

LOCATION & OWNER INFORMATION

PARCEL ID

06-42-47-13-00-000-3010

NBHD

427200CM

PARCEL ADDR

2500 N MILITARY TRL

LEGAL

13-47-42, TRGLR SHAPED PAR LYG BET CSX RY RY & MILITARY TRL R/WS & S OF & ADJ TO PB84P28 AS IN OR21745P994

TAX DISTRICT

06154

OWNER

CRYSTAL INVESTORS FLORIDA LLC

ADDRESS

17895 COLLINS AVE  
MIAMI FL 33160-2718



1700 PROPERTY USE /OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES

LIVING UNITS:0

GIS ACRES: 7

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION

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

ENTER INFORMATION

|      |           |   |   |    |
|------|-----------|---|---|----|
| TYPE | DATE      | E | I | AP |
| IMP  | 06-DEC-23 | 3 | F | 73 |

INCOME

12-MAY-25 79

AG

TOTAL PARCEL

|                  |            |
|------------------|------------|
| TYPE             | VALUE      |
| MASS             | 28,302,733 |
| OVERRIDE         |            |
| INCOME           | 50,489,309 |
| PRIOR YR VAL     | 27,951,587 |
| BUILDING         | 20,422,310 |
| OBJ's            | 176,471    |
| LAND             | 7,703,952  |
| MARKET           | 28,302,733 |
| AG/NON AG LAND   |            |
| AG LAND & IMP    |            |
| LAND MKT VAL     | 0          |
| TOTAL EBA        | 142,824    |
| LB Ratio (value) | 0.27       |
| SOH%             |            |
| 1                | CAMA VALUE |

SALES INFORMATION

| BOOK                                             | PAGE | DC | QC | S | PRICE      | DATE      |
|--------------------------------------------------|------|----|----|---|------------|-----------|
| 21745                                            | 994  | WD | QC | I | 33,750,000 | 14-MAY-07 |
| QV-VERIFIED W/BROKER AND COSTAR PER #42 6/27/07. |      |    |    |   |            |           |
| 19876                                            | 1199 | WD | QM | I | 24,406,845 | 20-JAN-06 |
| #22 5/06.                                        |      |    |    |   |            |           |
| 08237                                            | 1327 | WD | UO | I | 10,500,000 | 01-APR-94 |
| W/LT 7030.                                       |      |    |    |   |            |           |

PERMIT INFORMATION

| PERMIT #       | PERMIT DT | TYPE | WHY | STAT | TAXYR | AMOUNT  |
|----------------|-----------|------|-----|------|-------|---------|
| BPC-2025-01666 | 08-OCT-25 | P    | 05  | C    | 2027  | 600     |
| BPC-2023-00621 | 19-JUL-23 | IP   | 02  | C    | 2024  | 290,000 |
| BPC-2023-00611 | 13-JUL-23 | IP   | 02  | C    | 2024  | 120,000 |
| 22-8891        | 16-DEC-22 | IP   | 02  | C    | 2024  | 406,462 |

NOTES

(LUP-C; 02 TRIANGLE SHAPE) (CRYSTAL CORPORATE CENTER CLASS A 4 STORY OFFICE) PETN2014-3101 (BLDG GRADE TO 4+ #44 4/16) PETN2016-1503 PETN2017-1501 (DRAWN FROM AUTOCAD-5/19 #64) PETN2022-3073 PETN2023-4517 PETN2024-5000 PETN2025-4181 PETN2026-2783

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  | 1986  | 1995  |       | 0     | 0    | 89,100 | 1     | C  |        | 3.89      | A  | A  | 25  |      |     |     |     | 0   | 86,650.00  |
| 1         | 2  | PAT  | 1986  | 1995  |       | 0     | 0    | 9,520  | 1     | C  |        | 7.49      | A  | A  | 25  |      |     |     |     | 0   | 17,826.00  |
| 1         | 5  | PAT  | 1986  | 1995  |       | 0     | 0    | 1,125  | 1     | C  |        | 7.49      | A  | A  | 25  |      |     |     |     | 0   | 2,107.00   |
| 1         | 6  | WLL  | 1986  | 1995  |       | 0     | 0    | 525    | 1     | C  |        | 14.84     | A  | A  | 44  |      |     |     |     | 0   | 3,428.00   |
| 1         | 7  | FNC  | 1986  | 1995  |       | 0     | 0    | 1      | 1     | C  |        | 40,300.00 | A  | A  | 25  |      |     |     |     | 0   | 10,075.00  |
| 1         | 8  | FNC  | 1986  | 1995  |       | 0     | 0    | 1      | 2     | C  |        | 40,300.00 | A  | A  | 25  |      |     |     |     | 0   | 20,150.00  |
| 1         | 9  | PAV  | 1986  | 1995  |       | 0     | 0    | 37,260 | 1     | C  |        | 3.89      | A  | A  | 25  |      |     |     |     | 0   | 36,235.00  |
| OBY VALUE |    |      |       |       |       |       |      |        |       |    |        |           |    |    |     |      |     |     |     |     | 176,471.00 |

