PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

LOCATION & OWNER INFORMATION

PARCEL ID	**12-43-46-16-P6-002-0000**
NBHD	**436160CM**
PARCEL ADDR	301 SE 1ST AVE
LEGAL	THREE HUNDRED ONE TR B
TAX DISTRICT	12987
OWNER	**TWJ 301 LLC**
ADDRESS	**1101 BRICKELL AVE STE N1700**
	MIAMI FL 33131-3153

PALM BEACH COUNTY

1000 PROPERTY USE /VACANT COMMERCIAL LAND

LIVING UNITS: **GIS ACRES: 1.4774**

TOTAL CARDS: 0 **AUTOCAD:**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	16-JUN-25	3	A	13

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	4,619,007
OVERRIDE	
INCOME	0
PRIOR YR VAL	4,189,576
BUILDING	0
OBY's	0
LAND	4,619,007
MARKET	4,619,007
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	0
LB Ratio (value)	0.00
SOH%	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
34833	1529	WD	D	V	5,500,000	08-FEB-24
D #56 - TRANSFER FROM BANKRUPTCY TRUSTEES/RECEIVERS THE GRANT						
29812	122	WD	Q	V	3,570,000	24-APR-18
Q #56, VERIFIED/BROKER/CONFIRMED BY COSTAR						

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
18-177610-FENC-0	09-AUG-18	I	05	C	2019	9,000

NOTES

6/22/16 APPROVED SITE PLAN 4-STORY MIXED USE - 45 DU RENTAL APARTMENT, SITE PLAN (4/19/2024 #56 - THE CITY STATED THERE HAS NOT BEEN ANY FURTHER MOVEMENT ON IT - THE PREVIOUS APPROVALS HAVE EXPIRED) PETN2025-5186 PETN2026-5856

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
																			OBY VALUE		

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	CBD			S	SF				64,356	1.48	0	71.77	*	64,356	1		0	0	4,619,007.00

NOTES: FUTURE LAND USE: REV: 56 A 6/5/2024

TOTAL ACRES 1.4774 TOTAL LAND VALUE 4,619,007.00