

LOCATION & OWNER INFORMATION

PARCEL ID

50-43-43-23-04-000-0010

NBHD

333500CM

PARCEL ADDR

239 S COUNTY RD

LEGAL

EAST PLAZA LT 1, WLY 1.50 FT OF LT 2, LTS 8 THRU 12 & PRIVATE ROADS & ALLEYS

TAX DISTRICT

50411

OWNER

FIRST UNION NATL BANK OF FL WELLS FARGO BANK RYAN LLC C/O

ADDRESS

PO BOX 2609
CARLSBAD CA 92018-2609



PALM BEACH COUNTY



ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	20-SEP-21	1	A	31

INCOME

21-MAR-24 45

AG

2300 PROPERTY USE /FINANCIAL

LIVING UNITS:0

GIS ACRES: 2.7114

TOTAL CARDS:3

AUTOCAD:

TOTAL PARCEL	
TYPE	VALUE
MASS	58,928,677
OVERRIDE	
INCOME	0
PRIOR YR VAL	54,913,398
BUILDING	13,202,580
OBY's	150,786
LAND	45,575,311
MARKET	58,928,677
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	56,656
LB Ratio (value)	0.77
SOH%	
1	CAMA VALUE

SALES INFORMATION							
BOOK	PAGE	DC	QC	S	PRICE	DATE	
07208	1211	QC	DO	I	16,370,800	01-APR-92	
02628	1202		U	V	100,000	01-JAN-77	

PERMIT INFORMATION							
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT	
SIGN-26-00101	26-MAR-26	I	05	T	2027	2,240	
CALT-25-00543	21-OCT-25	I	05	T	2027	17,000	
B-20-83989	21-MAY-20	P	05	C	2021	2,900	
B-20-83555	13-MAR-20	I	05	T	2021	40,835	

AG INFORMATION							
LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

NOTES

P10-3999 (AUTOCAD) (BLDG 1 - 251 S COUNTY RD; BLDG 2 - 239 S COUNTY RD) (WELLS FARGO) (N/C-18 PV=\$7,797,978-ALSO FOR 05-022-0220)(GRD 6+, EYB 2010 -04/18 #64) (CARD #1 NOW FINISHED ALL FLOORS, CARD#2, 1ST FLR. INC., HELD OVER UNTIL 21) (SPLIT ZONE 1/2 C-TS & 1/2 R-B) PETN2020-3144 PETN2024-3502 PETN2025-4329 PETN2026-3032

OBY INFORMATION																					
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	10	PAV	1927	2010		0	0	58,250	1	C	5	3.28	A	A	63				0		120,368.00
1	11	PAV	2017	2017				1,800	1	C	4	15.92	A	A	80				0		22,925.00
1	12	WWY	2017	2017				930	1	C	2	11.51	A	A	70				0		7,493.00
OBY VALUE																					150,786.00

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	R-B			S	SF			0	57,609	1.32	0	385.88 *	57,609	1		0	0		22,229,873.00		
NOTES: SPLIT ZONED PAR												FUTURE LAND USE:						REV: 45 A		2/18/2025		
2	1000	R-B			S	SF			0	60,500	1.39	0	385.88 *	60,500	1		0	0		23,345,438.00		
NOTES:												FUTURE LAND USE:						45 A		2/18/2025		
TOTAL ACRES										2.7114		TOTAL LAND VALUE										45,575,311.00

SUB-AREA INFORMATION					50-43-43-23-04-000-0010		COMMERCIAL		239 S COUNTY RD		BUILDING INFORMATION										
LINE	CODE	PCT	SIZE																		
A 1	530	100	12194		WELLS FARGO																
BANK/SAVINGS INST					1	/	3	SYS CRD# /TOT BLDGS													
A1 4	500	100	11946		620	ID	1	BANK/MAIN OF													
OFFICES					1			C&D													
A2 6	500	100	1042		3	/		NBHD FACTOR													
OFFICES								LEVEL / UNIT TYPE													
A3 15	NVA		220					UNIT HEIGHT / BLDG HEIGHT													
NO VALUE AREA																					
A4																					
A5																					
A6					1927	/	2010	YRBLT / EFFYR													
A7																					
A8					6+	/		GRADE / CDU													
A9					72.92	/		% GOOD / DEPR TB													
A10																					
A11																					
A12																					
A13																					
A14																					
A15																					
A16																					
A17																					
TOTAL SQ FT				25402																	

VECTOR:
530(A1CR75D61VL49D6U1VL66D5U1VL28D2D1VL30D4U1VL3D1VL11U70VR112U7)500(A5R197U4CR75D33L8D28VL41D6U1VL66D5U1VL28D2D1VL30D4U1VL3D1VL11U70VR112U7)500(A6R329CR25D24R1D17L26U41)
NVA(A115R272D56CVL8D1U28R8D27)

