

LOCATION & OWNER INFORMATION

PARCEL ID

50-43-43-23-05-025-0400

NBHD

333500CM

PARCEL ADDR

240 ROYAL PALM WAY

LEGAL

ROYAL PARK ADD LT 40 BLK E

TAX DISTRICT

50411

OWNER

JHD ASSOCIATES LLC OCONNOR PROPERTY
MANAGEMENT OF S FL C/O

ADDRESS

230 ROYAL PALM WAY # 3
PALM BEACH FL 33480-4340



PALM BEACH COUNTY



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

LIVING UNITS:0GIS ACRES: .4591

TOTAL CARDS:1AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	18-SEP-23	1	A	33
INCOME 13-MAY-25 45				
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	12,592,918
OVERRIDE	
INCOME	0
PRIOR YR VAL	11,714,886
BUILDING	2,650,900
OBY's	19,518
LAND	9,922,500
MARKET	12,592,918
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	10,296
LB Ratio (value)	0.79
SOH%	
3I INCOME	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
09970	1161	WD	DD	I	800,000	01-AUG-97
DD-RELATED CORPORATIONS.						
09139	1237	WD	UO	I	2,000,000	01-FEB-96
W/LT 0390.						
07912	1302	WD	UO	I	1,700,000	01-SEP-93
W/LT 0390.						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
CALT-26-00686	05-MAY-26	I	02	O	2027	80,000
E-26-00495	27-APR-26	P	05	O	2027	8,284
SIGN-25-00091	05-DEC-25	I	05	T	2027	1,250
CALT-25-00481	01-OCT-25	I	02	O	2027	75,500

NOTES

(GRD TO 7 #45, 5/20) PETN2021-2913 PETN2023-2086 PETN2024-5005 PETN2025-4333 PETN2026-2832

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	1	PAV	1950	2000		0	0	13,204	1	C		3.89	A	A	38					0	19,518.00
OBY VALUE																				19,518.00	

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	C-OPI			S	SF			0	20,000	0.46	0	496.13 *	20,000	1		0	0	9,922,500.00
NOTES:										FUTURE LAND USE:									
TOTAL ACRES										TOTAL LAND VALUE									
										REV: 61 A 22-JAN-25									
										9,922,500.00									

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	500	100	4956	
OFFICES				
A1 2	505	100	384	
LOBBY				
A2 3	500	100	4956	
OFFICES				
A3 1	EL4		2500	
ELEVATOR HYDRAULIC PNGR				
A4 2	SS1		10680	
SPRINKLER SYS (OPEN) WET				
A5 3	NVA		384	
NO VALUE AREA				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			23860	

50-43-43-23-05-025-0400COMMERCIAL240 ROYAL PALM WAY

VECTOR:
500(A0CL42D9L16U15L42D54R42D3R16U3R42U48)505(A1L42CU15L16D24R16U9)500(A2R20CD54R42D3R16U3R42U48L42D9L16U15L42) SS1(A101CN)EL4(A100CN)NVA(A102U9R78CD24X16)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
490	ID	1	OFFICE BLDG	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
2	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
	/			
1950	/	1995	YRBLT / EFFYR	
	/			
7	/		GRADE / CDU	
68	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
0				
			10,296 EFF BLDG AREA	
			SQ FT LIVING AREA	
			10,296 TOTAL EBA	

NOTES:	
BLDG 001 BROWN BROTHERS HARRIMAN & CO.	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	EL4	ELEVATOR HYDRAULIC PNGR	2500	X 150	3 1	56,370
1	SS1	SPRINKLER SYS (OPEN) WET	10680	X 1	1	28,300
1	NVA	NO VALUE AREA	384	X 1	1	0

3,898,380	RCN
2,650,900	RCNLD
2,650,900	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	CND	RSN	%GD	RSN	%GD
1	A	01	01	1950	1995	332	500	10	22	1	100	2	2	2	2	2	3	3				
2	B	01	01	1950	1995	0	505	20	22	1	100	2	2	2	0	2	3	3				
3	C	02	02	1950	1995	332	500	10	22	1	100	2	2	2	2	2	3	3				