PRELIMINARY - SUBJECT TO CHANGE

# PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

## LOCATION & OWNER INFORMATION

| | |
|---|---|
| **PARCEL ID** | **12-42-46-13-41-003-0000** |
| **NBHD** | **426000CM** |
| PARCEL ADDR | 4775 W ATLANTIC AVE |
| LEGAL | DELRAY SQUARE 1 PAR 3 |
| TAX DISTRICT | 12984 |
| **OWNER** | **CURFIN PROPERTY US INC** |
| **ADDRESS** | **8401 ROOSEVELT RD**<br>**FOREST PARK IL 60130-2510** |

PALM BEACH COUNTY

**2200 PROPERTY USE /RESTAURANT, DRIVE IN**

**LIVING UNITS:** **GIS ACRES: 1.0821**

**TOTAL CARDS:1** **AUTOCAD:**

## ENTER INFORMATION

| TYPE | DATE | E | I | AP |
|---|---|---|---|---|
| IMP | 15-JUN-26 | 1 | A | 66 |
| INCOME | 26-MAR-26 | 34 | | |
| AG | | | | |

## TOTAL PARCEL

| TYPE | VALUE |
|---|---|
| MASS | 2,900,635 |
| OVERRIDE | |
| INCOME | 2,900,635 |
| PRIOR YR VAL | 2,784,397 |
| BUILDING | 1,326,100 |
| OBY's | 111,374 |
| LAND | 1,636,974 |
| MARKET | 3,074,448 |
| AG/NON AG LAND | |
| AG LAND & IMP | |
| LAND MKT VAL | 0 |
| TOTAL EBA | 4,956 |
| LB Ratio (value) | 0.53 |
| SOH% | |
| 3I INCOME | |

## SALES INFORMATION

| BOOK | PAGE | DC | QC | S | PRICE | DATE |
|---|---|---|---|---|---|---|
| 32405 | 1584 | WD | Q | I | 3,200,000 | 16-MAR-21 |

Q#70, ARM'S LENGTH, VERIFIED WITH BUYER

## AG INFORMATION

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

TOTAL

## PERMIT INFORMATION

| PERMIT # | PERMIT DT | TYPE | WHY | STAT | TAXYR | AMOUNT |
|---|---|---|---|---|---|---|
| LDEVC-011477-2026 | 06-APR-26 | I | 05 | T | 2027 | 4,500 |
| 18-177995-B3-1 | 19-MAR-19 | I | 05 | C | 2020 | 26,750 |
| 18-177995-E2-0 | 19-MAR-19 | P | 05 | T | 2020 | 1,000 |
| 18-177995-M3-0 | 19-MAR-19 | IP | 05 | C | 2020 | 628,000 |

## NOTES

PETN2021-476 PETN2023-2434 PETN2024-3800 PETN2025-2017 PETN2026-1596

## 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 | WWY | 2019 | 2019 | | | | 1,645 | 1 | C | | 8.64 | A | A | 78 | | | | | 0 | 11,086.00 |
| 1 | 2 | WLL | 2019 | 2019 | | | | 324 | 1 | C | | 14.84 | A | A | 89 | | | | | 0 | 4,279.00 |
| 1 | 3 | UTY | 2019 | 2019 | | | | 80 | 1 | C | | 20.00 | A | A | 100 | | | | | 0 | 1,600.00 |
| 1 | 4 | PAV | 2019 | 2019 | | | | 15,660 | 1 | C | | 3.89 | A | A | 85 | | | | | 0 | 51,779.00 |
| 1 | 5 | PAV | 2019 | 2019 | | | | 7,258 | 1 | C | 1 | 6.91 | A | A | 85 | | | | | 0 | 42,630.00 |
| | | | | | | | | | | | | | | | | | | | OBY VALUE | | 111,374.00 |

## 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 | PC | | | S | SF | | | | 47,136 | 1.08 | 0 | 34.73 | * | 47,136 | 1 | | 0 | 0 | | 1,636,974.00 |

