



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3881524

Parcel ID: 744138283780

509 DOUGLAS LLC

509 DOUGLAS ST, NEW SMYRNA BEACH, FL

Parcel Summary

Alternate Key:	3881524
Parcel ID:	744138283780
Township-Range-Section:	17 - 34 - 41
Subdivision-Block-Lot:	38 - 28 - 3780
Owner(s):	509 DOUGLAS LLC - FS - Fee Simple - 100%
Mailing Address On File:	225 S DIXIE FWY NEW SMYRNA BEACH FL 32168
Physical Address:	509 DOUGLAS ST, NEW SMYRNA BEACH 32168
Property Use:	4800 - WAREH/DIST TERM
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	7467
Subdivision Name:	ANDREWS NEW SMYRNA
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$223,889	\$223,889	\$0	\$223,889	1.5000	\$335.83
0012	DISCRETIONARY	\$223,889	\$223,889	\$0	\$223,889	0.7480	\$167.47
0011	REQ LOCAL EFFORT	\$223,889	\$223,889	\$0	\$223,889	3.0310	\$678.61
0050	GENERAL FUND	\$223,889	\$223,889	\$0	\$223,889	3.2007	\$716.60
0053	LAW ENFORCEMENT FUND	\$223,889	\$223,889	\$0	\$223,889	1.5994	\$358.09
0055	LIBRARY	\$223,889	\$223,889	\$0	\$223,889	0.3697	\$82.77
0520	MOSQUITO CONTROL	\$223,889	\$223,889	\$0	\$223,889	0.1573	\$35.22
0530	PONCE INLET PORT AUTHORITY	\$223,889	\$223,889	\$0	\$223,889	0.0660	\$14.78
0058	VOLUSIA ECHO	\$223,889	\$223,889	\$0	\$223,889	0.2000	\$44.78
0057	VOLUSIA FOREVER	\$223,889	\$223,889	\$0	\$223,889	0.2000	\$44.78
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$223,889	\$223,889	\$0	\$223,889	0.0270	\$6.05
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	\$223,889	\$223,889	\$0	\$223,889	0.3101	\$69.43
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$223,889	\$223,889	\$0	\$223,889	0.1793	\$40.14
0272	NEW SMYRNA BCH I&S 2018	\$223,889	\$223,889	\$0	\$223,889	0.1115	\$24.96
0270	NEW SMYRNA BEACH	\$223,889	\$223,889	\$0	\$223,889	4.6370	\$1,038.17
						16.3370	\$3,657.67

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	3	\$125.00	\$375.00
			\$375.00

Estimated Ad Valorem Tax: \$3,657.67

Estimated Non-Ad Valorem Tax: \$375.00

Estimated Taxes: \$4,032.67

Estimated Tax Amount without SOH: \$4,032.67

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	\$33,800	\$190,899	\$224,699	\$224,699	\$0	\$224,699	\$0
2024	\$27,547	\$187,139	\$214,686	\$214,686	\$0	\$214,686	\$0
2023	\$26,364	\$184,226	\$210,590	\$209,760	\$0	\$209,760	\$0
2022	\$24,336	\$166,618	\$190,954	\$190,691	\$0	\$190,691	\$0
2021	\$23,660	\$149,695	\$173,355	\$173,355	\$0	\$173,355	\$0
2020	\$20,280	\$151,878	\$172,158	\$172,158	\$0	\$172,158	\$0
2019	\$18,590	\$143,999	\$162,589	\$162,589	\$0	\$162,589	\$0
2018	\$17,745	\$144,654	\$162,399	\$162,399	\$0	\$162,399	\$0
2017	\$17,745	\$106,849	\$124,594	\$123,566	\$0	\$123,566	\$0

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Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	4800-WAREHOUSE	S-SQUARE FEET			6760			10.5	\$35,490

Total Land Value: \$35,490

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Miscellaneous Improvement(s)

#	Type	Year	Area	Units	Depreciated Value
1	PVC-PAVING CONCRETE	1957	600	1	\$2,033
2	DEC-DECK WOOD	1970	120	1	\$408
3	DEC-DECK WOOD	2017	136	1	\$1,644

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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. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
7553 / 2382	2018111752	05/24/2018	QC-QUIT CLAIM DEED		Improved	\$100
7444 / 3246	2017174239	08/31/2017	WD-WARRANTY DEED	MULTI-PARCEL	Improved	\$400,000
4024 / 4741	1995110605	07/15/1995	WD-WARRANTY DEED	UNQUALIFIED	Improved	\$200,000
3652 / 0925	1991079608	06/15/1991	WD-WARRANTY DEED	UNQUALIFIED	Improved	\$224,000

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Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
7079691	1400 S DIXIE FWY	NEW SMYRNA BEACH	4000-VACANT INDUS	7467	02/24/2026	\$700,000
3872029	611 DORA ST	NEW SMYRNA BEACH	1200-STORE/OFF/RES	7467	01/08/2026	\$95,000
3876512	400 N ORANGE ST	NEW SMYRNA BEACH	1200-STORE/OFF/RES	7467	12/05/2025	\$400,000
3876504	402 N ORANGE ST	NEW SMYRNA BEACH	1200-STORE/OFF/RES	7467	07/21/2025	\$460,000
3886721	1604 CYPRESS ST	NEW SMYRNA BEACH	1200-STORE/OFF/RES	7467	03/24/2025	\$150,000
3876474	324 N ORANGE ST	NEW SMYRNA BEACH	1200-STORE/OFF/RES	7467	02/14/2025	\$350,000
3875982	411 N ORANGE ST	NEW SMYRNA BEACH	1000-VACANT COMM	7467	01/22/2025	\$355,000

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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.

41-17-34 W 105 FT OF LOT 377 & W 105 FT OF LOT 378 EXC W 38 FT IN RD RWY BLK 28 ANDREWS PROPERTY NEW SMYRNA MB 2 PG 68 MB 17 PG 79 PER OR 4024 PG 4741 PER OR 7444 PG 3246 PER OR 7553 PG 2382

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Permit List

Permit Date	Permit #	Description	Contractor	Amount
08/06/2025	PLMC-00024-2025	ADDING WASHER BOX & INSTALL 2 HAIR SINKS	MR PERMIT	\$2,000
07/25/2025	ELEC-00102-2025	ADD OUTLETS AT 3 STATIONS FOR HAIR SALON.	MR PERMIT	\$300
06/04/2025	PLMC-00013-2025	INSTALL NEW SANI FLOW ADA TOILET & LAV. INSTA	MR PERMIT	\$2,500
05/05/2025	ELEC-00073-2025	ELECTRICAL WORK FOR ADA BATHROOM AND LAUNDRY	MR PERMIT	\$2,400
08/24/2017	201707119	SHINGLE ROOF OVER	SMITH GEORGE CLARK J	\$3,000
08/11/2008	2008-2740	ROOFING	FRED C SHARFSTEIN G	\$1,700
07/18/2008	2008-2503	REROOF	AWS ROOFING SERVICES	\$4,700