

LOCATION & OWNER INFORMATION	
PARCEL ID	00-42-44-01-28-000-0000
NBHD	324010CM
PARCEL ADDR	4645 GUN CLUB RD
LEGAL	GUN CLUB CENTER 2 ALL OF PLAT
TAX DISTRICT	00363
OWNER	SECAMAR LLC
ADDRESS	305 NW 57TH AVE APT 110 MIAMI FL 33126-4838



PALM BEACH COUNTY



1600 PROPERTY USE /SHOPPING CENTER CMMITY	
LIVING UNITS:0	GIS ACRES: 11.6257
TOTAL CARDS:6	AUTOCAD:

AG INFORMATION							
LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	30-MAR-26	1	F	67
INCOME	27-MAR-24	91		
AG				

TOTAL PARCEL	
TYPE	VALUE
MASS	10,792,031
OVERRIDE	
INCOME	9,491,713
PRIOR YR VAL	10,493,467
BUILDING	6,375,210
OBJ's	313,158
LAND	4,103,663
MARKET	10,792,031
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	105,543
LB Ratio (value)	0.38
SOH%	
1	CAMA VALUE

SALES INFORMATION						
BOOK	PAGE	DC	QC	S	PRICE	DATE
36637	154	WD	Q	I	15,000,000	30-JUN-26
ALT - VERIFIED WITH LISTING BROKER #76						
19710	1823	WD	QC	I	9,050,000	15-DEC-05
QV-VERIFIED W/BROKER PER #44 6/30/06.						
16770	1183	WD	QC	I	6,700,000	30-MAR-04
QV VER.W/GRTOR #44 9/15/04 DISTRESS WINN DIXIE MAILER REC'D						

PERMIT INFORMATION							
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT	
M-2023-009369-0002	03-SEP-26	I	05	T	2027	10,500	
P-2026-023204-0000	11-JUN-26	I	05	T	2027	1,100	
E-2025-024539-0000	23-JUL-25	I	05	T	2026	1,200	
B-2023-048790-0000	24-MAR-25	I	02	R	2027	60,000	

NOTES	
(GUN CLUB PLAZA) (BLDG GRD TO 3 / INCREASED OR TO \$6.7 MIL 5/2019 #23) (EYB TO 1995 ALL CARDS, 8/24 #94) PETN2022-2007 PETN2023-1694 (ALL CARDS EXCPT 1&6 EYB TO 1990 MNSRD REROOF PV \$232,200NOT FLAT ROOF 1/24 #94) CHNGD LAND RATE/BLDG GRADE/OFF OVER-RIDE (EYB ALL CARDS TO 1995; MASS 8/24 #94) PETN2024-2297 PETN2025-5041 PETN2026-4729	

OBY INFORMATION																				
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH
1	3	WLL	1979	1985		0	0	8,574	1	C		14.84	A	A	25				0	31,810.00
1	16	ROF	1979	1985				194	1	C		13.10	A	A	25				0	635.00
1	17	FEN	2000	2000				216	1	C		18.00	A	A	38				0	1,477.00
2	4	PAV	1979	1985		0	0	242,806	1	C		3.89	A	A	25				0	236,129.00
2	5	PAV	1979	1985		0	0	9,235	1	C		3.89	A	A	25				0	8,981.00
2	18	WWY	2002	2002				338	1	C		8.64	A	A	25				0	730.00
2	19	PAV	2005	2005				625	1	C		3.89	A	A	50				0	1,216.00
5	10	PAV	1979	1985		0	0	18,200	1	C		3.89	A	A	25				0	17,700.00
5	11	WLL	1979	1985		0	0	1,440	1	C		14.84	A	A	25				0	5,343.00

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	UC			S	SF			0	506,414	11.63	0	8.10 *	506,414	1		0	0	4,103,663.00			
NOTES:										FUTURE LAND USE: CH/8												
TOTAL ACRES										11.6257												
TOTAL LAND VALUE																			REV: 14 A		06-MAY-26	4,103,663.00

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OBY INFORMATION																					
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
5	14	PAV	1979	1985		0	0	499	1	C	1	6.91	A	A	25					0	862.00
6	12	WWY	1988	1985		0	0	990	1	C		8.64	A	A	25					0	2,139.00
6	13	WLL	1988			0	0	204	1	C		14.84	A	A	30					0	908.00
6	15	PAV	1988			0	0	5,376	1	C		3.89	A	A	25					0	5,228.00
																				OBY VALUE	313,158.00

