

LOCATION & OWNER INFORMATION

PARCEL ID

00-42-44-28-03-000-0490

NBHD

324000CM

PARCEL ADDR

7534 LAKE WORTH RD

LEGAL

FLORIDA GARDENS PL 3 LTS 49 & 50 (LESS N 35 FT LAKE WORTH RD R/W) & LT 51 (LESS N 200.24 FT OF W 77.89 FT)

TAX DISTRICT

00203

OWNER

COHEN LAKE WORTH LLC

ADDRESS

13701 SW 88TH ST STE 204  
MIAMI FL 33186-1309



PALM BEACH COUNTY



1400 PROPERTY USE /SUPERMARKET/DRUG STORE

LIVING UNITS:0GIS ACRES: 1.6994

TOTAL CARDS:1AUTOCAD:

AG INFORMATION

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

ENTER INFORMATION

|        |           |    |   |    |
|--------|-----------|----|---|----|
| TYPE   | DATE      | E  | I | AP |
| IMP    | 25-JUL-24 | 1  | A | 94 |
|        |           |    |   |    |
| INCOME | 15-APR-26 | 34 |   |    |
| AG     |           |    |   |    |

TOTAL PARCEL

|                  |            |
|------------------|------------|
| TYPE             | VALUE      |
| MASS             | 3,683,861  |
| OVERRIDE         |            |
| INCOME           | 0          |
| PRIOR YR VAL     | 3,690,633  |
| BUILDING         | 1,556,960  |
| OBY's            | 70,455     |
| LAND             | 2,056,446  |
| MARKET           | 3,683,861  |
| AG/NON AG LAND   |            |
| AG LAND & IMP    |            |
| LAND MKT VAL     | 0          |
| TOTAL EBA        | 14,323     |
| LB Ratio (value) | 0.56       |
| SOH%             |            |
| 1                | CAMA VALUE |

SALES INFORMATION

| BOOK                                             | PAGE | DC | QC | S | PRICE     | DATE      |
|--------------------------------------------------|------|----|----|---|-----------|-----------|
| 30975                                            | 1468 | WD | Q  | I | 4,100,000 | 21-OCT-19 |
| Q#70, ARM'S LENGTH, VERIFIED WITH LISTING BROKER |      |    |    |   |           |           |
| 11227                                            | 1412 | WD | UO | V | 1,300,000 | 01-JUL-99 |
| W/LT 0511.                                       |      |    |    |   |           |           |

PERMIT INFORMATION

| PERMIT #           | PERMIT DT | TYPE | WHY | STAT | TAXYR | AMOUNT |
|--------------------|-----------|------|-----|------|-------|--------|
| M-2024-006130-0000 | 29-FEB-24 | I    | 05  | T    | 2025  | 13,500 |
| E-2019-034916-0000 | 03-DEC-19 | P    | 05  | C    | 2021  | 6,604  |
| P-2015-014506-0000 | 22-JUN-15 | I    | 05  | T    | 2016  | 810    |
| B-2015-012766-0000 | 06-JUN-15 | I    | 05  | T    | 2016  | 8,000  |

NOTES

(CVS PHARMACY) (ADDL PKG ON 0511) PETN2021-2704 PETN2022-3372 PETN2024-3865 PETN2025-2037 MAY 2026 GRADE TO 4) PETN2026-1615

