

LOCATION & OWNER INFORMATION	
PARCEL ID	56-43-42-29-43-000-0100
NBHD	232400CM
PARCEL ADDR	1701 AUSTRALIAN AVE 1
LEGAL	LEWIS TERMINALS PL 2-A LTS 10 TO 13 INC
TAX DISTRICT	56427
OWNER	SL 1701 AUSTRALIAN LLC
ADDRESS	195 MORRISTOWN RD BASKING RIDGE NJ 07920-1650



PALM BEACH COUNTY



4800 PROPERTY USE /WAREH/DIST TERM	
LIVING UNITS:0	GIS ACRES: 3.4987
TOTAL CARDS:1	AUTOCAD:

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

ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	17-OCT-23	3	F	33
INCOME	19-DEC-19	22		
AG				

TOTAL PARCEL	
TYPE	VALUE
MASS	7,910,101
OVERRIDE	
INCOME	0
PRIOR YR VAL	7,368,823
BUILDING	5,915,510
OBY's	53,923
LAND	1,940,668
MARKET	7,910,101
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	67,500
LB Ratio (value)	0.25
SOH%	
1	CAMA VALUE

SALES INFORMATION						
BOOK	PAGE	DC	QC	S	PRICE	DATE
36578	457	WD	D	I	17,000,000	02-JUN-26
DQ - SALE NEGOTIATED W/ ADJACENT 2001 AUSTRALIAN - PRICE ALLOCAT						
33180	269	WD	Q	I	127,500,000	30-DEC-21
17992	50	WD	UO	I	4,270,500	05-JAN-05
DV-VERIFIED W/ GRANTOR, PARTNER BUYOUT, BULK SALE, 3 OTHER SALE						

PERMIT INFORMATION						
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
PV-24-0013	05-SEP-24	I	05	T	2025	15,547
R-22-0016	02-DEC-22	I	03	C	2024	572,731
13-00673	17-APR-13	P	05	C	2014	1,250
12-02080	05-NOV-12	P	05	C	2014	1,885

NOTES	
(IN SEC 32) (CONT. W/ LOT 9) (SUNCREST) (EYB 2000 3/13 #33) PETN2019-635 PETN2020-881 PETN2021-635 (BLDG. TRAVERSED 9/22) PETN2024-5088 PETN2025-4518 PETN2026-3323	

OBY INFORMATION																				
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH
1	1	PAV	1986			0	0	43,203	1	C	5	3.28	A	A	25				0	35,427.00
1	2	PAV	1986			0	0	13,621	1	C	5	3.28	A	A	25				0	11,169.00
1	3	FEN	2004	2004		0	0	848	1	C		18.00	A	A	48				0	7,327.00
OBY VALUE																				53,923.00

LAND INFORMATION																				
L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE	
1	4000	IL			S	SF			0	152,402	3.50	0	12.73 *	152,402	1		0	0	1,940,668.00	
NOTES:																				
TOTAL ACRES										3.4987					FUTURE LAND USE:					
TOTAL LAND VALUE																			1,940,668.00	
																			REV: 61 A 14-MAY-24	

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	820	100	61740	
DISTR WAREHOUSE				
A1 2	510	100	5760	
WHSE OFFICE				
A2 1	FOP		170	
FINISHED OPEN PORCH				
A3 7	STO		50	
STAIRWELL OPEN				
A4 12	CAN		3200	
CANOPY ONLY				
A5 13	FOP		245	
FINISHED OPEN PORCH				
A6 14	STO		50	
STAIRWELL OPEN				
A7 15	FOP		135	
FINISHED OPEN PORCH				
A8 16	FOP		70	
FINISHED OPEN PORCH				
A9 17	STO		50	
STAIRWELL OPEN				
A10 18	FOP		265	
FINISHED OPEN PORCH				
A11 19	STO		385	
STAIRWELL OPEN				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			72120	

56-43-42-29-43-000-0100COMMERCIAL1701 AUSTRALIAN AVE 1

DISTR WAREHO (61740)

MULTI OFFIC (5760)

CANOPY (3200)

VECTOR:
820(A6CU225R300D161L90D64L210)510(A7R210U64CR90D64L90U64)
STO(A9R34CR10D5L10U5)FOP(A8CR34D5L34U5)CAN(A13R130CR80D40L80U40)STO(A11R93CR10D5L10U5)FOP(A14R210CR14D5L14U5)FOP(A10R44CR49D5L49U5)FOP(A12R103CR27D5L27U5)STO(A15R224CR10D5L10U5)FOP(A16R234CR53D5L53U5)STO(A17R287D5CU5R13D45L8U40L5)

BUILDING INFORMATION				
SUNCREST CABINETS				
1	/	1	SYS CRD# /TOT BLDGS	
820	ID	1	WAREHOUSE DI	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
1986	/	2000	YRBLT / EFFYR	
	/			
3	/		GRADE / CDU	
73	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
0				
			67,500 EFF BLDG AREA	
			SQ FT LIVING AREA	
			67,500 TOTAL EBA	

NOTES:	
BLDG 001 (EXT WALL CHATTAHOOCHEE)	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	170	X 1	1	4,620
1	SS1	SPRINKLER SYS (OPEN) WET	69362	X 1	1	183,810
1	STO	STAIRWELL OPEN	50	X 1	1	910
1	LD5	DOCK LEVELERS	1	X 1	6	34,980
1	OHD	OVERHEAD DOORS	8	X 8	14	0
1	OHD	OVERHEAD DOORS	10	X 10	1	0

8,103,430	RCN
5,915,510	RCNLD
5,915,510	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	SIZE	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	01	01	1986	2000	1050	820	24	CONCRETE PRECAST PAN	2	100	2	0	0	2	2	2	2				
2	B	01	01	1986	2000	0	510	12	CONCRETE PRECAST PAN	2	100	2	2	2	2	2	2	2				

SUB-AREA INFORMATION	56-43-42-29-43-000-0100	COMMERCIAL	1701 AUSTRALIAN AVE 1	BUILDING INFORMATION
A				
A1				
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				

NOTES:
BLDG 001 (EXT WALL CHATTAHOOCHEE)

L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE
1	OHD	OVERHEAD DOORS	12	X 14		1	0
1	CAN	CANOPY ONLY	3200	X 1		1	58,050
1	FOP	FINISHED OPEN PORCH	245	X 1		1	6,660
1	STO	STAIRWELL OPEN	50	X 1		1	910
1	FOP	FINISHED OPEN PORCH	135	X 1		1	3,670
1	FOP	FINISHED OPEN PORCH	70	X 1		1	1,900

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A11				
A12				
A13				
A14				
A15				
A16				
A17				

NOTES:

BLDG 001 (EXT WALL CHATTAHOOCHEE)

L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE
1	STO	STAIRWELL OPEN	50	X 1		1	910
1	FOP	FINISHED OPEN PORCH	265	X 1		1	7,210
1	STO	STAIRWELL OPEN	385	X 1		1	6,980