

LOCATION & OWNER INFORMATION

PARCEL ID

00-42-44-28-36-001-0000 *

NBHD

324000CM

PARCEL ADDR

7408 LAKE WORTH RD

LEGAL

MARKET MUPD 2 PAR 1 K/A ALL OF PLAT

TAX DISTRICT

00203

OWNER

PERFECT HEALTH MEDICAL CENTER LLC

ADDRESS

7097 VIA FIRENZE
BOCA RATON FL 33433-1044



PALM BEACH COUNTY



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

LIVING UNITS:GIS ACRES: 1.7891

TOTAL CARDS:1AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	14-JUN-23	1	A	94
INCOME 10-MAR-26 70				
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	8,000,000
OVERRIDE	8,000,000
INCOME	0
PRIOR YR VAL	9,408,031
BUILDING	7,705,320
OBJ's	49,491
LAND	1,719,062
MARKET	9,473,873
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	31,847
LB Ratio (value)	0.18
SOH%	
3I INCOME	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
36729	769	WD	Q	I	3,200,000	10-AUG-26
33192	1069	WD	D	I	15,000,000	09-DEC-21
PART OF A THREE PACKAGE BULK SALE.						
30897	1254	WD	Q	I	12,610,000	09-SEP-19
Q #16 VERIFIED W SELLER REVIEWING SURGICAL CENTERS FOR 2020						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
P-2023-051974-0000	15-DEC-23	I	05	T	2025	2,450
P-2022-045242-0000	14-OCT-22	I	05	T	2024	5,685
M-2022-017889-0000	01-JUL-22	I	05	T	2023	9,750
E-2022-013323-0000	28-MAR-22	I	05	T	2023	2,475

NOTES

(LAKE WORTH MEDICAL CENTER) (STILL HAS 2812 SQ FT OF RAW SPACE 6/23 #94) MEDICAL CENTER BUILD OUT SECTION 1 FOR 2020
TAX ROLL #22 ADJUSTED ASMT TABLE OVERRIDE #22 PETN2023-647; 2023-COC#96527 TO TC 01/05/2024 (JAN 2024 GRADE CHGD TO 4
#34) PETN2024-2820 PETN2025-277 PETN2026-1388

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	2009	2009				14,244	1	C	5	3.28	A	A	60					0	28,032.00
1	2	WWY	2009	2009				2,417	1	C		8.64	A	A	40					0	8,353.00
1	3	PAV	2009	2009				350	1	C	1	6.91	A	A	60					0	1,451.00
1	4	WLL	2009	2009				888	1	C	1	18.75	A	A	70					0	11,655.00
OBY VALUE																					49,491.00

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	CG			S	SF				77,962	1.79	0	22.05 *	77,962	1		0	0	1,719,062.00
NOTES:										FUTURE LAND USE:									
TOTAL ACRES										TOTAL LAND VALUE									
										REV: 97 A 07-MAR-25									

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	525	100	29035	
MEDICAL CENTER				
A1 2	501	100	2812	
UNFINISHED OFFICE BASE				
A2 1	FOP		2095	
FINISHED OPEN PORCH				
A3 4	FCP		1113	
FINISHED CARPORT				
A4 5	FOP		345	
FINISHED OPEN PORCH				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			35400	

00-42-44-28-36-001-0000COMMERCIAL7408 LAKE WORTH RD

VECTOR:
525(A4CR145D16R106U172L68D74L208D56VD26R25)501(A5R183U156CD74L38U74R38)
FOP(A8CVU26L25U37L5D37VD26R25R5)FCP(A7R53D5CR53D21L53U21)FOP(A6R53CR92D16R106U172L23U5R28D182L116U16L87U5)

BUILDING INFORMATION									
LAKE WORTH MEDICAL CENTER									
1	/	1	SYS CRD# /TOT BLDGS						
520	ID	1	MEDICAL OFFI						
			C&D						
1			NBHD FACTOR						
			LEVEL / UNIT TYPE						
1	/		UNIT HEIGHT / BLDG HEIGHT						
	/								
	/								
	/								
2009	/	2009	YRBLT / EFFYR						
	/								
4	/		GRADE / CDU						
83	/		% GOOD / DEPR TB						
			EW1						
			EW2						
			RS						
			RC						
			IW1						
			IW2						
			FT1						
			FT2						
			MKT_ADJ						
			FUNC						
			ECON						
			SOH%						
0									
			31,847 EFF BLDG AREA						
			SQ FT LIVING AREA						
			31,847 TOTAL EBA						

NOTES:				

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	2095	X 1	1	56,980
1	SS1	SPRINKLER SYS (OPEN) WET	31847	X 1	1	84,400
1	ADR	AUTO DOOR	1	X 1	1	1,000
1	FCP	FINISHED CARPORT	1113	X 1	1	18,510
1	FOP	FINISHED OPEN PORCH	345	X 1	1	9,380

9,283,520	RCN
7,705,320	RCNLD
7,705,320	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	2009	2009	29035	881	525	MEDICAL CENTER	14	22	STUCCO ON MASONRY	2	100	3	3	3	3				
2	B	01	01	2009	2009	2812	0	501	UNFINISHED OFFICE BASE	14	22	STUCCO ON MASONRY	2	0	0	0	0	3				