

LOCATION & OWNER INFORMATION	
PARCEL ID	56-43-42-29-55-002-0070
NBHD	232400CM
PARCEL ADDR	2000 AVENUE P 10
LEGAL	LEWIS TERMINALS PLAT NO 2-C LTS 7 TO 9 INC BLK B
TAX DISTRICT	56407
OWNER	2000 AVENUE P PROPERTY LLC
ADDRESS	1051 POST RD STE 2 DARIEN CT 06820-5436



ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	07-SEP-22	1	A	82
INCOME	14-OCT-20	22		
AG				

4800 PROPERTY USE /WAREH/DIST TERM	
LIVING UNITS:0	GIS ACRES: 5.9734
TOTAL CARDS:1	AUTOCAD: Y

TOTAL PARCEL	
TYPE	VALUE
MASS	7,994,505
OVERRIDE	
INCOME	3,418,159
PRIOR YR VAL	6,385,240
BUILDING	5,169,920
OBY's	92,453
LAND	2,732,132
MARKET	7,994,505
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	59,351
LB Ratio (value)	0.34
SOH%	
1 CAMA VALUE	

SALES INFORMATION						
BOOK	PAGE	DC	QC	S	PRICE	DATE
35594	1800	WD	Q	I	13,125,000	27-FEB-25
#83 - 3.18.2025. VERIFIED ARM'S LENGTH TRANSACTION WITH KIRK NELSON						
33180	269	WD	Q	I	127,500,000	30-DEC-21
17992	53	WD	DC	I	4,446,000	05-JAN-05
DD VER. W/GRANTEE PARTNER BUY OUT BULK SALE 5/26/05 #20 5/26/05						

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

PERMIT INFORMATION						
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
AC-24-0131	16-DEC-24	I	05	T	2026	31,284
20-04104	23-DEC-20	IP	02	T	2022	37,287
20-05043	17-DEC-20	I	05	T	2022	0
20-04543	07-DEC-20	I	05	T	2022	2,059

NOTES
(AUTOCAD) (EYB 1995-07/17 #64) PETN2021-633 PETN2024-5089 PETN2025-1912

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	1987			0	0	85,958	1	C	5	2.39	A	A	30					0	61,746.00
1	2	PAV	1987			0	0	32,944	1	C	5	2.43	A	A	30					0	24,053.00
1	3	WWY	1987			0	0	3,624	1	C		1.30	A	A	25					0	1,178.00
1	4	WLL	1987			0	0	216	1	C		14.69	A	A	30					0	952.00
1	5	ROF	1987			0	0	1,392	1	C		13.00	A	A	25					0	4,524.00
OBY VALUE																				92,453.00	

LAND INFORMATION																									
L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE						
1	4000	IG			S	SF			0	260,203	5.97	0	10.50 *	260,203	1		0	0	2,732,132.00						
NOTES:										TOTAL ACRES					5.9734	FUTURE LAND USE: R					REV: 61 A 14-MAY-24		TOTAL LAND VALUE		2,732,132.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	1	840	100	11666
WAREHOUSE				
A1	3	510	100	11666
WHSE OFFICE				
A2	5	840	100	31517
WAREHOUSE				
A3	6	840	100	4000
WAREHOUSE				
A4	7	510	100	502
WHSE OFFICE				
A5	1	FOP		1581
FINISHED OPEN PORCH				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				60932

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SKETCH

VECTOR:

BUILDING INFORMATION				
GRAN PARK AT RIVIERA BEACH				
1 / 1 SYS CRD# /TOT BLDGS				
670	ID	1	OFFICE/WAREH	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
1987	/	2000	YRBLT / EFFYR	
	/			
3	/		GRADE / CDU	
75	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
				0
59,351 EFF BLDG AREA				
SQ FT LIVING AREA				
59,351 TOTAL EBA				
6,893,230 RCN				
5,169,920 RCNLD				
5,169,920 ADJRCNLD				
1 TOTAL ID UNIT VALUE				

NOTES:	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	1581	X 1	1	43,000
1	LD5	DOCK LEVELERS	1	X 1	14	81,620
1	OHD	OVERHEAD DOORS	10	X 10	29	0

6,893,230	RCN
5,169,920	RCNLD
5,169,920	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	1987	2000	1634	840	20	24 CONCRETE PRECAST PAN	2	100	2	0	0	2	2	2	2				
3	B	01	01	1987	2000	0	510	12	24 CONCRETE PRECAST PAN	2	100	2	2	2	2	2	2	2				
5	C	01	01	1987	2000	0	840	20	24 CONCRETE PRECAST PAN	2	100	2	0	0	2	2	2	2				
6	D	01	01	1987	2000	0	840	20	24 CONCRETE PRECAST PAN	2	100	2	2	2	2	2	2	2				
7	E	01	01	1987	2000	0	510	12	24 CONCRETE PRECAST PAN	2	100	2	2	2	2	2	2	2				