BUILDING INFORMATION			
PRESIDENTE SUPERMARKET			
1	/	6	SYS CRD# /TOT BLDGS
420	ID	1	SUPERMARKET
			C&D
1			NBHD FACTOR
			LEVEL / UNIT TYPE
1	/		UNIT HEIGHT / BLDG HEIGHT
	/		
	/		
	/		
1979	/	1995	YRBLT / EFFYR
	/		
2+	/		GRADE / CDU
68	/		% GOOD / DEPR TB
			EW1
			EW2
			RS
			RC
			IW1
			IW2
			FT1
			FT2
			MKT_ADJ
			FUNC
			ECON
			SOH%
0			
39,266	EFF	BLDG AREA	
	SQ	FT LIVING AREA	
39,266	TOTAL	EBA	

2,864,260	RCN
1,947,700	RCNLD
1,947,700	ADJRCLD
1 TOTAL ID UNIT VALUE	

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	325	100	5200	
COMMUNITY RETAIL				
A1 1	FOP		720	
FINISHED OPEN PORCH				
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			5920	

00-42-44-01-28-000-0000COMMERCIAL4645 GUN CLUB RD

VECTOR:
325(A0CD65X80) FOP(A1D65CD9X80)

BUILDING INFORMATION									
GUN CLUB SHOPS									
2	/	6	SYS CRD# /TOT BLDGS						
390	ID	1	COMM SHOPPIN						
			C&D						
1			NBHD FACTOR						
			LEVEL / UNIT TYPE						
1	/	UNIT HEIGHT / BLDG HEIGHT							
1979	/	1995	YRBLT / EFFYR						
2+	/	GRADE / CDU							
68	/	% GOOD / DEPR TB							
			EW1						
			EW2						
			RS						
			RC						
			IW1						
			IW2						
			FT1						
			FT2						
			MKT_ADJ						
			FUNC						
			ECON						
			SOH%						
0									
			5,200 EFF BLDG AREA						
			SQ FT LIVING AREA						
			5,200 TOTAL EBA						

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	1	325	100	13318
COMMUNITY RETAIL				
A1	1	FOP		1542
FINISHED OPEN PORCH				
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				14860

00-42-44-01-28-000-0000COMMERCIAL4645 GUN CLUB RD

VECTOR:
325(A0CD65L140U139R57D74R83) FOP(A1D65CD15L47U6L93U9R140)

BUILDING INFORMATION				
GUN CLUB SHOPS				
3	/	6	SYS CRD# /TOT BLDGS	
390	ID	1	COMM SHOPPIN	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
	/			
1979	/	1995	YRBLT / EFFYR	
	/			
2+	/		GRADE / CDU	
68	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
0				
13,318 EFF BLDG AREA				
SQ FT LIVING AREA				
13,318 TOTAL EBA				

NOTES:	
BLDG 003 (DOLLAR GENERAL) CARD 1	

L#	COD		LENGTH	WIDTH	EL	ST	ID	UT	VALUE
1	FOP	FINISHED OPEN PORCH	1542	X 1			1		41,940
1	SS1	SPRINKLER SYS (OPEN) WET	13318	X 1			1		35,290

1,262,730	RCN
858,660	RCNLD
858,660	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	NAME	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	1979	1995	436	325	COMMUNITY RETAIL	14	22	STUCCO ON MASONRY	2	100	2	2	2	2	3	3				

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	1	325	100	26195
COMMUNITY RETAIL				
A1	1	FOP		585
FINISHED OPEN PORCH				
A2	2	FOP		3627
FINISHED OPEN PORCH				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				30407

00-42-44-01-28-000-0000COMMERCIAL4645 GUN CLUB RD

VECTOR:
325(A0CD65X403) FOP(A2D65CD9X403)FOP(A1CR9X65)

BUILDING INFORMATION			
GUN CLUB SHOPS			
4	/	6	SYS CRD# /TOT BLDGS
390	ID	1	COMM SHOPPIN
			C&D
1			NBHD FACTOR
			LEVEL / UNIT TYPE
1	/		UNIT HEIGHT / BLDG HEIGHT
	/		
	/		
	/		
1979	/	1995	YRBLT / EFFYR
	/		
2+	/		GRADE / CDU
68	/		% GOOD / DEPR TB
			EW1
			EW2
			RS
			RC
			IW1
			IW2
			FT1
			FT2
			MKT_ADJ
			FUNC
			ECON
			SOH%
0			
	26,195	EFF BLDG AREA	
		SQ FT LIVING AREA	
	26,195	TOTAL EBA	

