



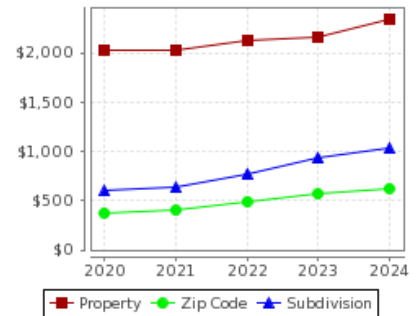
PROPERTY INFORMATION

PID # 4843-07-14-0161
Property Type: Commercial
Property Address:
 2201 NE 52ND ST
 LIGHTHOUSE POINT, FL 33064-7074
Current Owner:
 ZZS PROPERTIES LC
Tax Mailing Address:
 2201 NE 52ND ST STE 205
 LIGHTHOUSE POINT, FL 33064-7093
Use Code: 18 / OFFICE BUILDING - MULTISTORY
Total Land Area:
 0.3278 acres / 14,277 sf
Land Areas:
 1. Office Building - Multistory (18)
Zoning: B-3A
Waterfront: No
Subdivision:
 POMPANO WATERWAY ESTATES 1ST ADD
Census Tract/Block: 010102 / 2007
Twn: 48E / **Rng:** 43S / **Sec:** 07
Block / Lot:
Latitude: 26.295126
Longitude: -80.093811
Legal Description:
 POMPANO WATERWAY ESTATES 1ST ADD 41-49 B LOT 1 LESS W 125 BLK 2 TOG WITH BUFFER PLANTING STRIP B



VALUE INFORMATION

	2020	2021	2022	2023	2024*
Building Value:	\$1,853,340	\$1,853,340	\$1,951,850	\$1,982,160	\$2,179,180
Ag Value:					
Land Value:	\$171,320	\$171,320	\$171,320	\$171,320	\$171,320
Just Market Value:	\$2,024,660	\$2,024,660	\$2,123,170	\$2,153,480	\$2,350,500
Percent Change:	- n/a -	0%	4.87%	1.43%	9.15%
Total Assessed Value:	\$2,024,660	\$2,024,660	\$2,123,170	\$2,153,480	\$2,350,500
Homestead Exemption:	NO	NO	NO	NO	NO
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$2,024,660	\$2,024,660	\$2,123,170	\$2,153,480	\$2,350,500
Total Tax Amount:	\$39,827.82	\$39,878.43	\$41,567.93	\$45,881.19	-n/a-



Taxing District(s): 1411 - LIGHTHOUSE POINT,
***Non-Ad Valorem** LIGHTHOUSE PT FIRE PROTECTION (\$5,468.75) LIGHTHOUSE POINT STORMWATER
Levies: (\$199.00)

*Preliminary Values Collected From Florida DOR Preliminary NAL files, Aug 2024

SALES INFORMATION

Deed Type: Special Warranty Deed Multi	Price: \$475,000	Qualifiers:
Sale Date: 07/27/1999 Recorded Date:	Document # Bk 29733/Pg 1891	
Grantor: Not Available	Grantee: ZZS PROPERTIES LC	
Mortgage Amount: \$100,000	Instrument Date: 02/26/2010	Document # 109242186
Lender: MERCANTILE BANK	Borrower: ZZS PROPERTIES LC	
Mortgage Amount: \$250,000	Instrument Date: 03/08/2010	Document # 109228937
Lender: MERCANTILE BANK	Borrower: ZZS PROPERTIES LC	
Mortgage Amount: \$250,000	Instrument Date: 08/21/2006	Document # 106396515
Lender: BANK OF AMERICA NA	Borrower: ZZS PROPERTIES LC	
Mortgage Amount: \$175,000	Instrument Date: 07/12/2004	Document # 104267438
Lender: SUNTRUST BANK	Borrower: ZZS PROPERTIES LLC	
Deed Type: Certificate Of Title Multi	Price: \$0	Qualifiers:
Sale Date: 05/19/1998 Recorded Date:	Document # Bk 28323/Pg 965	
Grantor: Not Available	Grantee: Not Available	
Deed Type: Warranty Deed	Price: \$100	Qualifiers:
Sale Date: 04/13/1998 Recorded Date:	Document # Bk 28170/Pg 732	
Grantor: Not Available	Grantee: Not Available	
Deed Type: Warranty Deed	Price: \$201,818	Qualifiers:
Sale Date: 11/01/1987 Recorded Date:	Document # Bk 12004/Pg 202	
Grantor: Not Available	Grantee: Not Available	
Deed Type: Certificate Of Title	Price: \$100	Qualifiers:
Sale Date: 10/01/1987 Recorded Date:	Document # n/a	
Grantor: Not Available	Grantee: Not Available	

Vacant/Improved Codes: V=Vacant, I=Improved **Sale Qualifiers:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial

BUILDING INFORMATION

1. OFFICE BUILDING	Bedrooms: 0	Bldg Area: 11,658 sf	Year Built: 1990 act / 1991 eff	Units: 0	
	Bathrooms:	Living Area: 11,658 sf	Stories: 2.0		
Flooring:		Exterior: C.B. STUCCO	Interior: DRYWALL/PLASTR		
Roof Type:	BAR JOIST CONC	Fuel:	Garage:		
Roof Material:	BLT. OF COMP.	Heat:	Pool: No		
Feature	Units/Size	Dimensions	Feature	Units/Size	Dimensions
COMMERCIAL ASPHALT PAVING	750	750 x 1	8 INCH C.B. REINFORCED WALL	90	90 x 1

FLOOD ZONE DETAILS

Zone	BFE	Description	Panel #	Publication Date
X		Area that is determined to be outside the 1% and 0.2% chance floodplains.	12011C0186	07/31/2024
			12011C0187	07/31/2024
AE	7 ft	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	12011C0187	07/31/2024

Source: FEMA National Flood Hazard Layer (NFHL), updated 10/15/2024