PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

LOCATION & OWNER INFORMATION

PARCEL ID	* **08-43-46-05-23-001-0000** *
NBHD	**436500CM**
PARCEL ADDR	3800 S CONGRESS AVE
LEGAL	3800 SOUTH CONGRESS PAR A
TAX DISTRICT	08984
OWNER	**WSL SOUTH CONGRESS OWNER LLC**
ADDRESS	**420 S ORANGE AVE STE 400** **ORLANDO FL 32801-4908**

PALM BEACH COUNTY

4800 PROPERTY USE /WAREH/DIST TERM

LIVING UNITS: **GIS ACRES: 27.7754**

TOTAL CARDS:2 **AUTOCAD:**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	16-JAN-26	1	F	13
INCOME	24-APR-26	83		
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	87,000,000
OVERRIDE	87,000,000
INCOME	0
PRIOR YR VAL	24,197,920
BUILDING	65,401,900
OBY's	1,001,785
LAND	26,678,207
MARKET	93,081,892
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	457,298
LB Ratio (value)	0.29
SOH%	
3I INCOME	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
CIER-2025.10.6858	25-JUN-26	I	05	O	2027	499,916
CIER-2026.04.2819	05-JUN-26	I	03	O	2027	550,000
CIER-2026.05.3355	21-MAY-26	I	05	O	2027	2,000
2026.02.1093	15-APR-26	I	02	O	2027	499,916

NOTES

2025 NEW PLAT PER B138P013. SPLIT OF 2.9536 ACRES FROM PARENT PARCEL. NEW TOTAL 27.7754 ACRES. - MAR-2024 SALE $37,750,000 BK34926 PG154 ("THE FOUNDRY" SUBMITTAL NOV 21, 2024 - DEMO OF EXISTING OFFICE BLDG FOR TWO NEW WAREHOUSES TOTALING 457,396SF OF OFFICE & WAREHOUSE SPACE) ('26 N/C $31M PV 2 SPEC WAREHOUSES, CO'S ISSUED 8/25) 10CAP YRBEG CHANGED TO 2026 DUE TO NC>=25%. PARS 0010000 AND 0020000 FKA PAR 08434605000007010. #61 PETN2026-2759

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PAV	2025	2025				138,424	1	C		3.89	A	A	100					100	538,469.00
1	2	PAV	2025	2025				825	1	C	1	6.91	A	A	100					100	5,701.00
1	3	WWY	2025	2025				11,382	1	C		8.64	A	A	100					100	98,340.00
1	4	WLL	2025	2025				384	1	C	1	18.75	A	A	100					100	7,200.00
2	1	PAV	2025	2025				62,104	1	C		3.89	A	A	100					100	241,585.00
2	2	PAV	2025	2025				825	1	C	1	6.91	A	A	100					100	5,701.00
2	3	WLL	2025	2025				384	1	C	1	18.75	A	A	100					100	7,200.00
2	4	WWY	2025	2025				11,295	1	C		8.64	A	A	100					100	97,589.00
																			OBY VALUE		1,001,785.00

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	M1			S	SF				1,209,896	27.78	1	22.05	*	**********	1			100	26,678,207.00

