

LOCATION & OWNER INFORMATION

PARCEL ID

00-41-43-33-04-000-0050

NBHD

513000CM

PARCEL ADDR

12989 SOUTHERN BLVD

LEGAL

PALMS WEST MEDICAL OFFICE COMPLEX LT 5

TAX DISTRICT

00196

OWNER

LOXAHATCHEE 12983 MP WRK7 LLC REMEDY MEDICAL PROPERTIES INC C/O

ADDRESS

800 W MADISON ST STE 400
CHICAGO IL 60607-2481



1900 PROPERTY USE /MEDICAL OFFICE- BUILDING UP TO 4 STORIES

LIVING UNITS:0

GIS ACRES: 2.3217

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	15-DEC-25	1	F	66

INCOME

05-APR-21 70

AG

TOTAL PARCEL

TYPE	VALUE
MASS	5,912,366
OVERRIDE	
INCOME	4,075,181
PRIOR YR VAL	5,714,186
BUILDING	4,038,280
OBY's	53,674
LAND	1,820,412
MARKET	5,912,366
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	25,024
LB Ratio (value)	0.31
SOH%	
1	CAMA VALUE

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
36168	1168	WD	D	I	6,350,000	20-NOV-25
PART OF BULK TRANSACTION						
11623	1629	WD	QD	I	3,749,594	29-DEC-99
10238	410	WD	DM	I	4,156,300	21-JAN-98
DD:RELATED PARTIES-REFER						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
P-2025-020104-0006	01-AUG-25	I	05	T	2026	2,300
E-2025-020104-0005	01-AUG-25	P	05	C	2026	7,155
B-2025-020104-0000	11-JUL-25	I	02	C	2026	223,782
P-2024-018196-0000	30-MAY-24	I	05	C	2025	8,800

NOTES

(2012 R-ROOF P.V. \$140,913) BLD GRD TO 4- 1/20 #16 PETN2019-1522 (EYB TO 2010 8/23 #94) PETN2026-1685

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	1993			0	0	53,980	1	C		3.89	A	A	25					0	52,496.00
1	2	WWY	1993			0	0	100	1	C		8.64	A	A	25					0	216.00
1	3	WLL	1993			0	0	162	1	C		14.84	A	A	40					0	962.00
OBY VALUE																					53,674.00

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	IPF			S	SF			0	101,134	2.32		18.00 *	101,134	1		0	0	1,820,412.00
NOTES:										FUTURE LAND USE: INST									
TOTAL ACRES										2.3217									
										TOTAL LAND VALUE									
										1,820,412.00									

SUB-AREA INFORMATION					00-41-43-33-04-000-0050		COMMERCIAL		12989 SOUTHERN BLVD		BUILDING INFORMATION	
LINE	CODE	PCT	SIZE									
A	1	520	100	12512								
MEDICAL OFFICE												
A1	2	520	100	12512								
MEDICAL OFFICE												
A2	1	FOP		720								
FINISHED OPEN PORCH												
A3												
A4												
A5												
A6												
A7												
A8												
A9												
A10												
A11												
A12												
A13												
A14												
A15												
A16												
A17												
TOTAL SQ FT					25744							

1 / 1 SYS CRD# /TOT BLDGS			
520	ID	1	MEDICAL OFFI
1			C&D
1			NBHD FACTOR
2	/		LEVEL / UNIT TYPE
	/		UNIT HEIGHT / BLDG HEIGHT
	/		
1993	/	2010	YRBLT / EFFYR
	/		
4-	/		GRADE / CDU
84	/		% GOOD / DEPR TB
			EW1
			EW2
			RS
			RC
			IW1
			IW2
			FT1
			FT2
			MKT_ADJ
			FUNC
			ECON
			SOH%
0			
25,024			EFF BLDG AREA
			SQ FT LIVING AREA
25,024			TOTAL EBA
4,807,480			RCN
4,038,280			RCNLD
4,038,280			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	SIZE	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	1993	2010	456	520	12	23	2	100	2	2	2	2	2	3	3				
2	B	02	02	1993	2010	456	520	12	23	2	100	2	2	2	2	2	3	3				