



Parcel ID: 587913159
Ownership: CMHC 9000 JV LLC
Owner Type: CORPORATION
Mailing Address: CMHC 9000 JV LLC, 1601 FORUM PL STE 700, WEST PALM BEACH FL 33401

Situation Address: 9000 TOWN CENTER PKWY, LAKEWOOD RANCH, FL 34202-4101
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Sec/Twp/Rge: 36-35S-18E
Neighborhood: 7004; LWR-SOUTH OF RIVER, EAST OF I-75
Subdivision: 0587903; LAKEWOOD RANCH TOWN CENTER PHASE I SP B; LOT 23; PB 34/37

Parcel Type: REAL PROPERTY
Parcel Created: 07/14/2004
Split/Combine: COMBINE
Parent Parcel ID: MULTIPLE
Map Number: 5CN

FEMA Value: \$13,348,521 as of January 1, 2024
Land Use: 1800; OFFICE BUILDINGS-MULTI STORY
Land Size: 11.2830 Acres or 491,487 Square Feet
Building Area: 101,467 SqFt Under Roof / 101,368 SqFt Living or Business Area
Living Units: 1

Businesses: 2
Commercial Bldgs: 1



DESCRIPTION

TRACTS 500 & 501 & LOT 23 LAKEWOOD RANCH TOWN CENTER PHASE 1 SUBPHASE B A/K/A OFFICE PARK PI#5879.1315/9

2024 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	3,451,980	3,451,980	3,451,980	
Improvement Value:	11,412,543	11,412,543	11,412,543	
Total Market Value:	14,864,523	14,864,523	14,864,523	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	14,864,523	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	14,864,523	0	14,864,523	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	14,864,523	14,864,523	14,864,523	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	14,864,523	14,864,523	14,864,523	
Exempt Value:	0	0	0	
Taxable Value:	14,864,523	14,864,523	14,864,523	

2025 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	10,912.81
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BUSINESS OPERATING ON THE PROPERTY

90000518555 561330 Professional Employer Organizations
90001331709 531120 Lessors of Nonresidential Buildings (exc

ADDRESSES ASSIGNED TO THE PROPERTY

9000 TOWN CENTER PKWY, LAKEWOOD RANCH, FL 34202-4101

PROPERTY APPRAISER INSPECTIONS

04/21/2020	CLC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
02/18/2014	AJR	ON SITE INSPECTION	5 YEAR STATUTORY REVIEW

LAND INFORMATION

----- Frontage ----- Depth -----															
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences
1	S	326	No	0%	491,487	11.28	15	3,451,980					1.0		PD-MU

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2339064	7/6/2021	202141091377	CORRECTIVE DEED	I	11	\$10	CMHC 9000 JV LLC	CMHC 9000 JV LLC
2336466	6/10/2021	202141078927	SPECIAL WARRANT	I	01	\$20,250,000	CMHC 9000 JV LLC	TDC 9000 TOWN CENTER LLC
2193253	5/25/2017	2677 / 0120	WARRANTY DEED	I	43	\$22,100,000	TDC 9000 TOWN CENTER LLC	OSPREE REAL ESTATE SERVICES LLC
1875295	6/24/2004	1937 / 5464	SPECIAL WARRANT	I	05	\$11,250,000	OSPREE REAL ESTATE SERVICES LLC	ADT SECURITY SERVICES INC

