PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

LOCATION & OWNER INFORMATION

PARCEL ID	**12-42-46-13-00-000-7020**
NBHD	**426000CM**
PARCEL ADDR	4733 W ATLANTIC AVE
LEGAL	13-46-42, W 230 FT OF NE 1/4 OF SW 1/4 (LESS N 60 FT L-33 CNL & S 60 FT W ATLANTIC AVE R/WS)
TAX DISTRICT	12984
OWNER	**ATLANTIC AVENUE PROPERTIES & INVESTMENTS LLC**
ADDRESS	**PO BOX 292037** **FORT LAUDERDALE FL 33329-2037**

PALM BEACH COUNTY

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

LIVING UNITS: 0 **GIS ACRES: 6.6447**

TOTAL CARDS: 3 **AUTOCAD: Y**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	24-OCT-23	2	F	84
INCOME	30-JUN-25	79		
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	14,159,216
OVERRIDE	
INCOME	2,078,349
PRIOR YR VAL	11,289,601
BUILDING	9,696,260
OBY's	121,311
LAND	4,341,645
MARKET	14,159,216
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	78,753
LB Ratio (value)	0.31
SOH%	

1 CAMA VALUE

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
27068	1754	WD	DO	I	8,400,000	23-SEP-14
DO #44-VERIFIED W/GRANTEE, W/LT 7250.						
08614	0153	WD	QM	V	125,000	01-JAN-95
08373	0432	WD	DM	V	305,000	01-JUN-94
DD/RELATED PARTY.						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
PLMC-016007-2026	22-JUL-26	I	05	O	2027	4,860
DBFR-015878-2026	05-JUN-26	I	05	O	2027	3,880
BLDC-012748-2026	20-MAY-26	I	02	O	2027	29,975
BLDC-012745-2026	20-MAY-26	I	02	O	2027	32,500

NOTES

(AUTOCAD) (DELRAY OFFICE PLAZA BLDG C) SEE LOT 7250 - RELATED PARTIES; LOT 702 RECEIVER ACCESS BY PRESCRIPTION EASEMENT (LOT 725 - GIVER); LUP-TRN PETN2012-4012; P11-7357, P10-9310, P09-16451 (UP EYB 2005 #73 12/15, GRD TO 3) PETN2016-2636 PETN2020-1321 PETN2022-4071 EXT WALLS CHANGED FROM 22 TO 15, GLASS WALLS EXTERIOR #42 PETN2023-3000 PETN2024-3338 PETN2026-3171

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	WLL	1999	1999				216	1	C	1	18.75			51					0	2,066.00
1	2	PAV	1999	1999				234	1	C		3.89			35					0	319.00
1	3	PAV	1999	1999				30,000	1	C	5	3.28			35					0	34,440.00
1	4	WWY	1999	1999				1,593	1	C		8.64			25					0	3,441.00
2	1	PAV	1985			0	0	89,049	1	C	5	3.28	A	A	25					0	73,020.00
2	2	WWY	1985			0	0	1,488	1	C		1.30	A	A	25					0	484.00
2	3	WLL	1985			0	0	1,902	1	C		14.84	A	A	25					0	7,057.00
3	5	WWY	1986			0	0	1,488	1	C		1.30	A	A	25					0	484.00
																			OBY VALUE		121,311.00

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	POC			S	SF			0	289,443	6.64	0	15.00	*	289,443	1		0	0	4,341,645.00

NOTES: FLU - GC FUTURE LAND USE: REV: 16 A 5/7/2026

TOTAL ACRES 6.6447 TOTAL LAND VALUE 4,341,645.00

PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

12-42-46-13-00-000-7020 COMMERCIAL 4733 W ATLANTIC AVE

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	500	100	10672
	OFFICES			
A1	2	500	100	19062
	OFFICES			
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			29734

SKETCH

VECTOR:

BUILDING INFORMATION

DELRAY OFFICE PLAZA

1 / 3 SYS CRD# /TOT BLDGS

490	ID 1	OFFICE BLDG
		C&D
1		NBHD FACTOR
		LEVEL / UNIT TYPE
1	/	UNIT HEIGHT / BLDG HEIGHT
	/	
	/	
	/	
1999	/ 2005	YRBLT / EFFYR
	/	
3	/	GRADE / CDU
77	/	% GOOD / DEPR TB
		EW1
		EW2
		RS
		RC
		IW1
		IW2
		FT1
		FT2
		MKT_ADJ
		FUNC
		ECON
		SOH%
0		
	29,734	EFF BLDG AREA
		SQ FT LIVING AREA
	29,734	TOTAL EBA

NOTES:

BLDG 001 4733 C BLDG.

