Finance Special Assessment Search

Owner Name:

Situs Address:

Account ID:

PCN:

Account Status:

<u>Account ID</u>	<u>PCN</u>	<u>Project Name</u>	<u>Owner</u>	<u>Situs Address</u>	<u>Status</u>	<u>Request Type</u>
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No Results matched your search criteria. Please modify your search and try again.



Finance Special Assessment Search

Owner Name:

Situs Address:

Account ID:

PCN:

Account Status:

<u>Account ID</u>	<u>PCN</u>	<u>Project Name</u>	<u>Owner</u>	<u>Situs Address</u>	<u>Status</u>	<u>Request Type</u>
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No Results matched your search criteria. Please modify your search and try again.



**PALM BEACH COUNTY
PLANNING, ZONING & BUILDING**

Online Search Request - Results - MSC-2024-16660

Original Request Info

Requester Company Information

First Name

John

Last Name

Falls

Company

Stellar Innovations

Address

2605 Maitland Center Parkway, Suite C, Maitland, FL 32751

Telephone

302-261-9069

Email

MLS@stellaripl.com

Property Information

PCN

00-42-46-01-06-000-0120

Owner Name(s)

LUCAJ GROUP LLC

Vacant Property

No

Address :

Number	Pre	Street	Type	Post	Apt/Bldg/Unit	Unit	Building
12525		Oak Arbor	Lane				

Searches Requested

Request Type

Code Compliance Violation

Request/Rush Request

Request

Request Type

Fine/Lien

Request/Rush Request

Request

Code Compliance Violation Results

Status

Completed On

11/12/2024

Completed By

Michael Bernstein

Property Information

PCN

00-42-46-01-06-000-0120

Owner Name(s)

LUCAJ GROUP LLC

Vacant Property

No

Address :

Number	Pre	Street	Type	Post	Apt/Bldg/Unit	Unit	Building
12525		Oak Arbor	Lane				

Searches Requested

Request Type

Code Compliance Violation

Request/Rush Request

Request

Results

Following are the results :

- No current or outstanding code violations

Certified:

This document is hereby certified by Palm Beach County Planning, Zoning and Building Department on **11/12/2024** by **Michael Bernstein**.

Fine/Lien Results

Status

Completed On

11/12/2024

Completed By

Rebecca Peter

Property Information

PCN

00-42-46-01-06-000-0120

Owner Name(s)

LUCAJ GROUP LLC

Vacant Property

No

Address :

Number	Pre	Street	Type	Post	Apt/Bldg/Unit	Unit	Building
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12525		Oak Arbor	Lane				
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Searches Requested

Request Type

Fine/Lien

Request/Rush Request

Request

Results

Following are the results :

- No PZ&B fines/liens for PCN or Owner

Certified:

This document is hereby certified by Palm Beach County Planning, Zoning and Building Department on **11/12/2024** by **Rebecca Peter**.



City of Boynton Beach (Outside City Limits) Interest In Real Property

This document serves as constructive notice of the
City of Boynton Beach (Outside City Limits)'s interest in the real property identified below.

PCN	00424601060000120
Property Address	12525 OAK ARBOR LN

Search performed by praveen.immanuel@stellaripl.com of **Individuals (Florida)** on Nov 12, 2024 at 01:49:07 P.M. PST

Tracking Number: 2416677

Access PIN: 49170

(UTILITY 1 of 1)

Utilities	
Customer Number	207599
City	BOYNTON BEACH
Current Amount	\$358.80
Customer Status	FINALLED

Conduit reports may not reflect outstanding balances owed to the City due to write-offs or other internal account adjustments. Please note, written off balances or other debt incurred by a property owner must be paid prior to the initiation of new utility service at a property. In order to obtain accurate account information, please contact the Utilities Department at the City of Boynton Beach via messaging.

SERVICE FEE FOR THIS REPORT PAID IN FULL: \$140

This statement is furnished at the request of the applicant for informational purposes only, and the City of Boynton Beach, its officers or employees assume no responsibility or liability whatsoever for the authenticity or correctness of the matters set forth herein.

This report prepared and delivered via Conduits™, a service from Net Assets Corporation
To use Messaging regarding this report, go to <http://conduits.netassets.net/messaging.html>





City of Boynton Beach (Outside City Limits) Interest In Real Property

This document serves as constructive notice of the
City of Boynton Beach (Outside City Limits)'s interest in the real property identified below.

PCN	00424601060000120
Property Address	12525 OAK ARBOR LN

Search performed by praveen.immanuel@stellaripl.com of **Individuals (Florida)** on Nov 11, 2024 at 01:39:09 P.M. PST

Tracking Number: 2416275

Access PIN: 8847

November 11, 2024

There is currently a total Balance of: \$358.80

Account # 207599-95375

WA WATER 338.80
MISC. CHARGES 20.00
Total Actual Charges 358.80

Make check payable to City of Boynton Beach and mail to:
City of Boynton Beach
c/o Utilities Department
100 E. Ocean Ave
Boynton Beach, FL 33435



Property Detail

Location Address : 12525 OAK ARBOR LN
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-46-01-06-000-0120
Subdivision : PRESTWICK PLAT
Official Records Book/Page : 35304 / 1987
Sale Date : SEP-2024
Legal Description : PRESTWICK PLAT LOT 12

Owner Information

Owner(s)	Mailing Address
LUCAJ GROUP LLC	2520 GREENBRIAR DR DELRAY BEACH FL 33445 7169

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2024	\$1,075,000	35304 / 01987	WARRANTY DEED	LUCAJ GROUP LLC
MAY-2008	\$10	22636 / 00578	WARRANTY DEED	CARRANO CAROLYN M TRUST
APR-1988	\$76,000	05658 / 01607	WARRANTY DEED	CARRANO CAROLYN
JUN-1987	\$65,000	05399 / 00284	WARRANTY DEED	
OCT-1981	\$25,000	03610 / 01392	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 6703
Acres : 1.01
Property Use Code : 0100—SINGLE FAMILY
Zoning : RT—RESIDENTIAL TRANSITIONAL (00-UNINCORPORATED)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$849,958	\$927,409	\$694,854	\$530,500	\$517,478
Land Value	\$306,696	\$365,676	\$268,125	\$195,000	\$182,000
Total Market Value	\$1,156,654	\$1,293,085	\$962,979	\$725,500	\$699,478

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$642,038	\$623,338	\$605,183	\$587,556	\$579,444
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$592,038	\$573,338	\$555,183	\$537,556	\$529,444

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$9,794	\$9,575	\$9,511	\$9,509	\$9,461
NON AD VALOREM	\$450	\$435	\$430	\$405	\$395
TOTAL TAX	\$10,244	\$10,010	\$9,941	\$9,913	\$9,856