8,139,350	RCN
5,935,280	RCNLD
5,935,280	ADJRCNLD
1 TOTAL ID UNIT VALUE	

NOTES:											L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE											
BLDG 001 HOLLOW TILE IS											1	EL2	ELEVATOR ELECTRIC PSNGR	2500	X	150	2	2	182,220									
											1	SS1	SPRINKLER SYS (OPEN) WET	25182	X	1		1	66,730									
											1	BE6	BANK NIGHT DEPOSIT CHUT	1	X	1		1	45,350									
BLDG 001 PRIMARY WALL											1	BE8	VAULT FLOOR	10	X	9		1	12,250									
											1	BE4	BANK VAULT DR RECT \$	1	X	1		2	51,400									
											1	NVA	NO VALUE AREA	220	X	1		1	0									

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE	WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	SIZE	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	1927	2010	499	530	12	22	2	100	2	2	2	2	2	2	3				
4	D	02	02	1927	1985	499	500	12	22	2	100	2	2	2	2	2	3	3				
6	E	03	03	1927	1985	134	500	12	22	2	100	2	2	2	2	2	3	3				

BUILDING INFORMATION			
2	/	3	SYS CRD# /TOT BLDGS
490	ID	1	OFFICE BLDG C&D
1			NBHD FACTOR LEVEL / UNIT TYPE
3	/		UNIT HEIGHT / BLDG HEIGHT
	/		
	/		
	/		
1925	/	1970	YRBLT / EFFYR
	/		
6+	/		GRADE / CDU
40	/		% GOOD / DEPR TB
			EW1
			EW2
			RS
			RC
			IW1
			IW2
			FT1
			FT2
			MKT_ADJ
			FUNC
			ECON
			SOH%
0			
		15,148	EFF BLDG AREA
			SQ FT LIVING AREA
		15,148	TOTAL EBA

4,938,190	RCN
1,975,280	RCNLD
1,975,280	ADJRCNLD
1 TOTAL ID UNIT VALUE	

Ver. 2022.01.24

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	500	100	8547	
OFFICES				
A1 2	500	100	7779	
OFFICES				
A2 1	FOP		474	
FINISHED OPEN PORCH				
A3 2	BA1		474	
BALCONY				
A4 3	FOP		136	
FINISHED OPEN PORCH				
A5 4	FOP		136	
FINISHED OPEN PORCH				
A6 5	FOP		139	
FINISHED OPEN PORCH				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			17685	

50-43-43-23-04-000-0010COMMERCIAL239 S COUNTY RD

VECTOR:
500(A1CD42R11D14L73VL51D7VL24U114VR59U10VR8D58VL22D3VR5D43R39U43R48)500(A2R375D6CD26R11D14L73VL51D7VL24U114VR59U10VR8D58VL22D3VR5D43R39U27R48)
FOP(A103L11CL17U8R17D8)BA1(A102R327D21CD12L39VL1U12R40)FOP(A104R361D6CL17U8R17D8)FOP(A105L72U18C VL3U17VR8U1VR3D17VL8D1)FOP(A101L48D31CD12L39VL1U12R40)

BUILDING INFORMATION				
3	/	3	SYS CRD# /TOT BLDGS	
490	ID	1	OFFICE BLDG	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
2	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
2017	/	2017	YRBLT / EFFYR	
	/			
6+	/		GRADE / CDU	
91	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
0				
			16,326 EFF BLDG AREA	
			SQ FT LIVING AREA	
			16,326 TOTAL EBA	

NOTES:				
BLDG 003 NEW BLDG 251 AND 239- BLDG SITS ON LOT 03-000-0010				

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	474	X 1	1	12,890
1	BA1	BALCONY	474	X 1	1	8,600
1	FOP	FINISHED OPEN PORCH	136	X 1	1	3,700
1	FOP	FINISHED OPEN PORCH	136	X 1	1	3,700
1	FOP	FINISHED OPEN PORCH	139	X 1	1	3,780
1	SS1	SPRINKLER SYS (OPEN) WET	16326	X 1	1	43,260

5,815,410	RCN
5,292,020	RCNLD
5,292,020	ADJRCNLD
1	TOTAL ID UNIT VALUE

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE	WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	YB	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	2017	2017	614	500	14	22	2	100	2	2	2	2	2	3	3				
2	B	02	02	2017	2017	589	500	14	22	2	100	2	2	2	2	2	3	3				

SUB-AREA INFORMATION	50-43-43-23-04-000-0010	COMMERCIAL	239 S COUNTY RD	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
BLDG 003 NEW BLDG 251 AND 239- BLDG SITS ON LOT 03-000-0010		1	EL4	ELEVATOR HYDRAULIC PNGR	2500	X	150	2	1	53,890