



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

Property Summary

|                             |   |
|-----------------------------|---|
| Alternate Key:              | 5249093   |
| Parcel ID:                  | 603400000107  |
| Township-Range-Section:     | 16 - 30 - 34  |
| Subdivision-Block-Lot:      | 00 - 00 - 0107  |
| Business Name:              |   |
| Owner(s):                   | MURPHY RICHARD FRANCIS EST - EST - Estate - 100%  |
| Mailing Address On File:    | CO: % KATHLEEN FRANCES MURPHHY<br>1307 N ALABAMA AVE<br>DELAND FL 32724   |
| Physical Address:           | 1307 SARATOGA ST, DELAND 32724  |
| Building Count:             | 1   |
| Neighborhood:               | 7143 - INDUSTRIAL DELAND AIRPORT  |
| Subdivision Name:           |   |
| Property Use:               | 4800 - WAREH/DIST TERM  |
| Tax District:               | 012-DELAND  |
| 2023 Final Millage Rate:    | 18.7526   |
| Homestead Property:         | No  |
| Agriculture Classification: | No  |
| Short Description:          | 34-16-30 PARCEL IN SE 1/4 E OF LEXINGTON AVE & S OF BISCAYNE<br>BLVD BEING NE 176.50 FT OF S/W 399 FT ON N/L SARATOGA ST &<br>MEAS 359.24 FT ON E/L PER OR 4548 PG 2271 PER OR 8420 PG 30 |

Property Values

|                    |                        |                        |                        |
|--------------------|------------------------|------------------------|------------------------|
| Tax Year:          | 2024 Working           | 2023 Final             | 2022 Final             |
| Valuation Method:  | 1-Market Oriented Cost | 1-Market Oriented Cost | 1-Market Oriented Cost |
| Improvement Value: | \$611,914              | \$611,914              | \$477,674              |
| Land Value:        | \$114,300              | \$114,300              | \$114,300              |
| Just/Market Value: | \$726,214              | \$726,214              | \$591,974              |

Working Tax Roll Values by Taxing Authority

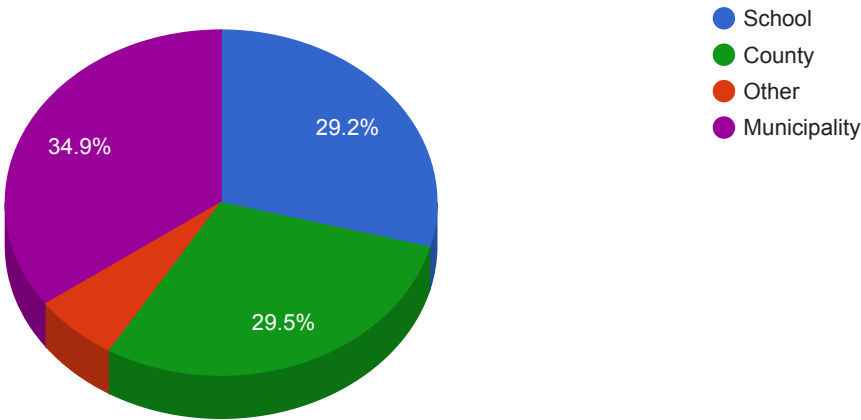
Values shown below are the 2024 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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                 | \$726,214         | \$726,214      | \$0      | \$726,214     | 1.5000       | \$1,089.32      |
| 0012          | DISCRETIONARY                       | \$726,214         | \$726,214      | \$0      | \$726,214     | 0.7480       | \$543.21        |
| 0011          | REQ LOCAL EFFORT                    | \$726,214         | \$726,214      | \$0      | \$726,214     | 3.1610       | \$2,295.56      |
| 0050          | GENERAL FUND                        | \$726,214         | \$726,214      | \$0      | \$726,214     | 3.3958       | \$2,466.08      |
| 0055          | LIBRARY                             | \$726,214         | \$726,214      | \$0      | \$726,214     | 0.4209       | \$305.66        |
| 0053          | PUBLIC SAFETY FUND                  | \$726,214         | \$726,214      | \$0      | \$726,214     | 1.4541       | \$1,055.99      |
| 0058          | VOLUSIA ECHO                        | \$726,214         | \$726,214      | \$0      | \$726,214     | 0.2000       | \$145.24        |
| 0057          | VOLUSIA FOREVER                     | \$726,214         | \$726,214      | \$0      | \$726,214     | 0.2000       | \$145.24        |
| 0065          | FLORIDA INLAND NAVIGATION DISTRICT  | \$726,214         | \$726,214      | \$0      | \$726,214     | 0.0288       | \$20.92         |
| 0060          | ST JOHN'S WATER MANAGEMENT DISTRICT | \$726,214         | \$726,214      | \$0      | \$726,214     | 0.1793       | \$130.21        |
| 0070          | WEST VOLUSIA HOSPITAL AUTHORITY     | \$726,214         | \$726,214      | \$0      | \$726,214     | 0.9806       | \$712.13        |
| 0150          | DELAND                              | \$726,214         | \$726,214      | \$0      | \$726,214     | 6.4841       | \$4,708.84      |
|               |                                     |                   |                |          |               | 18.7526      | \$13,618.40     |

