PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

LOCATION & OWNER INFORMATION

PARCEL ID	**74-43-43-28-07-000-0640**
NBHD	**334500CM**
PARCEL ADDR	2403 S DIXIE HWY
LEGAL	SUNSHINE PARK ADD NO 1 LTS 64 TO 67 INC
TAX DISTRICT	74402
OWNER	**FELMAR HOLDINGS LLC**
ADDRESS	**1662 NW 215TH ST**
	OPA LOCKA FL 33056-1127

PALM BEACH COUNTY

1100 PROPERTY USE /STORES

LIVING UNITS: 0 **GIS ACRES: .2903**

TOTAL CARDS: 1 **AUTOCAD:**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	13-AUG-24	1	A	13
INCOME	23-JUL-21	76		
AG				

TOTAL PARCEL

TYPE	VALUE
MASS	2,780,640
OVERRIDE	
INCOME	2,402,414
PRIOR YR VAL	2,535,993
BUILDING	1,310,560
OBY's	16,020
LAND	1,454,060
MARKET	2,780,640
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
TOTAL EBA	6,346
LB Ratio (value)	0.52
SOH%	

1 CAMA VALUE

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
27705	274	WD	QC	I	1,435,000	12-MAY-15
QC #16-VERIFIED W/BROKER, WILL BE CONVERTED TO FURNITURE SHOWF						
19767	575	WD	QC	I	1,150,000	04-JAN-06
QV #35 2/27/06-VERIFIED W/GRANTOR'S EXECUTIVE ASSISTANT. QM RECD-S						
02937	1518	00	U	I	80,000	01-JAN-78

NOTES

(CHG GRADE TO 4+ 4/17 #16) (BLDG GUTTED 16-N/C)(GUT & REDO 17-N/C $300,450 PV EYB 2016 3/17 #27) PETN2018-2280 PETN2019-810 PETN2020-1197 PETN2021-974 PETN2026-4988

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
19090507	13-SEP-19	I	05	T	2020	11,150
18060047	14-JUN-18	P	05	C	2019	11,235
16051011	20-OCT-16	I	05	C	2018	1,175
16030457	09-SEP-16	I	05	T	2017	12,000

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	1963	2016	2016	0	0	5,280	1	C		3.89	A	A	78					0	16,020.00
																			OBY VALUE		16,020.00

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	GC			S	SF			0	12,644	0.29	0	115.00	*	12,644	1		0	0	1,454,060.00
NOTES:												FUTURE LAND USE: C							REV:	61 A 22-MAY-26
									TOTAL ACRES	.2903									TOTAL LAND VALUE	1,454,060.00

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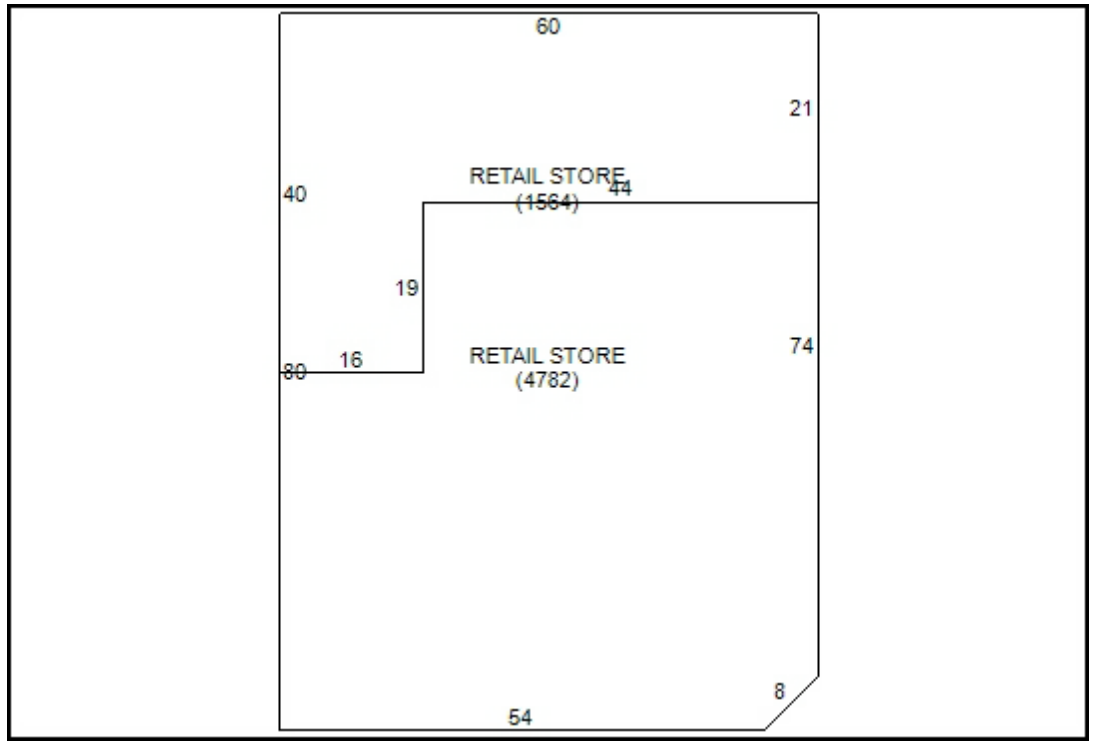
TAX YEAR 2026

74-43-43-28-07-000-0640 COMMERCIAL 2403 S DIXIE HWY

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	1	300	100	4782
	RETAIL STORE			
A1	2	300	100	1564
	RETAIL STORE			
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			6346



VECTOR:

300(A0CD74VD6L6L54U80R60)300(A1CD21L44D19L16U40R60)

BUILDING INFORMATION

1	/ 1		SYS CRD# /TOT BLDGS
350	ID 1		RETAIL SINGL
			C&D
1			NBHD FACTOR
			LEVEL / UNIT TYPE
1	/		UNIT HEIGHT / BLDG HEIGHT
	/		
	/		
	/		
1963	/ 2016		YRBLT / EFFYR
	/		
4+	/		GRADE / CDU
90	/		% GOOD / DEPR TB
			EW1
			EW2
			RS
			RC
			IW1
			IW2
			FT1
			FT2
			MKT_ADJ
			FUNC
			ECON
			SOH%
0			
		6,346	EFF BLDG AREA
			SQ FT LIVING AREA
		6,346	TOTAL EBA

NOTES:

L#	COD		LENGTH		WIDTH	EL ST	ID UT	VALUE
1	OHD	OVERHEAD DOORS	10	X	10		1	0

1,456,170	RCN
1,310,560	RCNLD
1,310,560	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	1963	2016	4782	276	300	RETAIL STORE	22	22 STUCCO ON MASONRY	2	100	2	2	2	2	2	3	3				
2	B	M1	M1	1963	2016	1564	0	300	RETAIL STORE	9	22 STUCCO ON MASONRY	2	100	2	2	2	2	2	3	3				