NOTES: FUTURE LAND USE: REV: 97 N 2/20/2025

TOTAL ACRES 27.7754 TOTAL LAND VALUE 26,678,207.00

PRELIMINARY - SUBJECT TO CHANGE

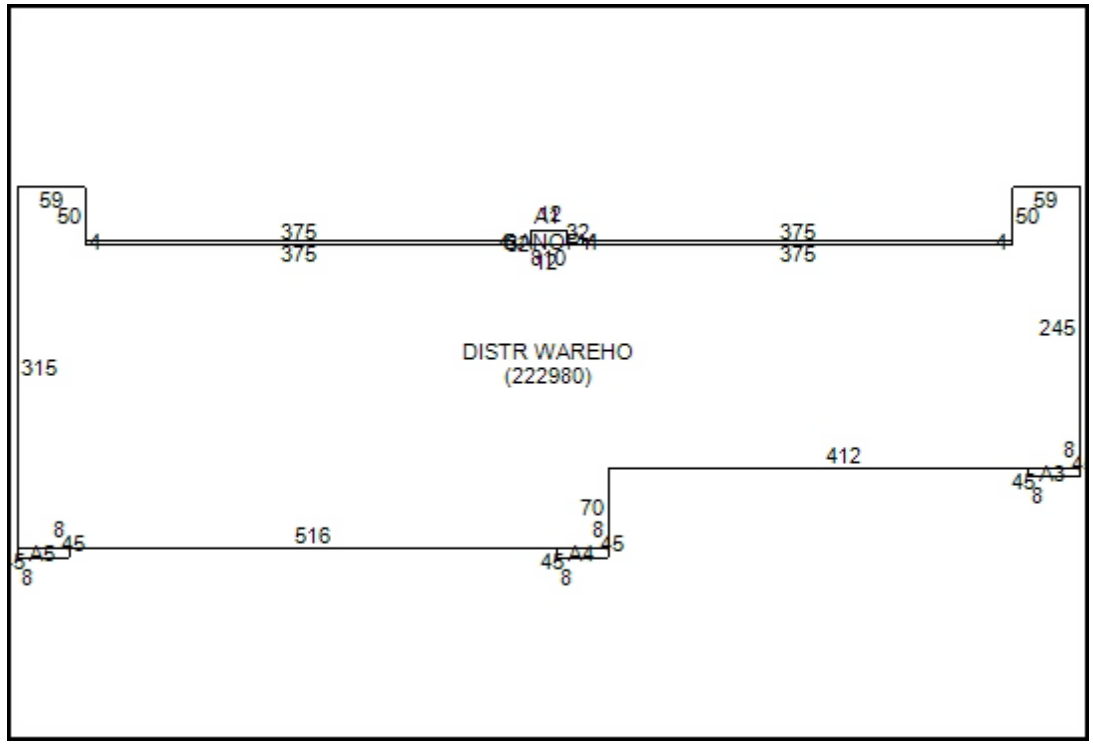
PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

08-43-46-05-23-001-0000 COMMERCIAL 3800 S CONGRESS AVE

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	820	100	222980
	DISTR WAREHOUSE			
A1	2	899	100	384
	SUPPORT			
A2	1	CAN		3000
	CANOPY ONLY			
A3	2	CAN		360
	CANOPY ONLY			
A4	3	CAN		360
	CANOPY ONLY			
A5	4	CAN		360
	CANOPY ONLY			
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			227444



VECTOR:

820(A0CD245L412D70L516U315R59D50R810U50R59)899(A1L480D50CU12R32D12L32)
CAN(A2L59D50CL375L60L375U4R375D4R60U4R375D4)CAN(A3D245CD8L45U8R45)CAN(A4L412D315CD8L45U8R45)CAN(A5L928D315CR45D8L45U8)

BUILDING INFORMATION

SPEC DIST WAREHOUSE 1

1 / 2 SYS CRD# /TOT BLDGS

820 ID 1 WAREHOUSE DI
C&D
1 NBHD FACTOR
LEVEL / UNIT TYPE
1 / UNIT HEIGHT / BLDG HEIGHT
/
/
/
2025 / 2025 YRBLT / EFFYR
/

4- / GRADE / CDU
100 / % GOOD / DEPR TB

EW1
EW2
RS
RC
IW1
IW2
FT1
FT2

MKT_ADJ
FUNC
ECON
SOH%

223,364 EFF BLDG AREA
SQ FT LIVING AREA

223,364 TOTAL EBA

NOTES:

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	CAN	CANOPY ONLY	3000	X	1		1	54,420
1	CAN	CANOPY ONLY	360	X	1		1	6,530
1	CAN	CANOPY ONLY	360	X	1		1	6,530
1	CAN	CANOPY ONLY	360	X	1		1	6,530
1	SS1	SPRINKLER SYS (OPEN) WET	222980	X	1		1	590,900
1	OHD	OVERHEAD DOORS	14	X	10		53	0

32,043,660 RCN
32,043,660 RCNLD
32,043,660 ADJRCNLD

1 TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR	LEVEL TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE		CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01	01	2025	2025	222980	2586	820	DISTR WAREHOUSE	40	17	CONCRETE TILT UP	2	100	2	0	0	2	2	3	3				
2	B	01	01	2025	2025	384	56	899	SUPPORT	14	22	STUCCO ON MASONRY	2	100	2	0	0	2	2	3	3				