Non-Ad Valorem Assessments

| Project                                  | #Units | Rate | Amount | Estimated Ad Valorem Tax:     | \$13,618.40 |
|--|--------|------|--------|-------------------------------|-------------|
|  |        |      |        | Estimated Non-Ad Valorem Tax: | \$0.00      |
| Estimated Taxes:                         |        |      |        |                               | \$13,618.40 |
| Estimated Tax Amount without SOH/10CAP ⓘ |        |      |        |                               | \$13,618.40 |

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 |
|------|------------|------------|------------|--------------|-------------------|----------------|------------|
| 2023 | \$114,300  | \$611,914  | \$726,214  | \$596,250    | \$0               | \$596,250      | \$0        |
| 2022 | \$114,300  | \$477,674  | \$591,974  | \$542,045    | \$0               | \$542,045      | \$0        |
| 2021 | \$85,725   | \$407,043  | \$492,768  | \$492,768    | \$0               | \$492,768      | \$0        |
| 2020 | \$85,725   | \$407,406  | \$493,131  | \$483,068    | \$0               | \$483,068      | \$0        |
| 2019 | \$85,725   | \$383,297  | \$469,022  | \$439,153    | \$0               | \$439,153      | \$0        |
| 2018 | \$85,725   | \$368,185  | \$453,910  | \$399,230    | \$0               | \$399,230      | \$0        |
| 2017 | \$71,438   | \$291,498  | \$362,936  | \$362,936    | \$0               | \$362,936      | \$0        |
| 2016 | \$71,438   | \$277,748  | \$349,186  | \$349,186    | \$0               | \$349,186      | \$0        |
| 2015 | \$71,438   | \$261,772  | \$333,210  | \$333,210    | \$0               | \$333,210      | \$0        |

Land Data

| #                 | Land Use       | Ag | Type          | Units | Acres | Sq Feet | FF | Depth | Rate | Just Value |
|-------------------|----------------|----|---------------|-------|-------|---------|----|-------|------|------------|
| 1                 | 4800-WAREHOUSE | N  | S-SQUARE FEET |       |       | 57,150  |    |       | 2.00 | \$114,300  |
| Total Land Value: |                |    |               |       |       |         |    |       |      | \$114,300  |

