

LOCATION & OWNER INFORMATION	
PARCEL ID	74-43-43-22-12-003-0010
NBHD	233200CM
PARCEL ADDR	515 N FLAGLER DR
LEGAL	RAILWAY ADD TO WPB LTS 1 THRU 3 BLK 3 & W 1/2 OF 40 FT ABND FLAGLER DRIVE COURT LYG E OF & ADJ TO
TAX DISTRICT	84407
OWNER	NORTHBRIDGE PROPERTY OWNER LLC CIII CAPITAL PARTNERS LLC C/O
ADDRESS	5221 N O CONNOR BLVD STE 800 IRVING TX 75039-3756

SALES INFORMATION							
BOOK	PAGE	DC	QC	S	PRICE	DATE	
30720	1804	WD	Q	I	98,000,000	10-JUN-19	
Q #16 VERIFIED W BROKER OL 74434322120040010							
28149	1574	WD	Q	I	68,240,000	01-MAR-16	
QO #44, VERIFIED BY COSTAR. O/L-0020 AND 4-0010							
07755	1642	WD	UO	I	24,000,000	01-JUN-93	

PERMIT INFORMATION							
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT	
25070740-COM-BLDG	25-AUG-26	I	02	O	2027	2,200,000	
26071539-COM-ELEC	25-AUG-26	P	05	O	2027	4,750	
26080112-COM-FIRE	18-AUG-26	I	05	O	2027	10,000	
26070961-COM-FIRE	18-AUG-26	P	05	C	2027	11,070	

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	2	PAT	1985	2000		0	0	10,048	1	C		1.75	A	A	25				0		4,396.00
1	4	FNC	1985	2000		0	0	1	1	C		40,300.00	A	A	25				0		10,075.00
1	5	PAV	1985	2000		0	0	2,850	1	C		3.89	A	A	38				0		4,213.00
1	6	WLL	1985	2000		0	0	1,220	1	C		14.84	A	A	53				0		9,596.00
2	3	FNC	1985	1985		0	0	1	1	C		40,300.00	A	A	25				0		10,075.00
2	4	PAV	1985	1985		0	0	3,888	1	C	2	8.59	A	A	25				0		8,350.00
2	5	PAT	1985	1985		0	0	4,124	1	C	2	25.01	A	A	25				0		25,785.00
OBY VALUE																					72,490.00

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	50,014	1.15	0	175.00 	50,014	1		0	0	8,752,450.00				
NOTES:												FUTURE LAND USE: UCBD											
										TOTAL ACRES		1.1482											
																		REV: 61		A		14-MAY-26	
																		TOTAL LAND VALUE		8,752,450.00			



PALM BEACH COUNTY



1800 PROPERTY USE /OFFICE BLDG- NON MEDICAL 4 STORIES & UP	
LIVING UNITS:0	GIS ACRES: 1.1482
TOTAL CARDS:2	AUTOCAD: Y

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

NOTES
(AUTOCAD) (NORTHBRIDGE CTR) (2016 N/C PV \$978,731) (2020 N/C PV 2ND GEN.\$3,121,589) (22 NC, \$1.35M PV 2ND GEN #13)(25 NC \$2M PV 20TH FLOOR) (\$4,000,000 P.V. LOBBY RENO. CARD-1 SEC-D EYB 2015 4/19 #27) PETN2021-2858 PETN2022-2995 PETN2023-1950; 2023-COC#96660 TO TC 01/24/2024 PETN2024-4990 PETN2025-4438 PETN2026-2728

ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	22-OCT-25	1	F	13
INCOME 20-APR-26 70				
AG				

TOTAL PARCEL	
TYPE	VALUE
MASS	91,066,050
OVERRIDE	
INCOME	0
PRIOR YR VAL	90,136,187
BUILDING	82,241,110
OBY's	72,490
LAND	8,752,450
MARKET	91,066,050
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	
0	
TOTAL EBA	
292,001	
LB Ratio (value)	
0.10	
SOH%	
1 CAMA VALUE	

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 1	692	0	22277	
PARKING LEVEL FLOORS				
A1 2	500	100	2688	
OFFICES				
A2 3	500	100	7992	
OFFICES				
A3 4	505	100	3590	
LOBBY				
A4 5	500	100	7246	
OFFICES				
A5 6	500	100	12752	
OFFICES				
A6 7	500	100	11912	
OFFICES				
A7 8	500	100	861	
OFFICES				
A8 1	FEP		1708	
FINISHED ENCL. PORCH				
A9 2	FOP		8490	
FINISHED OPEN PORCH				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			79516	

74-43-43-22-12-003-0010	COMMERCIAL	515 N FLAGLER DR
SKETCH		
VECTOR:		

BUILDING INFORMATION				
NORTHBRIDGE CENTER PAVILION				
1	/	2	SYS CRD# /TOT BLDGS	
500	ID	1	OFFICE H-R 5	
			C&D	
1			NBHD FACTOR	
			LEVEL / UNIT TYPE	
5	/		UNIT HEIGHT / BLDG HEIGHT	
	/			
	/			
	/			
1985	/	2015	YRBLT / EFFYR	
	/			
6	/		GRADE / CDU	
88.67	/		% GOOD / DEPR TB	
			EW1	
			EW2	
			RS	
			RC	
			IW1	
			IW2	
			FT1	
			FT2	
			MKT_ADJ	
			FUNC	
			ECON	
			SOH%	
0				
			47,041 EFF BLDG AREA	
			SQ FT LIVING AREA	
			47,041 TOTAL EBA	

