



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: 3482000
Parcel ID: 533808000040
Township-Range-Section: 15 - 33 - 38
Subdivision-Block-Lot: 08 - 00 - 0040
Business Name:
Owner(s): MAMANE PINCHAS - TE - Tenancy in the Entirety - 100%
 MAMANE EVA - TE - Tenancy in the Entirety - 100%
Mailing Address On File: 351 SCOTT DR
 ORMOND BEACH FL 32174
Physical Address: 818 N RIDGEWOOD AVE, DAYTONA BEACH 32114
Building Count: 1
Neighborhood: 7234 - DAYTONA COMM RIDGEWOOD (HWY 1)
Subdivision Name: RIDGEWOOD PARK KINGSTON
Property Use: 1100 - STORES 1 STORY
Tax District: 204-DAYTONA BEACH
2023 Proposed Millage Rate: 17.9279
Homestead Property: No
Agriculture Classification: No
Short Description: LOTS 4 5 & 6 EXC HIWAY & LOT 43 44 & 45 & LOT 62 EXC N 48 FT
 RIDGEWOOD PARK KINGSTON PER OR 6040 PG 1402 PER OR 7501 PG 4994

Property Values

| Tax Year: | 2023 Working | 2022 Final | 2021 Final |
|---------------------------|------------------------|------------------------|------------------------|
| Valuation Method: | 1-Market Oriented Cost | 1-Market Oriented Cost | 1-Market Oriented Cost |
| Improvement Value: | \$109,227 | \$101,277 | \$92,003 |
| Land Value: | \$107,736 | \$104,520 | \$104,520 |
| Just/Market Value: | \$216,963 | \$205,797 | \$196,523 |

Working Tax Roll Values by Taxing Authority

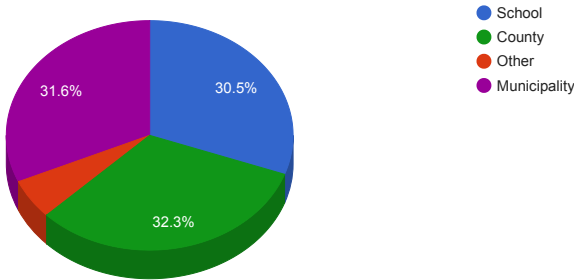
Values shown below are the 2023 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 PROPOSED MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price 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 | \$216,963 | \$216,963 | \$0 | \$216,963 | 1.5000 | \$325.44 |
| 0012 DISCRETIONARY | \$216,963 | \$216,963 | \$0 | \$216,963 | 0.7480 | \$162.29 |
| 0011 REQ LOCAL EFFORT | \$216,963 | \$216,963 | \$0 | \$216,963 | 3.1610 | \$685.82 |
| 0050 GENERAL FUND | \$216,963 | \$216,963 | \$0 | \$216,963 | 3.3958 | \$736.76 |
| 0055 LIBRARY | \$216,963 | \$216,963 | \$0 | \$216,963 | 0.4209 | \$91.32 |
| 0520 MOSQUITO CONTROL | \$216,963 | \$216,963 | \$0 | \$216,963 | 0.1781 | \$38.64 |
| 0530 PONCE INLET PORT AUTHORITY | \$216,963 | \$216,963 | \$0 | \$216,963 | 0.0692 | \$15.01 |
| 0053 PUBLIC SAFETY FUND | \$216,963 | \$216,963 | \$0 | \$216,963 | 1.4541 | \$315.49 |
| 0058 VOLUSIA ECHO | \$216,963 | \$216,963 | \$0 | \$216,963 | 0.2000 | \$43.39 |
| 0057 VOLUSIA FOREVER | \$216,963 | \$216,963 | \$0 | \$216,963 | 0.2000 | \$43.39 |
| 0065 FLORIDA INLAND NAVIGATION DISTRICT | \$216,963 | \$216,963 | \$0 | \$216,963 | 0.0288 | \$6.25 |
| 0100 HALIFAX HOSPITAL AUTHORITY | \$216,963 | \$216,963 | \$0 | \$216,963 | 0.7878 | \$170.92 |
| 0060 ST JOHN'S WATER MANAGEMENT DISTRICT | \$216,963 | \$216,963 | \$0 | \$216,963 | 0.1793 | \$38.90 |
| 0210 DAYTONA BEACH | \$216,963 | \$216,963 | \$0 | \$216,963 | 5.4300 | \$1,178.11 |
| 0211 DAYTONA BEACH I&S 2004 | \$216,963 | \$216,963 | \$0 | \$216,963 | 0.1749 | \$37.95 |
| | | | | | 17.9279 | \$3,889.69 |

Non-Ad Valorem Assessments

| Project | #UnitsRate | Amount | Estimated Ad Valorem Tax: | \$3,889.69 |
|---------|------------|--------|--|-------------------|
| | | | Estimated Non-Ad Valorem Tax: | \$0.00 |
| | | | Estimated Taxes: | \$3,889.69 |
| | | | Estimated Tax Amount without SOH/10CAP ① | \$3,889.69 |

