PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

LOCATION & OWNER INFORMATION

PARCEL ID	**74-43-43-21-01-023-0041**
NBHD	**233200CM**
PARCEL ADDR	534 DATURA ST
LEGAL	WEST PALM BEACH TOWN OF W 1/2 OF LT 4 (LESS N 10 FT DATURA ST R/W) LT 5 (LESS N 7.85 FT DATURA ST R/W) BLK 23
TAX DISTRICT	84402
OWNER	**GOLD STANDARD OF CARE LLC**
ADDRESS	**4901 NW 17TH WAY STE 303**
	FT LAUDERDALE FL 33309-3772

PALM BEACH COUNTY

0600 PROPERTY USE /RETIREMENT

LIVING UNITS: 200 **GIS ACRES: .4986**

TOTAL CARDS: 1 **AUTOCAD: Y**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	18-AUG-25	1	A	13
INCOME	04-JAN-05	46		
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	8,661,448
OVERRIDE	
INCOME	3,884,571
PRIOR YR VAL	8,171,580
BUILDING	2,857,720
OBY's	15,603
LAND	5,788,125
MARKET	8,661,448
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	44,938
LB Ratio (value)	0.67
SOH%	0
1 CAMA VALUE	

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
23294	262	WD	DD	I	3,130,000	11-JUN-09
DISTRESS SALE, APPROVED BY BANKRUPTCY JUDGE #46 8/10						
10348	0818	WD	DD	I	6,180,000	01-APR-98
DD-NOT FOR PROFIT ORG.						
09060	1250	WD	DO	I	3,500,000	01-DEC-95
W/LTS 0021 & 0022						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
25011309-COM-PLUMB	28-FEB-25	I	03	T	2026	3,875
20090918	23-NOV-20	P	05	C	2022	41,000
20020082	06-NOV-20	I	05	T	2022	0
20100153	27-OCT-20	P	05	C	2022	4,700

NOTES

(AUTOCAD) (P B ASSISTED LIVING FACILITY-200 BEDS, 117 ROOMS) (SITE-1/2 ACRE +1) ($355,400 PV FOR INT. STAIRCASE 19-N/C) PETN2024-3132 PETN2025-2495 PETN2025-5103 9.9.2026: PER THE SFBJ, PLANS HAVE BEEN FILED FOR A 25 STY. RESI-TOWER THROUGH THE STATES LIVE LOCAL ACT. THE CURRENT NURSING HOME ON SITE WOULD BE RELOCATED. PROPOSALS ARE FOR 261 RENTAL D/U, WITH 40% WFH, 4,600 SF RETAIL AND 64 SPACE PKG. GARAGE. NO VARIANCES OR WAIVERS WOULD BE NECESSARY. ARTICLE IN WORKFILE#61 PETN2026-3732

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	PAV	1988	2014		0	0	6,300	1	C	5	3.28	A	A	73					0	15,085.00
1	2	FEN	1988			0	0	115	1	C		18.00	A	A	25					0	518.00
																			OBY VALUE		15,603.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE		SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0600	QBD-10			U	BD			0	21,717	0.50	200	28,940.63	*	200	1		0	0	5,788,125.00
NOTES: SANI / REST HOME												FUTURE LAND USE: UCBD							REV: 45 A 2/21/2025	
									TOTAL ACRES	.4986									TOTAL LAND VALUE	5,788,125.00

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TAX YEAR 2026

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	119	100	9274
	NURSING HOME			
A1	2	300	100	2928
	RETAIL STORE			
A2	3	119	100	10912
	NURSING HOME			
A3	2	FOP		1919
	FINISHED OPEN PORCH			
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			25033

74-43-43-21-01-023-0041 COMMERCIAL 534 DATURA ST

SKETCH

VECTOR:

BUILDING INFORMATION

1	/	1	SYS CRD# /TOT BLDGS
540	ID	1	NURSING HOME
			C&D
1			NBHD FACTOR
			LEVEL / UNIT TYPE
4	/		UNIT HEIGHT / BLDG HEIGHT
	/		
	/		
	/		
1926	/	1995	YRBLT / EFFYR
	/		
3	/		GRADE / CDU
58	/		% GOOD / DEPR TB
			EW1
			EW2
			RS
			RC
			IW1
			IW2
			FT1
			FT2
			MKT_ADJ
			FUNC
			ECON
			SOH%
0			
		44,938	EFF BLDG AREA
			SQ FT LIVING AREA
		44,938	TOTAL EBA

NOTES:

BLDG 001 CITY WALK ASST. LIVING

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	FOP	FINISHED OPEN PORCH	1919	X	1		1	52,200
1	EL4	ELEVATOR HYDRAULIC PNGR	1500	X	50	4	1	36,820
1	EL4	ELEVATOR HYDRAULIC PNGR	1500	X	50	4	1	36,820
1	SS1	SPRINKLER SYS (OPEN) WET	44938	X	1		1	119,090

4,927,090	RCN
2,857,720	RCNLD
2,857,720	ADJRCNLD
1	TOTAL ID UNIT VALUE

LN NO	SE NO	LEVEL FR	LEVEL TO	YR BLT	EFF YB	AREA SIZE	EXTER PERM	USE TYPE	NAME	WA HT	EXTERIOR WALL TYPE		CN TYP	INT FIN	INT PAR	INT HT	INT AC	INT PLB	INT LGT	PHY CND	FNC UT	FNC RSN	FNC %GD	ENC RSN	ENC %GD
1	A	01	01	1926	1995	9274	776	119	NURSING HOME	9	22	STUCCO ON MASONRY	1	100	2	1	1	2	2	2	2				
2	B	01	01	1926	1995	2928	0	300	RETAIL STORE	9	22	STUCCO ON MASONRY	1	100	2	2	2	2	2	2	2				
3	C	02	04	1926	1995	10912	758	119	NURSING HOME	9	22	STUCCO ON MASONRY	1	100	2	1	1	2	2	2	2				