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 | POI  |    |       | S  | SF  |     |     | 0     | 304,575          | 6.99  | 0     | 26.63 * | 304,575 | 1     | CN  | -5  | 0   | 7,703,952.00 |
| NOTES: SHAPE |      |      |    |       |    |     |     |     |       | FUTURE LAND USE: |       |       |         |         |       |     |     |     |              |
| TOTAL ACRES  |      |      |    |       |    |     |     |     |       | 6.9921           |       |       |         |         |       |     |     |     |              |
|              |      |      |    |       |    |     |     |     |       | TOTAL LAND VALUE |       |       |         |         |       |     |     |     |              |
|              |      |      |    |       |    |     |     |     |       | 7,703,952.00     |       |       |         |         |       |     |     |     |              |

REV: 56 A 08-MAY-24

| SUB-AREA INFORMATION |      |     |        |                     |
|----------------------|------|-----|--------|---------------------|
| LINE                 | CODE | PCT | SIZE   |                     |
| A 1                  | 500  | 100 | 35204  | OFFICES             |
| A1 2                 | 505  | 100 | 2612   | LOBBY               |
| A2 3                 | 500  | 100 | 34216  | OFFICES             |
| A3 4                 | 500  | 100 | 35396  | OFFICES             |
| A4 5                 | 500  | 100 | 35396  | OFFICES             |
| A5 9                 | NVA  |     | 2804   | NO VALUE AREA       |
| A6 8                 | NVA  |     | 2804   | NO VALUE AREA       |
| A7 6                 | NVA  |     | 2804   | NO VALUE AREA       |
| A8 7                 | NVA  |     | 1080   | NO VALUE AREA       |
| A9 1                 | FOP  |     | 192    | FINISHED OPEN PORCH |
| A10 5                | FOP  |     | 192    | FINISHED OPEN PORCH |
| A11                  |      |     |        |                     |
| A12                  |      |     |        |                     |
| A13                  |      |     |        |                     |
| A14                  |      |     |        |                     |
| A15                  |      |     |        |                     |
| A16                  |      |     |        |                     |
| A17                  |      |     |        |                     |
| TOTAL SQ FT          |      |     | 152700 |                     |

06-42-47-13-00-000-3010COMMERCIAL2500 N MILITARY TRL

VECTOR:  
500(A0L20U30CR25BVD6R6O1R60BVU6R6O1R20BVD9R9O1D28R30VD7R7VD6L6VD16R16VU6R6VD7R7R30BVU6R6O1R25BVD9R9O1D25BVD6L6O1D60BVD6R6O1D25BVD9L9O1L25BVU6L6O1L90BVD6L6O1L20BVU9L9O1U28VU3R3R13VU25R25VU43L43VD25L25D13VD3L3L30BVD6L6O1L25BVU9L9O1U25BVU6R6O1U60BVU6L6O1U25BVU9R9O1)505(A1R74D131CR13VU25R25VU43L43VD25L25D13VD3L3VD7R7VU6R6VD16R16VD6L6VD7R7VU3R3)500(A4L20U275CR25BVD6R6O1R60BVU6R6O1R20BVD9R9O1D28R30VD18L18VD30R30VU18R18R30BVU6R6O1R25BVD9R9O1D25BVD6L6O1D60BVD6R6O1D25BVD9L9O1L25BVU6L6O1L90BVD6L6O1L20BVU9L9O1U28VU3R3R13VU25R25VU43L43VD25L25D13VD3L3L30BVD

| BUILDING INFORMATION |    |      |                           |                   |
|----------------------|----|------|---------------------------|-------------------|
| 1                    | /  | 1    | SYS CRD# /TOT BLDGS       |                   |
| 490                  | ID | 1    | OFFICE BLDG               |                   |
|                      |    |      | C&D                       |                   |
| 1                    |    |      | NBHD FACTOR               |                   |
|                      |    |      | LEVEL / UNIT TYPE         |                   |
| 4                    | /  |      | UNIT HEIGHT / BLDG HEIGHT |                   |
|                      | /  |      |                           |                   |
|                      | /  |      |                           |                   |
| 1986                 | /  | 1995 | YRBLT / EFFYR             |                   |
|                      | /  |      |                           |                   |
| 4+                   | /  |      | GRADE / CDU               |                   |
| 68                   | /  |      | % GOOD / DEPR TB          |                   |
|                      |    |      | EW1                       |                   |
|                      |    |      | EW2                       |                   |
|                      |    |      | RS                        |                   |
|                      |    |      | RC                        |                   |
|                      |    |      | IW1                       |                   |
|                      |    |      | IW2                       |                   |
|                      |    |      | FT1                       |                   |
|                      |    |      | FT2                       |                   |
|                      |    |      | MKT_ADJ                   |                   |
|                      |    |      | FUNC                      |                   |
|                      |    |      | ECON                      |                   |
|                      |    |      | SOH%                      |                   |
| 0                    |    |      |                           |                   |
|                      |    |      | 142,824                   | EFF BLDG AREA     |
|                      |    |      |                           | SQ FT LIVING AREA |
|                      |    |      | 142,824                   | TOTAL EBA         |