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	7338	X	1		1	199,590
1	SS1	SPRINKLER SYS (OPEN) WET	29734	X	1		1	78,800

4,710,090	RCN
3,626,770	RCNLD
3,626,770	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	1999	2005	10672	556	500	OFFICES	13	15 GLASS & MASONRY	2	100	2	2	2	2	2	3	3				
2	B	01	01	1999	2005	19062	796	500	OFFICES	13	15 GLASS & MASONRY	2	100	2	2	2	2	2	3	3				

PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

12-42-46-13-00-000-7020 COMMERCIAL 4733 W ATLANTIC AVE

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	500	100	24159
	OFFICES			
A1	2	505	100	367
	LOBBY			
A2	1	FOP		7981
	FINISHED OPEN PORCH			
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			32507

SKETCH

VECTOR:

BUILDING INFORMATION

2	/ 3		SYS CRD# /TOT BLDGS
490	ID 1		OFFICE BLDG
			C&D
1			NBHD FACTOR
			LEVEL / UNIT TYPE
1	/		UNIT HEIGHT / BLDG HEIGHT
	/		
	/		
	/		
1985	/ 2005		YRBLT / EFFYR
	/		
3	/		GRADE / CDU
77	/		% GOOD / DEPR TB
			EW1
			EW2
			RS
			RC
			IW1
			IW2
			FT1
			FT2
			MKT_ADJ
			FUNC
			ECON
			SOH%
0			
		24,526	EFF BLDG AREA
			SQ FT LIVING AREA
		24,526	TOTAL EBA

NOTES:

BLDG 002 BLDG A

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	7981	X	1		1	217,080
1	SS1	SPRINKLER SYS (OPEN) WET	32507	X	1		1	86,140

3,949,950	RCN
3,041,460	RCNLD
3,041,460	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	1985	2005	24159	1104	500	OFFICES	13	15	GLASS & MASONRY	2	100	2	2	2	2	2	3	3				
2	B	01	01	1985	2005	367	0	505	LOBBY	13	15	GLASS & MASONRY	2	100	2	2	2	2	2	3	3				

Ver. 2022.01.24

PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

12-42-46-13-00-000-7020 COMMERCIAL 4733 W ATLANTIC AVE

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	500	100	24493
	OFFICES			
A1	1	FOP		7538
	FINISHED OPEN PORCH			
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			32031

SKETCH

VECTOR:

BUILDING INFORMATION

3	/	3	SYS CRD# /TOT BLDGS
490	ID	1	OFFICE BLDG
			C&D
1			NBHD FACTOR
			LEVEL / UNIT TYPE
1	/		UNIT HEIGHT / BLDG HEIGHT
	/		
	/		
	/		
1986	/	2005	YRBLT / EFFYR
	/		
3	/		GRADE / CDU
77	/		% GOOD / DEPR TB
			EW1
			EW2
			RS
			RC
			IW1
			IW2
			FT1
			FT2
			MKT_ADJ
			FUNC
			ECON
			SOH%
0			
		24,493	EFF BLDG AREA
			SQ FT LIVING AREA
		24,493	TOTAL EBA

NOTES:

BLDG 003 4731 W ATLANTIC AVE BLDG B

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	7538	X	1		1	205,030
1	SS1	SPRINKLER SYS (OPEN) WET	32031	X	1		1	84,880

3,932,510	RCN
3,028,030	RCNLD
3,028,030	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	1986	2005	24493	1101	500	OFFICES	13	15 GLASS & MASONRY	2	100	2	2	2	2	2	3	3				

Ver. 2022.01.24