



**Volusia County Property Appraiser**  
 123 W. Indiana Ave., Rm. 102  
 DeLand, FL. 32720  
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 4755128  
**Parcel ID:** 422105000010  
**Township-Range-Section:** 14 - 32 - 21  
**Subdivision-Block-Lot:** 05 - 00 - 0010  
**Business Name:**  
**Owner(s):** MARY LOUISE KENZIK TRSTEE - 100  
 KENZIK RAYMOND ARTHUR - 100  
 1423 OAK FOREST DR  
 ORMOND BEACH FL 32174  
**Mailing Address On File:**  
**Physical Address:** 210 S NOVA RD, ORMOND BEACH 32174  
**Building Count:** 0  
**Neighborhood:** 7279 - OB- NOVA RD ( S OF GRANADA)  
**Subdivision Name:** FOREST PARK  
**Property Use:** 1000 - VACANT COMM  
**Tax District:** 201-ORMOND BEACH  
**2020 Certified Millage Rate:** 17.5978  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 21-14-32 LOT 1 EXC TRIANG FOR R/W BEING S 43.63 FT OF E 47.7  
 6 FT FOREST PARK SUB MB 40 PG 2 PER OR 2639 PG 1418 PER OR 6  
 386 PG 3145

## Property Values

|                           |                        |                        |                        |
|---------------------------|------------------------|------------------------|------------------------|
| <b>Tax Year:</b>          | 2022 Working           | 2021 Final             | 2020 Final             |
| <b>Valuation Method:</b>  | 1-Market Oriented Cost | 1-Market Oriented Cost | 1-Market Oriented Cost |
| <b>Improvement Value:</b> | \$0                    | \$0                    | \$217,976              |
| <b>Land Value:</b>        | \$119,745              | \$119,745              | \$285,242              |
| <b>Just/Market Value:</b> | \$119,745              | \$119,745              | \$503,218              |

## Working Tax Roll Values by Taxing Authority

**Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILLAGE RATES.** The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

| Tax Authority                            | Just/Market Value | Assessed Value | Ex/10CAP | Taxable Value | Millage Rate | Estimated Taxes |
|--|-------------------|----------------|----------|---------------|--------------|-----------------|
| 0017 CAPITAL IMPROVEMENT                 | \$119,745         | \$119,745      | \$0      | \$119,745     | 1.5000       | \$179.62        |
| 0012 DISCRETIONARY                       | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.7480       | \$89.57         |
| 0011 REQ LOCAL EFFORT                    | \$119,745         | \$119,745      | \$0      | \$119,745     | 3.5540       | \$425.57        |
| 0050 GENERAL FUND                        | \$119,745         | \$119,745      | \$0      | \$119,745     | 5.3812       | \$644.37        |
| 0055 LIBRARY                             | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.5174       | \$61.96         |
| 0520 MOSQUITO CONTROL                    | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.1781       | \$21.33         |
| 0530 PONCE INLET PORT AUTHORITY          | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.0845       | \$10.12         |
| 0058 VOLUSIA ECHO                        | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.2000       | \$23.95         |
| 0057 VOLUSIA FOREVER                     | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.2000       | \$23.95         |
| 0059 VOLUSIA FOREVER I&S 2005            | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.0000       | \$0.00          |
| 0065 FLORIDA INLAND NAVIGATION DISTRICT  | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.0320       | \$3.83          |
| 0100 HALIFAX HOSPITAL AUTHORITY          | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.9529       | \$114.11        |
| 0060 ST JOHN'S WATER MANAGEMENT DISTRICT | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.2189       | \$26.21         |
| 0180 ORMOND BEACH                        | \$119,745         | \$119,745      | \$0      | \$119,745     | 3.9128       | \$468.54        |
| 0182 ORMOND BEACH I&S 2003               | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.0290       | \$3.47          |
| 0184 ORMOND BEACH I&S 2010               | \$119,745         | \$119,745      | \$0      | \$119,745     | 0.0890       | \$10.66         |
|  |                   |                |          |               | 17.5978      | \$2,107.25      |

