

PROPERTY DATA

Location

The Subject Property is located on the south side of NW 70th Street west of North Dixie Highway in the City of Boca Raton, Palm Beach County, Florida.

Zoning

The Subject Property is zoned R-3, Residential District, by the City of Boca Raton. This category allows a variety of residential development to a maximum density of 9.5 dwelling units per acre.

Land Use Plan

The Comprehensive Land Use Plan of the City of Boca Raton designates the Subject Property as PI, Institutional. This is due to the fact that the site was used as a well field for the Town of Highland Beach. In order to develop the site, the Land Use Plan would have to be changed to Residential. The Senior Planner with the City of Boca Raton (Chris Kerr) indicated that, since the surrounding properties are residential, such a Land Use Plan change would be reasonable probable subject to site plan review and approval.

Site Size, Shape and Access

The Subject site is irregular in shape and contains 376,352 square feet or 8.64 acres of land area. The site has frontage and access along its northern boundary on NW 70th Street. The Florida East Coast Railway separates the site from North Dixie Highway.

Utilities

All public utilities are available to the Subject Property with sewer and water provided by the City of Boca Raton, telephone service by BellSouth and electricity from Florida Power and Light.

Topography

The Subject site is level and at the approximate grade of the adjacent roadway improvements. Our on-site inspection revealed no apparent drainage problems. The site consists of natural scrub land and portions would have to be preserved during development.

Property History

It should be noted that this office has not performed a title search, nor has a title search been provided. According to public records, the Subject Property has been owned by the Town of Highland Beach for many years. To our knowledge, the Subject Property was not under contract or listed for sale as of the appraisal date.

Census Tract

The Subject Property lies within Palm Beach County Census Tract 72.01.

Flood Hazard Zone

The Subject Property lies within Flood Zone "C" according to the Flood Insurance Rate Map (Panel Number 125195 0002 C) prepared for the National Flood Insurance Program of the U.S. Department of Housing and Urban Development (H.U.D.). Flood Zone "C" includes areas of minimal flooding.

Assessed Value and Taxes

The 2004 assessed value and taxes for the Subject Property were as follows:

<u>Folio Numbers</u>	<u>Assessed Value</u>			<u>Taxes</u>
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>	
06-43-46-32-12-007-0010	\$ 437,750	\$ 649	\$ 438,399	\$ -

Based on the current millage rate of .021437, the 2004 property taxes would have been \$9,398 if the Subject Property was under private ownership.

Description of Improvements

The Subject Property was used as a well field and the only improvements were relative to that use. Since these minimal improvements do not contribute to Highest and Best Use, they are not further described or valued.