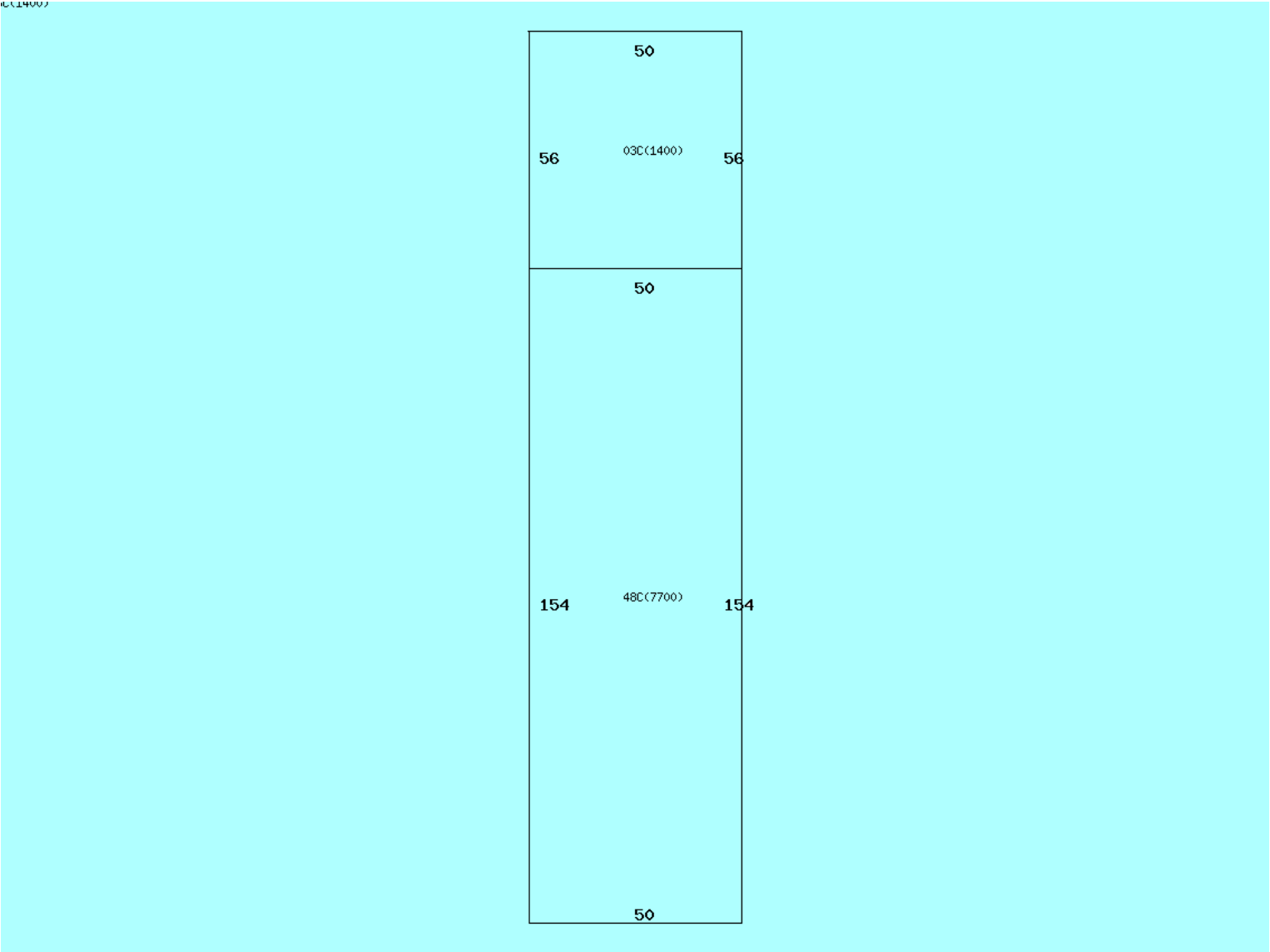
Building(s) - Commercial

Card (Bldg) #1

|                         |                      |                      |           |
|-------------------------|----------------------|----------------------|-----------|
| Structure Code:         | D - Wood, Open Steel | Base RCN             | \$678,324 |
| Class:                  | -                    | Percent Good         | 82 %      |
| Grade:                  | 300                  | Total RCNLD          | \$556,226 |
| Built / Effective Year: | 2009 / 2009          | Market (NBHD) Factor | 1.09      |
| Total / Business Area   | 13300 / 13300        | Cost Value           | \$606,286 |

Summary of Commercial Sections Data

| Line # | From-To Floor | Section Finish           | Stories | Area  | Total Area | Business Area | Year Blt |
|--------|---------------|--------------------------|---------|-------|------------|---------------|----------|
| 1      | 01 -01        | 48C - WAREHOUSE          | 1       | 7,700 | 7,700      | 7,700         |          |
| 2      | 01 -02        | 03C - APARTMENT, AVERAGE | 2       | 1,400 | 2,800      | 2,800         |          |
| 3      | 01 -02        | 48C - WAREHOUSE          | 2       | 1,400 | 2,800      | 2,800         |          |
|        |               |                          |         |       | 13,300     | 13,300        |          |



Miscellaneous Improvement(s)

| #                          | Type                | Year | Area  | Units | L x W   | Depreciated Value |
|----------------------------|---------------------|------|-------|-------|---------|-------------------|
| 1                          | PVA-PAVING ASPHALT  | 2009 | 7,861 | 1     |         | \$4,479           |
| 2                          | PVC-PAVING CONCRETE | 2009 | 374   | 1     | 22 x 17 | \$1,149           |
| Total Miscellaneous Value: |                     |      |       |       |         | \$5,628           |

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 |
|-------------|----------------------------|------------|----------------------|-----------------------|-----------------|------------|
| 8468 / 1369 | <a href="#">2023202801</a> | 10/03/2023 | PR1-PERSONAL REP     | MULTI-PARCEL          | IMPROVED        | \$100      |
| 8444 / 4133 | <a href="#">2023163476</a> | 07/26/2023 | PR1-PERSONAL REP     | MULTI-PARCEL          | IMPROVED        | \$100      |
| 8420 / 3007 | <a href="#">2023122431</a> | 05/11/2023 | DC-DEATH CERTIFICATE | UNQUALIFIED           | IMPROVED        | \$100      |
| 4641 / 3803 | <a href="#">2001021463</a> | 02/15/2001 | QC-QUIT CLAIM DEED   | UNQUALIFIED           | VACANT          | \$100      |
| 4548 / 2271 | <a href="#">2000078987</a> | 05/15/2000 | WD-WARRANTY DEED     | UNQUALIFIED           | VACANT          | \$75,000   |
| 3111 / 0137 |                            | 03/15/1988 | WD-WARRANTY DEED     | UNQUALIFIED           | VACANT          | \$140,000  |

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 |
|---|---------------|------------------------|-----------------------|--------------|
| 34-16-30 PARCEL IN SE 1/4 E OF LEXINGTON AVE & S OF BISCAYNE BLVD BEING NE 176.50 FT OF S/W 399 FT ON N/L SARATOGA ST & MEAS 359.24 FT ON E/L PER OR 4548 PG 2271 PER OR 8420 PG 3007 | 012           | 16 - 30 - 34           | 00 - 00 - 0107        | 27-JUN-91    |

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    |
|------------|-------------|-------------|-----------|
| 03/11/2009 | 20090311036 | IMPACT CITY | \$0       |
| 05/23/2007 | 0505253     |             | \$0       |
| 08/24/2004 | 04-01258    |             | \$242,500 |