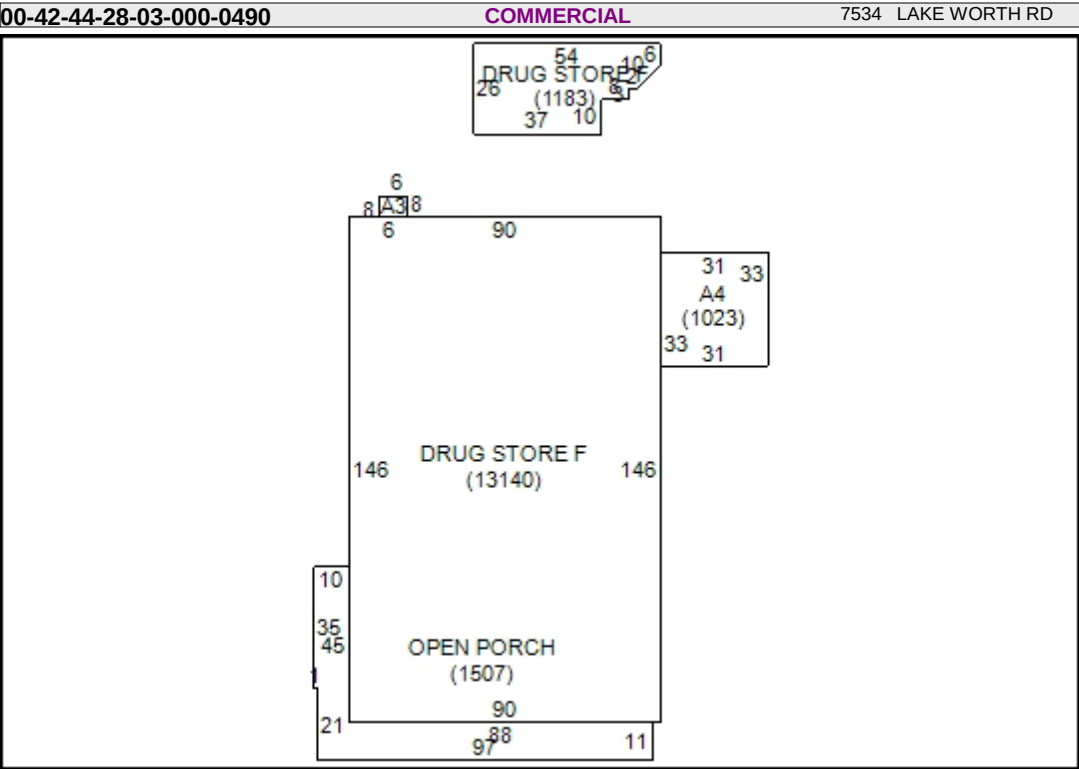
OBY INFORMATION

| 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  | 2000  |       |       |       |      | 25,750 | 1     | C  |        | 3.89  | A  | A  | 38  |      |     |     |     | 0   | 38,064.00 |
| 1         | 2  | WWY  | 2000  |       |       |       |      | 1,705  | 1     | C  |        | 8.64  | A  | A  | 25  |      |     |     |     | 0   | 3,683.00  |
| 1         | 3  | PAV  | 2000  |       |       |       |      | 3,780  | 1     | C  | 1      | 6.91  | A  | A  | 38  |      |     |     |     | 0   | 9,926.00  |
| 1         | 4  | WLL  | 2000  |       |       |       |      | 1,890  | 1     | C  | 1      | 18.75 | A  | A  | 53  |      |     |     |     | 0   | 18,782.00 |
| OBY VALUE |    |      |       |       |       |       |      |        |       |    |        |       |    |    |     |      |     |     |     |     | 70,455.00 |

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 | CC   |    |       | S  | SF  |     |     |       | 72,156                | 1.66  | 0     | 28.50 | 72,156 | 1     |     | 0   | 0   | 2,056,446.00 |
| NOTES:      |      |      |    |       |    |     |     |     |       | FUTURE LAND USE: CL/8 |       |       |       |        |       |     |     |     |              |
| TOTAL ACRES |      |      |    |       |    |     |     |     |       | TOTAL LAND VALUE      |       |       |       |        |       |     |     |     |              |
|             |      |      |    |       |    |     |     |     |       | REV: 97 A 05-MAR-25   |       |       |       |        |       |     |     |     |              |

| SUB-AREA INFORMATION |      |     |       |  |
|----------------------|------|-----|-------|--|
| LINE                 | CODE | PCT | SIZE  |  |
| A 1                  | 305  | 100 | 13140 |  |
| DRUG STORE FREE      |      |     |       |  |
| A1 2                 | 305  | 100 | 1183  |  |
| DRUG STORE FREE      |      |     |       |  |
| A2 1                 | FOP  |     | 1507  |  |
| FINISHED OPEN PORCH  |      |     |       |  |
| A3 2                 | FOP  |     | 48    |  |
| FINISHED OPEN PORCH  |      |     |       |  |
| A4 3                 | CP8  |     | 1023  |  |
| CANOPY RF-GOOD       |      |     |       |  |
| A5                   |      |     |       |  |
| A6                   |      |     |       |  |
| A7                   |      |     |       |  |
| A8                   |      |     |       |  |
| A9                   |      |     |       |  |
| A10                  |      |     |       |  |
| A11                  |      |     |       |  |
| A12                  |      |     |       |  |
| A13                  |      |     |       |  |
| A14                  |      |     |       |  |
| A15                  |      |     |       |  |
| A16                  |      |     |       |  |
| A17                  |      |     |       |  |
| TOTAL SQ FT          |      |     | 16901 |  |