NOTES: FUTURE LAND USE: GC **REV:** 97 A 02-APR-25

TOTAL ACRES 1.0821 TOTAL LAND VALUE 1,636,974.00

PRELIMINARY - SUBJECT TO CHANGE

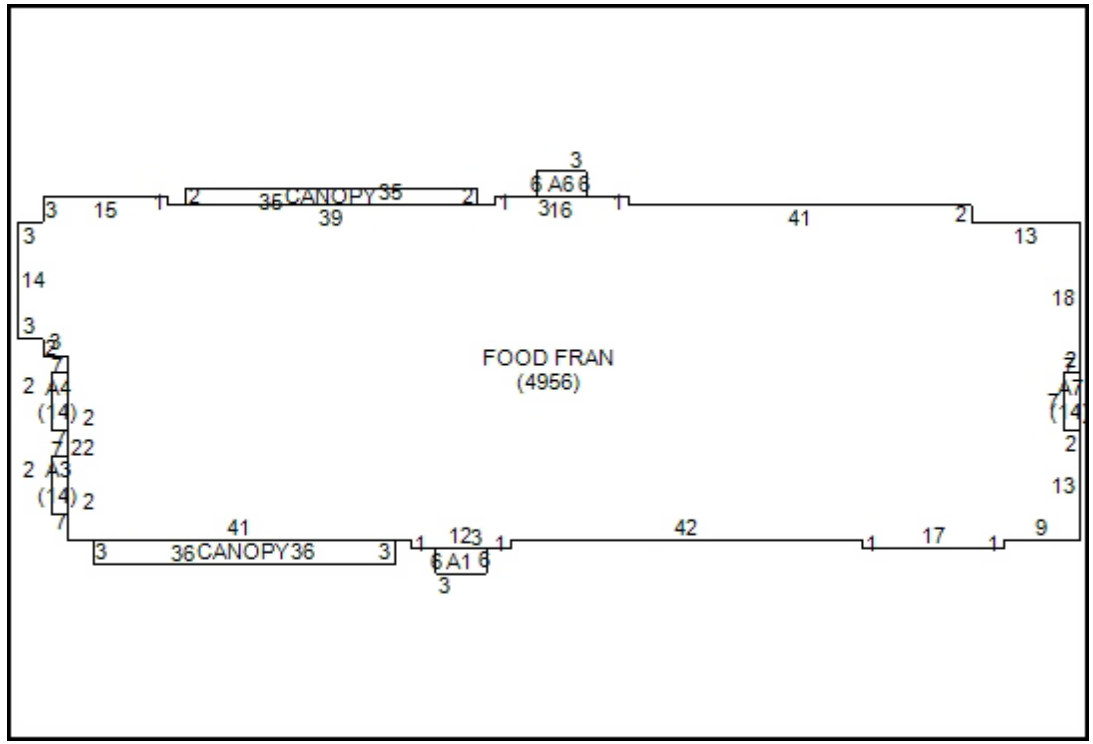
# PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

**12-42-46-13-41-003-0000** COMMERCIAL 4775 W ATLANTIC AVE

## SUB-AREA INFORMATION

| | LINE | CODE | PCT | SIZE |
|---|---|---|---|---|
| A | 1 | 900 | 100 | 4956 |
| | FOOD FRANCHISE | | | |
| A1 | 1 | CAN | | 18 |
| | CANOPY ONLY | | | |
| A2 | 2 | CAN | | 108 |
| | CANOPY ONLY | | | |
| A3 | 3 | CAN | | 14 |
| | CANOPY ONLY | | | |
| A4 | 4 | CAN | | 14 |
| | CANOPY ONLY | | | |
| A5 | 5 | CAN | | 70 |
| | CANOPY ONLY | | | |
| A6 | 6 | CAN | | 18 |
| | CANOPY ONLY | | | |
| A7 | 7 | FOP | | 14 |
| | FINISHED OPEN PORCH | | | |
| A8 | | | | |
| A9 | | | | |
| A10 | | | | |
| A11 | | | | |
| A12 | | | | |
| A13 | | | | |
| A14 | | | | |
| A15 | | | | |
| A16 | | | | |
| A17 | | | | |
| | TOTAL SQ FT | | | 5212 |




VECTOR:

900(A0CU22L3U2L3U14R3U3R15D1R39U1R16D1R41D2R13D18L2D7R2D13L9D1L17U1L42D1L12U1L41)
CAN(A1R50D1CD3L6U3R6)CAN(A2R39CD3L36U3R36)CAN(A3U3CL2U7R2D7)CAN(A4U20CD7L2U7R2)CAN(A5R14U40CU2R35D2L35)CAN(A6R56U41CU3R6D3L6)FOP(A7R121U13CL2U7R2D7)

## BUILDING INFORMATION

CHICK-FIL-A

**1 / 1 SYS CRD# /TOT BLDGS**

570 ID 1 FRANCHISE FO
C&D
1 NBHD FACTOR
LEVEL / UNIT TYPE
1 / UNIT HEIGHT / BLDG HEIGHT
/
/
/
2019 / 2019 YRBLT / EFFYR
/
4+ / GRADE / CDU
93 / % GOOD / DEPR TB
EW1
EW2
RS
RC
IW1
IW2
FT1
FT2
MKT_ADJ
FUNC
ECON
SOH%
0
4,956 EFF BLDG AREA
SQ FT LIVING AREA
4,956 TOTAL EBA

NOTES:

BLDG 001 CHICK-FIL-A

| L# | COD | | LENGTH | | WIDTH | EL ST | ID UT | VALUE |
|---|---|---|---|---|---|---|---|---|
| 1 | CAN | CANOPY ONLY | 18 | X | 1 | | 1 | 330 |
| 1 | CAN | CANOPY ONLY | 108 | X | 1 | | 1 | 1,960 |
| 1 | CAN | CANOPY ONLY | 14 | X | 1 | | 1 | 250 |
| 1 | CAN | CANOPY ONLY | 14 | X | 1 | | 1 | 250 |
| 1 | CAN | CANOPY ONLY | 70 | X | 1 | | 1 | 1,270 |
| 1 | CAN | CANOPY ONLY | 18 | X | 1 | | 1 | 330 |

1,425,910 RCN
1,326,100 RCNLD
1,326,100 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 | 2019 | 2019 | 4956 | 346 | 900 | FOOD FRANCHISE | 14 | 23 STUCCO ON WOOD STUDS | 2 | 100 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | | | | |

SUB-AREA INFORMATION

12-42-46-13-41-003-0000 COMMERCIAL 4775 W ATLANTIC AVE

BUILDING INFORMATION

A

A1

A2

A3

A4

A5

A6

A7

A8

A9

A10

A11

A12

A13

A14

A15

A16

A17

NOTES:

BLDG 001 CHICK-FIL-A

| L# | COD | | LENGTH | | WIDTH | EL ST | ID UT | VALUE |
|---|---|---|---|---|---|---|---|---|
| 1 | FOP | FINISHED OPEN PORCH | 14 | X | 1 | | 1 | 380 |