NOTES:	
BLDG 001 (THE PAVILION QUAL/NO. BLDG.	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	FEP	FINISHED ENCL. PORCH	1708	X 1	1	61,250
1	FOP	FINISHED OPEN PORCH	8490	X 1	1	230,930
1	EL2	ELEVATOR ELECTRIC PSNGR	3000	X 250	5 3	362,700
1	SS1	SPRINKLER SYS (OPEN) WET	81966	X 1	1	217,210
1	BE8	VAULT FLOOR	10	X 9	1	12,250
1	BE4	BANK VAULT DR RECT \$	1	X 1	1	25,700

19,100,650	RCN
16,935,880	RCNLD
16,935,880	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	YB	SIZE	PERM	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	B1	B1	1985	2010	22277	631	692	PARKING LEVEL FLOORS	3	100	2	2	2	2	2	3	3				
2	B	B1	B1	1985	2015	2688	303	500	OFFICES	3	100	2	2	2	2	2	3	3				
3	C	01	01	1985	2015	7992	430	500	OFFICES	3	100	2	2	2	2	2	3	3				
4	D	01	01	2002	2015	3590	315	505	LOBBY	3	100	2	2	2	2	2	3	3				
5	E	02	02	1985	2015	7246	470	500	OFFICES	3	100	2	2	2	2	2	3	3				
6	F	03	03	1985	2015	12752	474	500	OFFICES	3	100	2	2	2	2	2	3	3				
7	G	04	04	1985	2015	11912	530	500	OFFICES	3	100	2	2	2	2	2	3	3				
8	H	05	05	1985	2015	861	186	500	OFFICES	3	100	2	2	2	2	2	3	3				

SUB-AREA INFORMATION

74-43-43-22-12-003-0010COMMERCIAL515 N FLAGLER DR

BUILDING INFORMATION

- A
- A1
- A2
- A3
- A4
- A5
- A6
- A7
- A8
- A9
- A10
- A11
- A12
- A13
- A14
- A15
- A16
- A17

NOTES:

BLDG 001 (THE PAVILION QUAL/NO. BLDG.

L#	COD		LENGTH	WIDTH	EL ST	ID UT	VALUE
1	STC	STAIRWELL CLOSED	930	X 1		1	19,680
1	STO	STAIRWELL OPEN	72	X 1		1	1,310

TAX YEAR 2026

NOTES:	L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
BLDG 002 (THE TOWER SO. BLDG.) (\$819,103 P.V'S T.I. 19-N/C)	1	FOP FINISHED OPEN PORCH	456	X 1		1	12,400
	1	CAN CANOPY ONLY	1870	X 1		1	33,920
	1	EL2 ELEVATOR ELECTRIC PSNGR	4000	X 400	22	6	1,228,560
	1	SS1 SPRINKLER SYS (OPEN) WET	260388	X 1		1	690,030
	1	BE6 BANK NIGHT DEPOSIT CHUT	1	X 1		1	45,350
	1	BE4 BANK VAULT DR RECT \$	1	X 1		1	25,700
							72,619,730 RCN
							65,305,230 RCNLD
							65,305,230 ADJRCLND
							1 TOTAL ID UNIT VALUE

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE		WA	EXTERIOR	CN	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC		
NO	NO	FR	TO	BLT	YB	SIZE	PERM	TYPE	NAME	HT	WALL	TYPE	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD
1	A	B1	B1	1985	2010	15428	475	692	PARKING LEVEL FLOORS	10	27	CONCRETE, POURED IN PL	3	100	2	0	0	2	2	3	3			
2	B	B1	B1	1985	2010	1664	182	500	OFFICES	10	27	CONCRETE, POURED IN PL	3	100	2	2	2	2	3	3				
3	C	01	01	1985	2015	7686	476	500	OFFICES	10	18	SOLAR GLASS	3	100	2	2	2	2	3	3				
4	D	01	01	1985	2015	2508	0	501	UNFINISHED OFFICE BASE	10	18	SOLAR GLASS	3	100	2	2	2	2	3	3				
5	E	02	02	1985	2015	10622	482	500	OFFICES	10	18	SOLAR GLASS	3	100	2	2	2	2	3	3				
6	F	03	03	1985	2015	7757	466	500	OFFICES	10	18	SOLAR GLASS	3	100	2	2	2	2	3	3				
7	G	03	03	1985	2015	3121	0	500	OFFICES	10	18	SOLAR GLASS	3	100	2	2	2	2	3	3				
8	H	04	18	1985	2015	12024	442	500	OFFICES	10	18	SOLAR GLASS	3	100	2	2	2	2	3	3				
9	I	20	20	1985	2020	11015	422	500	OFFICES	10	18	SOLAR GLASS	3	100	2	2	2	2	3	3				
10	J	21	21	1985	2015	8203	412	500	OFFICES	10	18	SOLAR GLASS	3	100	2	2	2	2	3	3				
11	K	19	19	1985	2020	12024	442	500	OFFICES	10	18	SOLAR GLASS	3	100	2	2	2	2	3	3				

SUB-AREA INFORMATION	74-43-43-22-12-003-0010	COMMERCIAL	515 N FLAGLER DR	BUILDING INFORMATION
A				
A1				
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				

NOTES:

BLDG 002 (THE TOWER SO. BLDG.) (\$819,103 P.V'S T.I. 19-N/C)

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
1	BE8	VAULT FLOOR	167	X 1	1	22,720