PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

LOCATION & OWNER INFORMATION

PARCEL ID	**42-43-45-02-00-001-0021**
NBHD	**333030CM**
PARCEL ADDR	100 S OCEAN BLVD
LEGAL	2-45-43, S 692.7 FT OF N 1559 FT OF GOV LT 1 LYG E OF SR A-1-A & E 125 FT OF S 152 FT OF N 1559 FT GOV LT 1 LYG W OF SR A-1-A
TAX DISTRICT	42984
OWNER	**MPB PROPERTY LLC**
ADDRESS	**101 YGNACIO VALLEY RD STE 320** **WALNUT CREEK CA 94596-7026**

PALM BEACH COUNTY

3900 PROPERTY USE /MOTEL

LIVING UNITS: 310 **GIS ACRES: 8.0143**

TOTAL CARDS: 1 **AUTOCAD: Y**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	19-AUG-26	3	A	13
INCOME	05-MAY-25	45		
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	212,748,065
OVERRIDE	
INCOME	0
PRIOR YR VAL	203,199,178
BUILDING	109,037,090
OBY's	1,434,806
LAND	102,276,169
MARKET	212,748,065
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	337,437
LB Ratio (value)	0.48
SOH%	

1 CAMA VALUE

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
35205	1471	WD	Q	I	277,391,500	07-AUG-24
ACTUAL PURCHASE PRICE WAS $317,500,000. 40434503000007150, 42434502						
16241	1509	WD	UO	V	67,500,000	20-NOV-03
05913	1334	WD	DO	V	12,000,000	01-DEC-88

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
2026-153	15-JUL-26	P	05	O	2027	14,360
2026-146	26-JUN-26	P	05	C	2027	15,586
2026-145	25-JUN-26	P	05	C	2027	7,815
2026-102	07-MAY-26	I	05	T	2027	10,845

NOTES

(AUTOCAD) (EAU PALM BEACH RESORT + SPA- MANALAPAN) (ALSO OWNS LOT 0050) (MAJOR RENOVTIONS / ADDITION $8,988,000 P.V.08-N/C) (24 UNIT GUEST TOWER BETWEEN CENTER & SOUTH TOWER $8,925,600 P.V. 09-N/C.) (SPA ADDITION - $23,013,370 P.V. 03/10-#90) (OBY ROF / POOL BAR) PETN2019-2514 (22 N/C $900K LOBBY IMPROVEMENTS) PETN2022-1294 PETN2023-3070 PETN2024-4945 PETN2026-2915

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	FNC	2007	2007		0	0	1	2	C				40,300.00	A	A	33					0	26,598.00
1	2	PAT	2007	2007		0	0	20,277	1	C	6			23.90	A	A	25					0	121,155.00
1	3	CTC	1991	2010		0	0	7,200	1	C				6.50	A	A	44					0	20,592.00
1	4	SPC	1991	2010		0	0	4,802	1	A	2	7		211.03	A	A	63					0	638,428.00
1	5	SPA	1991	2010		0	0	1	1	C				20,900.00	A	A	25					0	5,225.00
1	6	WLL	2007	2007		0	0	3,804	1	C	1			18.75	A	A	66					0	47,075.00
1	15	PAV	2007	2007		0	0	7,068	1	C	3		5	13.35	A	A	55					0	51,897.00
1	16	SPC	2007	2007				3,160	1	A	1	7		216.74	A	A	55					0	376,690.00
1	17	PAV	1991	2010				1,540	1	C	1			6.91	A	A	63					0	6,704.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE		SIZE	NBHDF	INF	PCT	SOH	VALUE
1	3900	C3			U	RM			0	349,102	8.01	310	329,923.13	*	310	1		0	0	102,276,169.00

NOTES: EAU DE PALM BEACH 692 FRONT FEET

FUTURE LAND USE:

REV: 22 A 1/29/2025

TOTAL ACRES 8.0143

TOTAL LAND VALUE 102,276,169.00

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TAX DISTRICT	42984
OWNER	**MPB PROPERTY LLC**
ADDRESS	**101 YGNACIO VALLEY RD STE 320** **WALNUT CREEK CA 94596-7026**

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	18	PAT	2008	2008				432	1	C	6	23.90	A	A	25					0	2,581.00
1	19	PAT	2009	2009				5,570	1	C	6	23.90	A	A	25					0	33,281.00
1	20	FNC	2009	2009				1	6	C		40,300.00	A	A	40					0	96,720.00
1	21	ROF	2015	2015				1,200	1	C		13.10	A	A	50					0	7,860.00
																			OBY VALUE		1,434,806.00

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TAX YEAR 2026

42-43-45-02-00-001-0021 COMMERCIAL 100 S OCEAN BLVD

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	692	0	61307
	PARKING LEVEL FLOORS			
A1	2	214	100	30417
	RESORT HOTEL			
A2	3	692	0	53661
	PARKING LEVEL FLOORS			
A3	4	216	100	56906
	HOTEL LOBBY			
A4	5	214	100	33166
	RESORT HOTEL			
A5	6	214	100	31717
	RESORT HOTEL			
A6	7	214	100	42831
	RESORT HOTEL			
A7	8	214	100	42471
	RESORT HOTEL			
A8	9	214	100	31717
	RESORT HOTEL			
A9	10	214	100	20725
	RESORT HOTEL			
A10	11	214	100	4187
	RESORT HOTEL			
A11	12	214	100	3832
	RESORT HOTEL			
A12	13	214	100	973
	RESORT HOTEL			
A13	14	214	100	4487
	RESORT HOTEL			
A14	15	214	100	4270
	RESORT HOTEL			
A15	16	214	100	4498
	RESORT HOTEL			
A16	17	214	100	4451
	RESORT HOTEL			
A17	18	214	100	20789
	RESORT HOTEL			
	TOTAL SQ FT			452405