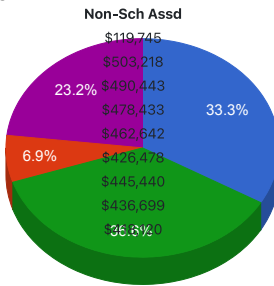
## Non-Ad Valorem Assessments

| Project | #Units | Rate | Amount | Estimated Ad Valorem Tax:                | \$2,107.25        |
|---------|--------|------|--------|--|-------------------|
|         |        |      |        | Estimated Non-Ad Valorem Tax:            | \$0.00            |
|         |        |      |        | <b>Estimated Taxes:</b>                  | <b>\$2,107.25</b> |
|         |        |      |        | Estimated Tax Amount without SOH/10CAP ② | \$2,107.25        |

# Previous Years Certified Tax Roll Values

Where your tax dollars are going:

| Year | Land Value | Impr Value | Just Value | Non-Sch Asdd | County Exemptions | County Taxable | HX Savings |
|------|------------|------------|------------|--------------|-------------------|----------------|------------|
| 2021 | \$119,745  | \$0        | \$119,745  | \$119,745    | \$0               | \$119,745      | \$0        |
| 2020 | \$285,242  | \$217,976  | \$503,218  | \$503,218    | \$0               | \$503,218      | \$0        |
| 2019 | \$285,242  | \$205,201  | \$490,443  | \$490,443    | \$0               | \$490,443      | \$0        |
| 2018 | \$285,242  | \$193,191  | \$478,433  | \$478,433    | \$0               | \$478,433      | \$0        |
| 2017 | \$285,242  | \$177,400  | \$462,642  | \$462,642    | \$0               | \$462,642      | \$0        |
| 2016 | \$213,931  | \$212,547  | \$426,478  | \$426,478    | \$0               | \$426,478      | \$0        |
| 2015 | \$251,013  | \$194,427  | \$445,440  | \$445,440    | \$0               | \$445,440      | \$0        |
| 2014 | \$251,013  | \$185,686  | \$436,699  | \$436,699    | \$0               | \$436,699      | \$0        |
| 2013 | \$251,013  | \$167,107  | \$418,120  | \$418,120    | \$0               | \$418,120      | \$0        |



## Land Data

| #                 | Land Use               | Ag | Type          | Units | Acres | Sq Feet | FF | Depth | Rate | Just Value |
|-------------------|------------------------|----|---------------|-------|-------|---------|----|-------|------|------------|
| 1                 | 1000-VACANT COMMERCIAL |    | S-SQUARE FEET |       |       | 26,610  |    |       | 4.50 | \$119,745  |
| Total Land Value: |                        |    |               |       |       |         |    |       |      | \$119,745  |

## Miscellaneous Improvement(s)

| #                          | Type | Year | Area | Units | L x W | Depreciated Value |
|----------------------------|------|------|------|-------|-------|-------------------|
| Total Miscellaneous Value: |      |      |      |       |       | \$0               |

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

| Book/Page   | Instrument No.             | Sale Date  | Deed Type        | Qualified/Unqualified | Vacant/Improved | Sale Price |
|-------------|----------------------------|------------|------------------|-----------------------|-----------------|------------|
| 6386 / 3145 | <a href="#">2009151313</a> | 07/10/2009 | WD-WARRANTY DEED | UNQUALIFIED           | IMPROVED        | \$100      |
| 2639 / 1418 |                            | 12/15/1984 | WD-WARRANTY DEED | UNQUALIFIED           | VACANT          | \$200,000  |

## Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

| Legal Description   | Millage Group | Township-Range-Section | Subdivision-Block-Lot | Date Created |
|---|---------------|------------------------|-----------------------|--------------|
| 21-14-32 LOT 1 EXC TRIANG FOR R/W BEING S 43.63 FT OF E 47.76 FT FOREST PARK SUB MB 40 PG 2 PER OR 2639 PG 1418 PER OR 6386 PG 3145 | 201           | 14 - 32 - 21           | 05 - 00 - 0010        | 21-MAR-85    |

## Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

| Date       | Number      | Description              | Amount    |
|------------|-------------|--------------------------|-----------|
| 06/02/2020 | 20-4062     | BUSINESS/FIRE INSPECTION | \$0       |
| 09/15/2011 | 11-4935     | HVAC CHG OUT             | \$4,720   |
| 04/07/2008 | 08-00002311 | REROOF                   | \$22,000  |
| 10/04/2007 | 07-00004687 | RE-ROOF                  | \$27,900  |
| 07/01/1985 | 7437        | NC 19C DR-BB 12-10-86    | \$230,900 |