| VECTOR:                                                               |  |
|-----------------------------------------------------------------------|--|
| 305(A0CD146X90)305(A1U50CD6VD7L7L2D3L8D10L37U26R54)                   |  |
| CP8(A4D10CR31X33)FOP(A2D146L2CD11L97U21L1U35R10D45R88)FOP(A3L73CL8X6) |  |

| BUILDING INFORMATION |    |      |                           |                   |
|----------------------|----|------|---------------------------|-------------------|
| CVS                  |    |      |                           |                   |
| 1                    | /  | 1    | SYS CRD#                  | /TOT BLDGS        |
| 351                  | ID | 1    | DRUG STORE F              |                   |
|                      |    |      | C&D                       |                   |
| 1                    |    |      | NBHD FACTOR               |                   |
| 1                    | /  |      | LEVEL / UNIT TYPE         |                   |
|                      |    |      | UNIT HEIGHT / BLDG HEIGHT |                   |
|                      |    |      |                           |                   |
|                      |    |      |                           |                   |
| 2000                 | /  | 2000 | YRBLT / EFFYR             |                   |
|                      |    |      |                           |                   |
| 4                    | /  |      | GRADE / CDU               |                   |
| 58                   | /  |      | % GOOD / DEPR TB          |                   |
|                      |    |      | EW1                       |                   |
|                      |    |      | EW2                       |                   |
|                      |    |      | RS                        |                   |
|                      |    |      | RC                        |                   |
|                      |    |      | IW1                       |                   |
|                      |    |      | IW2                       |                   |
|                      |    |      | FT1                       |                   |
|                      |    |      | FT2                       |                   |
|                      |    |      | MKT_ADJ                   |                   |
|                      |    |      | FUNC                      |                   |
|                      |    |      | ECON                      |                   |
|                      |    |      | SOH%                      |                   |
| 0                    |    |      |                           |                   |
|                      |    |      | 14,323                    | EFF BLDG AREA     |
|                      |    |      |                           | SQ FT LIVING AREA |
|                      |    |      | 14,323                    | TOTAL EBA         |

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

| L# | COD | LENGTH                   | WIDTH | EL ST | ID UT | VALUE  |
|----|-----|--------------------------|-------|-------|-------|--------|
| 1  | FOP | FINISHED OPEN PORCH      | 1507  | X 1   | 1     | 40,990 |
| 1  | FOP | FINISHED OPEN PORCH      | 48    | X 1   | 1     | 1,310  |
| 1  | CP8 | CANOPY RF-GOOD           | 1023  | X 1   | 1     | 40,190 |
| 1  | ADR | AUTO DOOR                | 1     | X 1   | 1     | 1,000  |
| 1  | OHD | OVERHEAD DOORS           | 6     | X 8   | 1     | 0      |
| 1  | SS1 | SPRINKLER SYS (OPEN) WET | 15878 | X 1   | 1     | 42,080 |

|           |                     |
|-----------|---------------------|
| 2,684,410 | RCN                 |
| 1,556,960 | RCNLD               |
| 1,556,960 | 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 | LGT | CND | UT  | RSN | %GD | RSN | %GD |
| 1  | A  | 01    | 01 | 2000 | 2000 | 472   | 305  | 14 | 22        | 2   | 100 | 2   | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |
| 2  | B  | M1    | M1 | 2000 | 2000 | 0     | 305  | 10 | 22        | 2   | 100 | 2   | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |

|                      |                         |            |                    |                      |
|----------------------|-------------------------|------------|--------------------|----------------------|
| SUB-AREA INFORMATION | 00-42-44-28-03-000-0490 | COMMERCIAL | 7534 LAKE WORTH RD | 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  | DIW | DRIVE-IN-WDW | 1     | X 1   | 1     | 12,700 |