



TYPE	DATE	E	I	AP
IMP	15-NOV-24	3	F	94

TYPE	VALUE
MASS	25,098,687
OVERRIDE	
INCOME	17,953,291
PRIOR YR VAL	23,742,231
BUILDING	14,397,170
OBY's	374,737
LAND	10,326,780
MARKET	25,098,687

AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	86,069
LB Ratio (value)	0.41
SOH%	
1 CAMA VALUE	

PARCEL ID	06-42-47-14-00-000-7020
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NBHD	427100CM
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PARCEL ADDR	5550 W GLADES RD
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LEGAL	14-47-42, TH PT OF SE 1/4 OF SW 1/4 LYG SLY OF SR 808 AS IN OR2987P1685
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TAX DISTRICT	06154
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OWNER	5550 GLADES RD INVESTORS LLC & TSAH BSS TIC LLC &
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ADDRESS	2200 BUTTS RD STE 300 BOCA RATON FL 33431-7453
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1800 PROPERTY USE /OFFICE BLDG- NON MEDICAL 4 STORIES & UP

LIVING UNITS:0

GIS ACRES: 6.5853

TOTAL CARDS:2

AUTOCAD:

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
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SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
35258	1561	WD	Q	I	32,000,000	04-SEP-24
CONFIRMED WITH LISTING BROKER (JOSH WADE 561 450 9303)						
13215	152	WD	QM	I	13,250,000	12-DEC-01
PP-\$5000						
11191	0719	WD	DO	I	10,680,700	01-JUN-99
W/LT 0642471301000000DD-REFILE OF B11166P882 / TTL S.P.\$44,387,700.						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
BPC-2023-00171	10-JUN-24	P	05	T	2025	21,000
BPC-2023-01767	12-FEB-24	I	05	C	2025	9,500
BPC-2023-01769	09-FEB-24	P	05	T	2025	3,500
BPC-2023-01770	23-JAN-24	P	05	T	2025	2,000

NOTES

(EYB1995 6/23 #73)(SEC-C OUTDOOR DINING WITH NO ROOF 1/19 #27) (ANNEXATION ZONING DISTRICT - REF. PBC REGULATIONS)
6/6/2018 - SITE PLAN ON FILE (5/28/2019 #56 -REZONED TO CITY CG ON 10/23/2018 VIA ORDINANCE 5461) PETN2025-1733

OBJ 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	WWY	1980	1995		0	0	8,517	1	C		7.47	A	A	25					0	15,906.00
1	2	PAV	1980	1995		0	0	177,620	1	C		3.37	A	A	45					0	269,056.00
2	4	WLL	1980	1980		0	0	3,326	1	C		14.69	A	A	25					0	12,215.00
2	5	FNC	2018	2018				1	1	B		74,337.00	A	A	78					0	57,983.00
2	6	WWY	2018	2018				888	1	A		8.81	A	A	82					0	6,418.00
2	7	WWY	2018	2018				472	1	A	4	20.27	A	A	82					0	7,847.00
2	8	FE1	2018	2018				252	1	A	1	23.16	A	A	91					0	5,312.00
																				OBY VALUE	374,737.00

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	CITY CG			S	SF			0	286,855	6.59	0	36.00 *	286,855	1		0	0	10,326,780.00												
NOTES:										FUTURE LAND USE:										REV: 56 A		24-MAY-22									
TOTAL ACRES										6.5853										TOTAL LAND VALUE										10,326,780.00	

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	500	100	11355	
OFFICES				
A1 2	505	100	324	
LOBBY				
A2 3	500	100	11778	
OFFICES				
A3 4	500	100	12102	
OFFICES				
A4 10	NVA		324	
NO VALUE AREA				
A5 11	FOP		1770	
FINISHED OPEN PORCH				
A6 1	FCP		930	
FINISHED CARPORT				
A7 2	FOP		653	
FINISHED OPEN PORCH				
A8 5	BC1		2940	
BANK CANOPY-DRIVE IN				
A9 8	STO		160	
STAIRWELL OPEN				
A10 9	FOP		1540	
FINISHED OPEN PORCH				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			43876	

06-42-47-14-00-000-7020COMMERCIAL5550 W GLADES RD

VECTOR:
500(A6CR11U13R40U10R42D10R91D35L9D20L21D8L10D10L23U31L8D4L4D4L4D9L101U50)505(A7R101D50CU9R4U4R4U4R4U4R8D21L20)500(A13L28D173CU31R30U32R184D35L9D20L21D8L33U21L8D4L4D4L4D9L131)500(A16L28D303CU31R30U32R184D35L9D20L21D8L184)
FOP(A11L33D50CR154D10L154U10)FCP(A9D50CL27U31R27D31)BC1(A8R51U23CU70R42D70L42)FOP(A10CU23R51D10L40D13L11)STO(A12D60CR10D16L10U16)NVA(A14R123D173CL20U9R4U4R4U4R4U4R8D21)FOP(A15L31D173CR177D10L177U10)