NOTES:	
BLDG 004 (NW BLDG)	

L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	585	X 1		1	15,910
1	FOP	FINISHED OPEN PORCH	3627	X 1		1	98,650
1	SS1	SPRINKLER SYS (OPEN) WET	26195	X 1		1	69,420

2,513,810	RCN
1,709,390	RCNLD
1,709,390	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	NAME	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	1979	1995	26195	871	325	COMMUNITY RETAIL	14	22	STUCCO ON MASONRY	2	100	2	2	2	2	3				

SUB-AREA INFORMATION					00-42-44-01-28-000-0000					COMMERCIAL					4645 GUN CLUB RD					BUILDING INFORMATION					
LINE	CODE	PCT	SIZE		9276 COMMUNITY RE (17940) OPEN PORCH (3069)6565 9276 92769										GUN CLUB SHOPS										
A	1	325	100	17940											5 / 6 SYS CRD# /TOT BLDGS										
COMMUNITY RETAIL															390 ID 1 COMM SHOPPIN										
A1	1	FOP	3069												C&D										
FINISHED OPEN PORCH																				1 NBHD FACTOR					
A2																				LEVEL / UNIT TYPE					
A3																				1 / UNIT HEIGHT / BLDG HEIGHT					
A4																				/					
A5																				/					
A6																				/					
A7																				1979 / 1995 YRBLT / EFFYR					
A8																				/					
A9																				2+ / GRADE / CDU					
A10																				68 / % GOOD / DEPR TB					
A11																				EW1					
A12																				EW2					
A13																				RS					
A14											RC														
A15											IW1														
A16											IW2														
A17											FT1														
										FT2															
										MKT_ADJ															
										FUNC															
										ECON															
										SOH%															
										0															
										17,940 EFF BLDG AREA															
										SQ FT LIVING AREA															
										17,940 TOTAL EBA															
TOTAL SQ FT					21009																				

NOTES:					VECTOR: 325(A0CD65X276) FOP(A1D65CD9L276U9L9U65R9D65R276)																			
BLDG 005 (N.E. BUILDING)					L#	COD			LENGTH	WIDTH	EL	ST	ID	UT	VALUE									
					1	FOP	FINISHED OPEN PORCH		3069	X	1		1		83,480	1,731,610 RCN								
					1	SS1	SPRINKLER SYS (OPEN) WET		7940	X	1		1		21,040	1,177,500 RCNLD								
					1	OHD	OVERHEAD DOORS		10	X	12		1		0	1,177,500 ADJRCNLD								
					1	OHD	OVERHEAD DOORS		10	X	10		1		0	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	SIZE	PERM	TYPE	HT	WALL TYPE		TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	1979	1995	17940	682	325	COMMUNITY RETAIL	14	22	STUCCO ON MASONRY	2	100	1	2	2	2	2	3	3			

SUB-AREA INFORMATION					00-42-44-01-28-000-0000		COMMERCIAL		4645 GUN CLUB RD		BUILDING INFORMATION									
LINE CODE PCT SIZE					GUN CLUB CAFE															
A 1 540 100 3624					6 / 6 SYS CRD# /TOT BLDGS															
RESTAURANT					560 ID 1 RESTAURANT															
A1					C&D															
A2					1 NBHD FACTOR															
A3					01 / LEVEL / UNIT TYPE															
A4					/ UNIT HEIGHT / BLDG HEIGHT															
A5					/															
A6					1988 / 1995 YRBLT / EFFYR															
A7					/															
A8					3 / GRADE / CDU															
A9					60 / % GOOD / DEPR TB															
A10					EW1															
A11					EW2															
A12					RS															
A13					RC															
A14					IW1															
A15					IW2															
A16					FT1															
A17					FT2															
TOTAL SQ FT 3624					MKT_ADJ															
					FUNC															
					ECON															
					SOH%															
					0															
					3,624 EFF BLDG AREA															
					SQ FT LIVING AREA															
					3,624 TOTAL EBA															

NOTES:		L# COD LENGTH WIDTH EL ST ID UT VALUE																			
BLDG 006 (GUN CLUB CAFE)												550,700 RCN									
												330,420 RCNLD									
												330,420 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	1988	1995	259	540	12	22 STUCCO ON MASONRY	2	100	2	2	2	2	2	3	3				