PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

LOCATION & OWNER INFORMATION

PARCEL ID	* **74-43-43-15-17-000-0011**
NBHD	**740000RS**
PARCEL ADDR	1745 N FLAGLER DR
LEGAL	LAKESIDE COURT LTS 1 TO 4 INC LYG W OF FLAGLER DR & TH PORTION OF A 10.3 FT ALLEY RD R/W LYG N OF & ADJ THERETO (LESS W 233 FT)
TAX DISTRICT	74407
OWNER	**1717 N FLAGLER DRIVE VENTURE LLC**
ADDRESS	**2850 TIGERTAIL AVE STE 800** **MIAMI FL 33133-5346**

PALM BEACH COUNTY

0000 PROPERTY USE /VACANT

LIVING UNITS: 0 **GIS ACRES: .72**

TOTAL CARDS: 0 **AUTOCAD:**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	19-MAR-26	3	F	73
INCOME	12-MAY-23	34		
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	7,840,750
OVERRIDE	
INCOME	0
PRIOR YR VAL	6,001,063
BUILDING	0
OBY's	0
LAND	7,840,750
MARKET	7,840,750
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.00
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
32354	1558	WD	Q	V	4,370,625	31-MAR-21

Q #81 VERIFIED W/BROKERS (BUYER/SELLER)

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
26031820-COM-POOL	29-JUN-26	F	03	T	2027	475,000
25070111-COM-BLDG	29-APR-26	I	00	O	2027	91,838,759
26020672-COM-FIRE	21-APR-26	I	05	O	2027	15,000
26020691-COM-ANC	08-APR-26	F	05	T	2027	17,700

NOTES

PETN2021-2060 PETN2022-1126 PETN2023-1388 PETN2024-1422 RITZ CARLTON RESIDENCES 27 STORY CONDOMINIUM, APPROX 138 UNITS VERIFIED WITH SALES OFFICE (10/2025) THEY ARE 50% SOLD OUT WITH PRICES RANGING FROM $2.5M TO $8M. INCOME RESTRICTED APARTMENT BUILDING BEHIND SITE IS NOT PART OF SITE PLAN #77 PETN2025-281 UPDATED SQ FOOTAGE TO MATCH GIS ACREAGE FOR 2026 ROLL #77 ALL IMPROVEMENT RAZED FOR 2026 #73 PETN2026-1881

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
																			OBY VALUE		

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE		SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0121	CMUD-CI			S	W1				31,363	0.72	0	250.00	T		1		0	0	7,840,750.00

NOTES: FUTURE RITZ CARLTON RESIDENCES FUTURE LAND USE: MF REV: 77 A 12-JUN-26

TOTAL ACRES .72 TOTAL LAND VALUE 7,840,750.00