| NOTES:                              |  |
|-------------------------------------|--|
| BLDG 001 CRYSTAL CORP CENTER 4 STY; |  |

| L# | COD | LENGTH                   | WIDTH  | EL ST | ID UT | VALUE   |
|----|-----|--------------------------|--------|-------|-------|---------|
| 1  | FOP | FINISHED OPEN PORCH      | 192    | X 1   | 1     | 5,220   |
| 1  | EL4 | ELEVATOR HYDRAULIC PNGR  | 3500   | X 150 | 4 3   | 182,880 |
| 1  | SS1 | SPRINKLER SYS (OPEN) WET | 139579 | X 1   | 1     | 369,880 |
| 1  | OHD | OVERHEAD DOORS           | 10     | X 14  | 1     | 0       |
| 1  | FOP | FINISHED OPEN PORCH      | 192    | X 1   | 1     | 5,220   |
| 3  | NVA | NO VALUE AREA            | 2804   | X 1   | 1     | 0       |

|            |                     |
|------------|---------------------|
| 30,032,810 | RCN                 |
| 20,422,310 | RCNLD               |
| 20,422,310 | ADJRCNLD            |
| 1          | TOTAL ID UNIT VALUE |

| LN | SE | LEVEL |    | YR   | EFF  | AREA  | EXTER | USE  | WA      | EXTERIOR |           | CN          | INT | INT | INT | INT | INT | PHY | FNC | FNC | FNC | ENC | ENC |     |
|----|----|-------|----|------|------|-------|-------|------|---------|----------|-----------|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| NO | NO | FR    | TO | BLT  | YB   | SIZE  | PERM  | TYPE | NAME    | HT       | WALL TYPE | TYP         | FIN | PAR | HT  | AC  | PLB | LGT | CND | UT  | RSN | %GD | RSN | %GD |
| 1  | A  | 01    | 01 | 1986 | 1995 | 35204 | 942   | 500  | OFFICES | 12       | 18        | SOLAR GLASS | 3   | 100 | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |
| 2  | B  | 01    | 01 | 1986 | 1995 | 2612  | 0     | 505  | LOBBY   | 48       | 18        | SOLAR GLASS | 3   | 100 | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |
| 3  | C  | 02    | 02 | 1986 | 1995 | 34216 | 910   | 500  | OFFICES | 12       | 18        | SOLAR GLASS | 3   | 100 | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |
| 4  | D  | 03    | 03 | 1986 | 1995 | 35396 | 910   | 500  | OFFICES | 12       | 18        | SOLAR GLASS | 3   | 100 | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |
| 5  | E  | 04    | 04 | 1986 | 1995 | 35396 | 910   | 500  | OFFICES | 12       | 18        | SOLAR GLASS | 3   | 100 | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |

|                      |                         |            |                     |                      |
|----------------------|-------------------------|------------|---------------------|----------------------|
| SUB-AREA INFORMATION | 06-42-47-13-00-000-3010 | COMMERCIAL | 2500 N MILITARY TRL | BUILDING INFORMATION |
| A                    |                         |            |                     |                      |
| A1                   |                         |            |                     |                      |
| A2                   |                         |            |                     |                      |
| A3                   |                         |            |                     |                      |
| A4                   |                         |            |                     |                      |
| A5                   |                         |            |                     |                      |
| A6                   |                         |            |                     |                      |
| A7                   |                         |            |                     |                      |
| A8                   |                         |            |                     |                      |
| A9                   |                         |            |                     |                      |
| A10                  |                         |            |                     |                      |
| A11                  |                         |            |                     |                      |
| A12                  |                         |            |                     |                      |
| A13                  |                         |            |                     |                      |
| A14                  |                         |            |                     |                      |
| A15                  |                         |            |                     |                      |
| A16                  |                         |            |                     |                      |
| A17                  |                         |            |                     |                      |

NOTES:

BLDG 001 CRYSTAL CORP CENTER 4 STY;

| L# | COD |               | LENGTH | WIDTH | EL ST | ID UT | VALUE |
|----|-----|---------------|--------|-------|-------|-------|-------|
| 3  | NVA | NO VALUE AREA | 1080   | X 1   |       | 1     | 0     |
| 4  | NVA | NO VALUE AREA | 2804   | X 1   |       | 1     | 0     |
| 5  | NVA | NO VALUE AREA | 2804   | X 1   |       | 1     | 0     |