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | County Exemptions | County Taxable | HX Savings |
|------|------------|------------|------------|--------------|-------------------|----------------|------------|
| 2022 | \$104,520 | \$101,277 | \$205,797 | \$205,797 | \$0 | \$205,797 | \$0 |
| 2021 | \$104,520 | \$92,003 | \$196,523 | \$196,523 | \$0 | \$196,523 | \$0 |
| 2020 | \$104,520 | \$95,674 | \$200,194 | \$200,194 | \$0 | \$200,194 | \$0 |
| 2019 | \$104,520 | \$89,966 | \$194,486 | \$194,486 | \$0 | \$194,486 | \$0 |
| 2018 | \$104,520 | \$96,261 | \$200,781 | \$200,781 | \$0 | \$200,781 | \$0 |
| 2017 | \$104,520 | \$89,818 | \$194,338 | \$194,338 | \$0 | \$194,338 | \$0 |
| 2016 | \$104,520 | \$82,968 | \$187,488 | \$187,488 | \$0 | \$187,488 | \$0 |
| 2015 | \$104,520 | \$81,384 | \$185,904 | \$185,904 | \$0 | \$185,904 | \$0 |
| 2014 | \$104,520 | \$79,968 | \$184,488 | \$184,488 | \$0 | \$184,488 | \$0 |

Land Data

| # | Land Use | Ag | Type | Units | Acres | Sq Feet | FF | Depth | Rate | Just Value |
|-------------------|-----------------|----|----------------------|-------|-------|---------|----|-------|------|------------|
| 1 | 1100-STORE 1FLR | N | S- SQUARE FEET | | | 32,160 | | | 3.35 | \$107,736 |
| Total Land Value: | | | | | | | | | | \$107,736 |

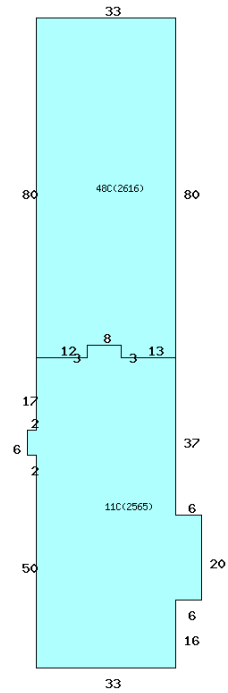
Building(s) - Commercial

Card (Bldg) #1

| | | | |
|-----------------------|-------------------------|-------------------------|-----------|
| Structure Code: | C - CONCRETE/MASONRY | Base RCN | \$423,067 |
| Class: | - | Percent Good | 21 % |
| Grade: | 300 | Total RCNLD | \$88,844 |
| Built / Effective | 1974 / 1978 | Market (NBHD) Factor | 1.05 |
| Year: | | Cost Value | \$93,286 |
| Total / Business Area | 5181 / 5181 | | |

Summary of Commercial Sections Data

| Line # | From-To Floor | Section Finish | Stories | Area | Total Area | Business Area | Year Blt |
|--------|---------------|--------------------|---------|-------|------------|---------------|----------|
| 1 | 01 -01 | 11C - RETAIL STORE | 1 | 2,565 | 2,565 | 2,565 | |
| 2 | 01 -01 | 48C - WAREHOUSE | 1 | 2,616 | 2,616 | 2,616 | |
| | | | | | 5,181 | 5,181 | |



Miscellaneous Improvement(s)

| # | Type | Year | Area | Units | L x W | Depreciated Value |
|----------------------------|------------------------|------|--------|-------|-------|-------------------|
| 1 | PVA-PAVING ASPHALT | 1974 | 16,996 | 1 | | \$8,804 |
| 2 | PVC-PAVING CONCRETE | 1974 | 576 | 1 | | \$1,609 |
| 3 | BWL-FENCE, WALL, BLOCK | 1974 | 200 | 1 | | \$2,314 |
| 4 | PFL-LIGHT, PARKING LOT | 1974 | 1 | 5 | | \$743 |
| 5 | WFN-FENCE, WOOD | 1984 | 640 | 1 | | \$2,471 |
| Total Miscellaneous Value: | | | | | | \$15,941 |

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 |
|-------------|----------------------------|------------|------------------|-----------------------|-----------------|------------|
| 7501 / 4994 | 2018020454 | 01/31/2018 | WD-WARRANTY DEED | | IMPROVED | \$225,000 |
| 6040 / 1402 | 2007082345 | 01/02/2006 | WD-WARRANTY DEED | UNQUALIFIED | IMPROVED | \$375,000 |

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 |
|--|---------------|------------------------|-----------------------|--------------|
| LOTS 4 5 & 6 EXC HIWAY & LOT 43 44 & 45 & LOT 62 EXC N 48 FT RIDGEWOOD PARK KINGSTON PER OR 6040 PG 1402 PER OR 7501 PG 4994 | 204 | 15 - 33 - 38 | 08 - 00 - 0040 | 29-DEC-81 |

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 |
|------------|-------------|---------------------------|---------|
| 03/17/1999 | 19990316027 | WELL/PUMP/IRRIGATION | \$0 |
| 02/03/1999 | 19990203014 | IMPACT CITY | \$0 |
| 12/16/1998 | 19981216064 | IMPACT CITY | \$0 |
| 02/01/1984 | 840187 | FENCE/COOLER CB-BB 4-3-85 | \$8,000 |