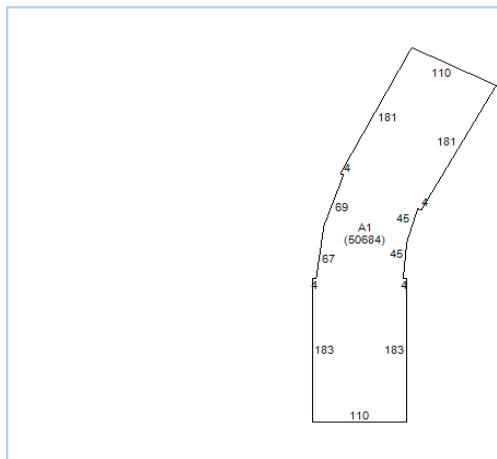


BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date
COBLD2103-2907	05/07/2021	NEW ADDITION (COMMERCIAL)	FLTPO:NCRQD:Interior remodel of existing office spa...		\$1,100,000	CLOSED	11/16/2021	
COBLD1903-1600	03/21/2019	MECHANICAL A/C CHANGE-OUT	A/C CHANGE OUT, LIKE FOR LIKE SAME LOCATION	Char Patterson	\$7,313	CANCELED		
COBLD1807-0870	07/11/2018	MECHANICAL A/C CHANGE-OUT	CHANGE OUT ROOFTOP AC # 1, 2, 3, 4 AND 5 WITH LIKE ...	Kevin Lynch	\$398,000	CLOSED	11/13/2018	
17051961	07/06/2017	MECHANICAL COMM RANGE HOOD	FLTPO: 1ST FLOOR CORE AREA CAFE: RMV/RPLC EXISTCAFE...	CBCA125424	\$37,000	CLOSED		08/18/2017
17010615	02/24/2017	NEW ADDITION (COMMERCIAL)	NCQRD:FLTPO:INTER ALT/NEWPARTITIONS/CARPET/CABINETS...	CBCA125424	\$670,900	CLOSED	05/31/2017	06/23/2017
15100539	11/18/2015	NEW ADDITION (COMMERCIAL)	FLTPO:NCRQD:RELOC INT PARTITIONS W/ MODIF OFLIGHTS/...	CGC062731	\$1,094,000	CLOSED	09/20/2016	10/26/2016
15100946	11/12/2015	NEW ADDITION (COMMERCIAL)	NCRQD:FLTPO:RPLC TOLIETPARTITIONS/VANITIES/FLOOR/WA...	CGC1518924	\$218,754	CLOSED	03/29/2016	02/05/2017
13041436	05/20/2013	ACCESSORY BLD (COMM) CANOPY	NCRQD:INSTALL 1 ENTRANCE CANOPY*SETBACK TO BE PER PLAN	CBC1255749	\$2,450	CLOSED	07/23/2013	07/24/2013
05100498	12/09/2005	SIGN ON SITE	INSTALL 1 D/F MONUMENT SIGNNON-ILLUMINATED	AMERICAN SIGN CO.	\$2,250	CLOSED	05/10/2006	10/08/2010
05100497	12/09/2005	SIGN ON SITE	INSTALL 1 SET OF LETTERS FOR BLDG ENTRANCETAG # 125...	AMERICAN SIGN CO.	\$800	CLOSED	05/11/2006	05/12/2006
05091349	10/11/2005	ACCESSORY BLD (COMM) CANOPY	NCRQD: NEW CANOPY ON EXISTING BLDG/SWR/WTR*P.B.A.* ...	FRED M. STARLING, INC.	\$31,500	CLOSED	12/02/2005	12/06/2005
05081351	09/19/2005	RENOVATION ELE (1 & 2 FAMILY)	NCRQD:INTERIOR RENOVATION OF EXISTINGBUILDING/SWR/W...	FRED M. STARLING, INC.	\$950,000	CLOSED	01/05/2006	01/10/2006

COMMERCIAL BUILDING #1

name:
type: OFFICE BUILDING
class: 1800
year built: 1998
effective year: 2011
stories: 02
exterior wall:
roof material:
roof type:
units:
identical units:
covered parking:
uncovered parking:
other buildings:
note1:
note2: B
investment rating:
grade factor:
c&d: 1.0000
area under roof: 101467
business area: 101368
ms area:
ms perimeter:
base rcn: 18638589
base rcn/sf: 183.8705
market adjustment:
depreciation: 6.00%
rcnld: 17520274
override rcnld:
adjustment factor: 0.85000
building value: 14892233
building value/sf: 146.9126
eligible for exem: 0.00%



INTERIOR & EXTERIOR DETAILS

Marshall Swift ----- Values -----

#	Floors	Ext Wall	Wall Ht	Const	Yrblt	Effyr	Area	Perim	Sec	Tbl	Occ	Class	Qual	Heat	Total Adj	Total Rcn	Dep	Mkt Adj	Comp	Fdep	Edep	Value	Ex %
1	01-02		12				101,368	1190	15		344	C	3.0	611	189.13	18,638,589	6%	100%	100%	100%	100%	17,520,274	100%

INTERIOR & EXTERIOR FEATURES

#	Intext	Code	Description	Dimensions	Identunits	Elevstops	Notes	Value
1	1	SS1	SPRINKLER SYS WET	103,620x1	1			181,335
2	1	CP6	CANOPY ROOF/SLAB	99x1	1			1,183

COMMERCIAL BUILDING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Gra	Cond	Fun	Mktadj	Fundep	Ecndep	Basercn	Dep	Locmt	Adjfact	Value	Ex %
1	ASP	ASPHALT PAVING	1999	2011	100,000	0	1	3	C	V	A	0%	0%	0%	300,000	77%	1	.85	66,300	0%