SKETCH

VECTOR:

BUILDING INFORMATION

EAU DE PALM BEACH

1 / 1 SYS CRD# /TOT BLDGS

450 ID 1 RESORT HOTEL
C&D
1 NBHD FACTOR
LEVEL / UNIT TYPE
6 / UNIT HEIGHT / BLDG HEIGHT
/
/
/
1991 / 2015 YRBLT / EFFYR
/
7 / GRADE / CDU
90 / % GOOD / DEPR TB
EW1
EW2
RS
RC
IW1
IW2
FT1
FT2
MKT_ADJ
FUNC
ECON
SOH%
0
337,437 EFF BLDG AREA
SQ FT LIVING AREA
337,437 TOTAL EBA

NOTES:

L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FCP	FINISHED CARPORT	3253	X 1		1	54,100
1	FCB	FINISHED CABANA	1690	X 1		1	56,190
1	CLP	LOAD DOCK,ST OR CONC	495	X 1		1	5,490
1	FOP	FINISHED OPEN PORCH	35045	X 1		1	953,220
1	PTO	PATIO	3560	X 1		1	12,390
1	EL3	ELEVATOR HYDRAULIC FRGT	4000	X 50	2	2	93,460

121,152,330 RCN
109,037,090 RCNLD
109,037,090 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	B1	B1	1991	2015	61307	1599	692	PARKING LEVEL FLOORS	9	22	STUCCO ON MASONRY	3	100	2	0	0	2	2	3	3				
2	B	B1	B1	1991	2015	30417	892	214	RESORT HOTEL	9	22	STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
3	C	B2	B2	1991	2015	53661	719	692	PARKING LEVEL FLOORS	9	22	STUCCO ON MASONRY	3	100	2	0	0	2	2	3	3				
4	D	01	01	1991	2015	56906	1088	216	HOTEL LOBBY	18	22	STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
5	E	01	01	1991	2015	33166	1349	214	RESORT HOTEL	9	22	STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
6	F	02	02	1991	2015	31717	1532	214	RESORT HOTEL	9	22	STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
7	G	03	03	1991	2015	42831	2296	214	RESORT HOTEL	9	22	STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
8	H	04	04	1991	2015	42471	2298	214	RESORT HOTEL	9	22	STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
9	I	05	05	1991	2015	31717	1532	214	RESORT HOTEL	9	22	STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
10	J	06	06	1991	2015	20725	1016	214	RESORT HOTEL	9	22	STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
11	K	B3	B3	2007	2015	4187	208	214	RESORT HOTEL	9	22	STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				

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42-43-45-02-00-001-0021 COMMERCIAL 100 S OCEAN BLVD

SUB-AREA INFORMATION

A	18	PTO	7238
	PATIO		
A1	16	FOP	2896
	FINISHED OPEN PORCH		
A2	14	PTO	2258
	PATIO		
A3	1	FCP	3253
	FINISHED CARPORT		
A4	2	FCB	1690
	FINISHED CABANA		
A5	3	CLP	495
	LOAD DOCK,ST OR CONC		
A6	4	FOP	35045
	FINISHED OPEN PORCH		
A7	5	PTO	3560
	PATIO		
A8			
A9			
A10			
A11			
A12			
A13			
A14			
A15			
A16			
A17			

BUILDING INFORMATION

NOTES:

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	EL3	ELEVATOR HYDRAULIC FRGT	4000	X	100	4	2	128,080
1	EL3	ELEVATOR HYDRAULIC FRGT	4000	X	100	6	3	210,120
1	EL4	ELEVATOR HYDRAULIC PNGR	2500	X	200	7	6	420,300
1	SS1	SPRINKLER SYS (OPEN) WET	355444	X	1		1	941,930
11	PTO	PATIO	2258	X	1		1	7,860
12	SS1	SPRINKLER SYS (OPEN) WET	22775	X	1		1	60,350

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
12	L	01	01	2008	2015	3832	0	214	RESORT HOTEL	9	22 STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
13	M	01	01	2008	2015	973	89	214	RESORT HOTEL	9	22 STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
14	N	02	02	2008	2015	4487	312	214	RESORT HOTEL	9	22 STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
15	O	03	03	2008	2015	4270	270	214	RESORT HOTEL	9	22 STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
16	P	04	04	2008	2015	4498	313	214	RESORT HOTEL	9	22 STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
17	Q	05	05	2008	2015	4451	310	214	RESORT HOTEL	9	22 STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				
18	R	01	01	2009	2015	20789	929	214	RESORT HOTEL	14	22 STUCCO ON MASONRY	3	100	2	2	2	2	2	3	3				

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PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

SUB-AREA INFORMATION	42-43-45-02-00-001-0021	COMMERCIAL	100 S OCEAN BLVD	BUILDING INFORMATION

A

A1

A2

A3

A4

A5

A6

A7

A8

A9

A10

A11

A12

A13

A14

A15

A16

A17

NOTES:

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
12	FOP	FINISHED OPEN PORCH	2896	X	1		1	78,770
18	SS3	SPRINKLER SYS (POPDOWN) WET	20789	X	1		1	59,040
18	PTO	PATIO	7238	X	1		1	25,190