

LOCATION & OWNER INFORMATION	
<b>PARCEL ID</b>	<b>74-43-43-21-12-000-0010</b>
<b>NBHD</b>	<b>233200CM</b>
<b>PARCEL ADDR</b>	500 S AUSTRALIAN AVE
<b>LEGAL</b>	CLEARWATER PARK LTS 1, 2 & 3
<b>TAX DISTRICT</b>	84402
<b>OWNER</b>	<b>CSPB AUSTRALIAN LLC</b>
<b>ADDRESS</b>	<b>1501 BROADWAY FL 17 NEW YORK NY 10036-5601</b>



# PALM BEACH COUNTY



ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	25-OCT-24	1	F	13
<b>INCOME</b>	13-MAY-24	70		
AG				

**1800 PROPERTY USE /OFFICE BLDG- NON MEDICAL 4 STORIES & UP**  
**LIVING UNITS:0** **GIS ACRES: 1.37**  
**TOTAL CARDS:2** **AUTOCAD: Y**

TOTAL PARCEL	
TYPE	VALUE
MASS	25,927,545
OVERRIDE	
INCOME	0
PRIOR YR VAL	26,799,876
BUILDING	21,199,710
OBY's	4,410
LAND	4,723,425
MARKET	25,927,545
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	198,227
LB Ratio (value)	0.18
SOH%	
1 CAMA VALUE	

SALES INFORMATION						
BOOK	PAGE	DC	QC	S	PRICE	DATE
34037	364	WD	Q	I	35,875,000	22-DEC-22
CONFIRMED W/SELLER AGT. INCLUDES OTHER PARKING LOT #0120						
13164	1766	WD	QD	I	12,800,000	06-DEC-01
W/LT 0120. QD PER #4/#8-BULK OF VALUE ON THIS PARCEL.						
08596	1416	WD	QD	I	6,590,000	01-JAN-95
W/LTS 0020 & 0030.UM RECD						

AG INFORMATION								
LINE	CA	L#	CROP	LUC	ACRES	RATE	CODE	VALUE
<b>TOTAL</b>								

PERMIT INFORMATION						
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
25071077-COM-FIRE	14-AUG-25	P	05	C	2026	17,500
25070538-COM-FIRE	28-JUL-25	I	05	T	2026	6,100
25040766-COM-BLDG	25-JUL-25	I	00	T	2026	269,000
25041320-COM-BLDG	11-JUL-25	I	00	T	2026	300,000

**NOTES**  
 (AUTOCAD) (KANLCORP.COM/RACHAEL MILLER - 1443X320) (\$525,000 PV INT. RENO 19-N/C)(25 N/C \$1M PV) PETN2023-1549 PETN2024-4077 PETN2025-3644

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	3	PAV	1985			0	0	4,655	1	C	5	2.82	A	A	27					0	3,546.00
1	6	PAV	1985			0	0	625	1	C		5.12	A	A	27					0	864.00
<b>OBY VALUE</b>																				4,410.00	

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	DPD			S	SF			0	59,980	1.38	0	78.75 *	59,980	1		0	0	4,723,425.00	
<b>NOTES:</b>										TOTAL ACRES					1.377	FUTURE LAND USE: UCBD				
															<b>REV: 61 A</b>		29-MAY-24			
															TOTAL LAND VALUE					4,723,425.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	1	500	100	9306
OFFICES				
A1	2	505	100	584
LOBBY				
A2	3	500	100	9760
OFFICES				
A3	4	500	100	10431
OFFICES				
A4	5	500	100	10754
OFFICES				
A5	5	FOP		356
FINISHED OPEN PORCH				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				41191

**74-43-43-21-12-000-0010** **COMMERCIAL** 500 S AUSTRALIAN AVE

SKETCH

VECTOR:

BUILDING INFORMATION	
CLEARLAKE PLAZA	
<b>1 / 2 SYS CRD# /TOT BLDGS</b>	
500	ID 1 OFFICE H-R 5
	C&D
1	NBHD FACTOR
	LEVEL / UNIT TYPE
10	UNIT HEIGHT / BLDG HEIGHT
	/
	/
	/
1985	/ 2005 YRBLT / EFFYR
	/
4	/ GRADE / CDU
78	/ % GOOD / DEPR TB
	EW1
	EW2
	RS
	RC
	IW1
	IW2
	FT1
	FT2
	MKT_ADJ
	FUNC
	ECON
	SOH%
0	
	104,713 EFF BLDG AREA
	SQ FT LIVING AREA
	104,713 TOTAL EBA
	21,465,410 RCN
	16,743,020 RCNLD
	16,743,020 ADJRCNLD
	1 TOTAL ID UNIT VALUE

NOTES:  
BLDG 001 AUTOCAD CLEAR LAKE PLAZA 10 STORY

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	EL2	ELEVATOR ELECTRIC PSNGR	3000	X 250	10 3	422,310
1	SS3	SPRINKLER SYS (POPDOWN) WET	104713	X 1	1	297,390
1	FOP	FINISHED OPEN PORCH	356	X 1	1	9,680

21,465,410 RCN  
16,743,020 RCNLD  
16,743,020 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	1985	2005	483	500	10	18 SOLAR GLASS	3	100	2	2	2	2	2	3	3				
2	B	01	01	1985	2005	0	505	10	18 SOLAR GLASS	3	100	2	2	2	2	2	3	3				
3	C	02	02	1985	2005	458	500	10	18 SOLAR GLASS	3	100	2	2	2	2	2	3	3				
4	D	03	05	1985	2005	455	500	10	18 SOLAR GLASS	3	100	2	2	2	2	2	3	3				
5	E	06	10	1985	2005	470	500	10	18 SOLAR GLASS	3	100	2	2	2	2	2	3	3				

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	1	690	100	23641
PARKING GARAGE				
A1	2	690	100	23641
PARKING GARAGE				
A2	5	690	100	23116
PARKING GARAGE				
A3	6	691	0	22562
UPPER PARKING GARAGE LEVEL				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				92960

**74-43-43-21-12-000-0010**      **COMMERCIAL**      500 S AUSTRALIAN AVE

SKETCH

VECTOR:

BUILDING INFORMATION				
CLEARLAKE PLAZA				
<b>2</b>	/	<b>2</b>	<b>SYS CRD# /TOT BLDGS</b>	
720	ID	1	PARKING GARA	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
05	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
1985	/	1995	YRBLT / EFFYR	
	/			
3	/		GRADE / CDU	
69	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
0				
			93,514 EFF BLDG AREA	
			SQ FT LIVING AREA	
			93,514 TOTAL EBA	
			6,458,970 RCN	
			4,456,690 RCNLD	
			4,456,690 ADJRCNLD	
			1 TOTAL ID UNIT VALUE	

NOTES:  
BLDG 002 CLEARLAKE PLAZA PARKING GARAGE

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	SS1	93514	X 1		1	247,810

6,458,970	RCN
4,456,690	RCNLD
4,456,690	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	1985	23641	594	690	9	27	3	100	2	0	0	2	2	3	3				
2	B	02	02	1985	23641	594	690	9	27	3	100	2	0	0	2	2	3	3				
5	C	03	04	1985	23116	613	690	9	27	3	100	2	0	0	2	2	3	3				
6	D	05	05	1985	22562	0	691	0	00	0	0	0	0	0	0	2	3	3				