PRELIMINARY - SUBJECT TO CHANGE

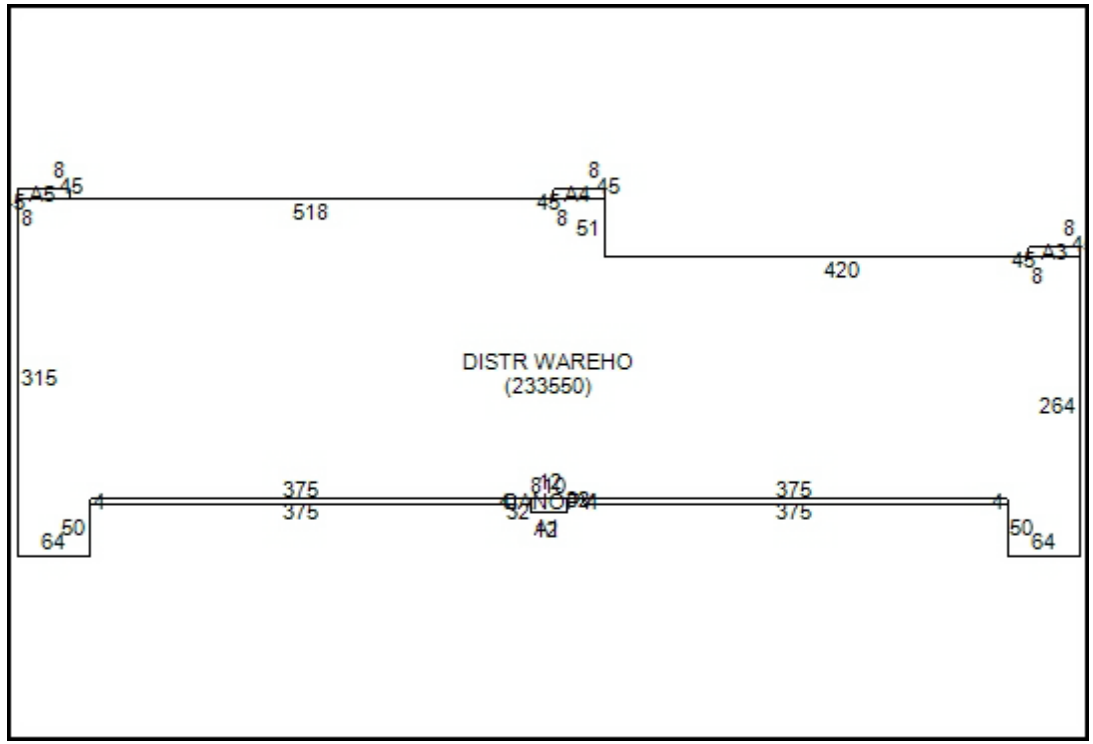
PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

08-43-46-05-23-001-0000 COMMERCIAL 3800 S CONGRESS AVE

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	820	100	233550
	DISTR WAREHOUSE			
A1	2	899	100	384
	SUPPORT			
A2	1	CAN		3000
	CANOPY ONLY			
A3	2	CAN		360
	CANOPY ONLY			
A4	3	CAN		360
	CANOPY ONLY			
A5	4	CAN		360
	CANOPY ONLY			
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			238014



VECTOR:

820(A0CD264L64U50L810D50L64U315R518D51R420)899(A1L453D214CD12L32U12R32)
CAN(A2L874D214CR375R60R375D4L375U4L60D4L375U4)CAN(A3CL45U8R45D8)CAN(A4L420U51CL45U8R45D8)CAN(A5L938U51CU8R45D8L45)

BUILDING INFORMATION

SPEC WAREHOUSE 2

2 / 2 SYS CRD# /TOT BLDGS

820 ID 1 WAREHOUSE DI
C&D
1 NBHD FACTOR
LEVEL / UNIT TYPE
1 / UNIT HEIGHT / BLDG HEIGHT
/
/
/
2025 / 2025 YRBLT / EFFYR
/

4- / GRADE / CDU
100 / % GOOD / DEPR TB

EW1
EW2
RS
RC
IW1
IW2
FT1
FT2

MKT_ADJ
FUNC
ECON
SOH%

233,934 EFF BLDG AREA
SQ FT LIVING AREA

233,934 TOTAL EBA

NOTES:

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	CAN	CANOPY ONLY	3000	X	1		1	54,420
1	CAN	CANOPY ONLY	360	X	1		1	6,530
1	CAN	CANOPY ONLY	360	X	1		1	6,530
1	CAN	CANOPY ONLY	360	X	1		1	6,530
1	OHD	OVERHEAD DOORS	14	X	10		53	0
1	SS1	SPRINKLER SYS (OPEN) WET	233550	X	1		1	618,910

33,358,240 RCN
33,358,240 RCNLD
33,358,240 ADJRCNLD

1 TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR	LEVEL TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE		CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01	01	2025	2025	233550	2606	820	DISTR WAREHOUSE	40	17	CONCRETE TILT UP	2	100	2	0	0	2	2	3	3				
2	B	01	01	2025	2025	384	56	899	SUPPORT	14	22	STUCCO ON MASONRY	2	100	2	0	0	2	2	3	3				