BUILDING INFORMATION				
BOCA FINANCIAL PLAZA				
1	/	2	SYS CRD# /TOT BLDGS	
500	ID	1	OFFICE H-R 5	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
6	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
	/			
1980	/	2005	YRBLT / EFFYR	
	/			
5	/		GRADE / CDU	
78	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
0				
			71,865 EFF BLDG AREA	
			SQ FT LIVING AREA	
			71,865 TOTAL EBA	
			15,709,860 RCN	
			12,253,700 RCNLD	
			12,253,700 ADJRCNLD	
			1 TOTAL ID UNIT VALUE	

NOTES:	
BLDG 001 BOCA FINANCIAL PLAZA 6 STY/AMTRUST BANK (6 LANES)	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FCP	FINISHED CARPORT	930	X 1	1	15,470
1	FOP	FINISHED OPEN PORCH	653	X 1	1	17,760
1	EL2	ELEVATOR ELECTRIC PSNGR	3000	X 200	6 2	236,560
1	SS1	SPRINKLER SYS (OPEN) WET	76905	X 1	1	203,800
1	BC1	BANK CANOPY-DRIVE IN	2940	X 1	1	177,610
1	DIW	DRIVE-IN-WDW	1	X 1	1	12,700

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	1980	2005	11355	534	500	14	15 GLASS & MASONRY	2	100	2	2	2	2	3	3					
2	B	01	01	1980	2005	324	0	505	14	15 GLASS & MASONRY	2	100	2	2	2	2	3	3					
3	C	02	02	1980	2005	11778	554	500	10	15 GLASS & MASONRY	2	100	2	2	2	2	3	3					
4	D	03	06	1980	2005	12102	554	500	10	15 GLASS & MASONRY	2	100	2	2	2	2	3	3					

SUB-AREA INFORMATION	06-42-47-14-00-000-7020	COMMERCIAL	5550 W GLADES RD	BUILDING INFORMATION
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A

A1

A2

A3

A4

A5

A6

A7

A8

A9

A10

A11

A12

A13

A14

A15

A16

A17

NOTES:
BLDG 001 BOCA FINANICAL PLAZA 6 STY/AMTRUST BANK (6 LANES)

L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE
1	BE6	BANK NIGHT DEPOSIT CHUT	1	X 1		1	45,350
1	STO	STAIRWELL OPEN	160	X 1		1	2,900
1	FOP	FINISHED OPEN PORCH	1540	X 1		1	41,890
3	NVA	NO VALUE AREA	324	X 1		1	0
3	FOP	FINISHED OPEN PORCH	1770	X 1		1	48,140

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	540	100	11344	
RESTAURANT				
A1 3	540	100	2860	
RESTAURANT				
A2 4	541	0	1600	
RESTOUTSEATING				
A3 1	FOP		1428	
FINISHED OPEN PORCH				
A4 4	FOP		3348	
FINISHED OPEN PORCH				
A5 5	FOP		300	
FINISHED OPEN PORCH				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			20880	

06-42-47-14-00-000-7020COMMERCIAL5550 W GLADES RD

VECTOR:
540(A4CR92D30R20D30R20D30R20D32L92U30L20U30L20U30L20U32)540(A5U94CR102D10L10D20L92U30)541(A9L8D32CR28D30R10D20L38U50)
FOP(A7R92CD30R20D30R20D30R20D32L92U30L10D38R112U8R16U2R14U10L30U30L20U30L20U30L20U20L10)FOP(A8R40D92CU30L10D30R10)FOP(A6L10U64CR102U20R10D8R30D10L14D2L16D8L112U8)

TOTAL SQ FT20880

BUILDING INFORMATION				
CHEESECAKE FACTORY				
2	/	2	SYS CRD# /TOT BLDGS	
560	ID	1	RESTAURANT	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
	/			
1980	/	2005	YRBLT / EFFYR	
	/			
5	/		GRADE / CDU	
58.52	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
0				
			14,204 EFF BLDG AREA	
			SQ FT LIVING AREA	
			14,204 TOTAL EBA	

NOTES:	
BLDG 002 EXTENSIVE RENOV/CHG IN '96 CHEESE CAKE FACTORY	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	1428	X 1	1	38,840
1	SS1	SPRINKLER SYS (OPEN) WET	14204	X 1	1	37,640
1	STO	STAIRWELL OPEN	115	X 1	1	2,090
1	FOP	FINISHED OPEN PORCH	3348	X 1	1	91,070
1	FOP	FINISHED OPEN PORCH	300	X 1	1	8,160

3,662,850	RCN
2,143,470	RCNLD
2,143,470	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	1980	1990	548	540	18	22 STUCCO ON MASONRY	1	100	2	2	2	2	2	3	3				
3	B	B1	B1	1980	1990	264	540	9	22 STUCCO ON MASONRY	1	100	2	2	2	2	2	3	3				
4	C	01	01	2018	2018	118	541	0	00 NONE	1	100	0	0	0	2	2	3	3				