



**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:** 2286911  
**Parcel ID:** 702007010600  
**Township-Range-Section:** 17 - 30 - 20  
**Subdivision-Block-Lot:** 07 - 01 - 0600  
**Owner(s):** WOS NATION LLC - FS - Fee Simple - 100%  
**Mailing Address On File:** 144 FAIRVILLE RD STE A7  
 CHADDS FORD PA 19317 9495  
**Physical Address:** 410 W BERESFORD AVE, DELAND 32720  
**Building Count:** 1  
**Neighborhood:** 7122 - DELAND- MISC W OF WOODLAND  
**Subdivision Name:**  
**Property Use:** 2100 - RESTAURANT  
**Tax District:** 012-DELAND  
**2023 Final Millage Rate:** 18.7526  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 20-17-30 W 1/2 OF LOTS 59 & 60 BLK A SUB NE 22 ACRES PER OR  
 2317 PG 0643 PER OR 7485 PG 4974 PER OR 7633 PG 1222 PER OR  
 7966 PG 3067 PER OR 8468 PG 1152

**Property Values**

| Tax Year:                 | 2024 Working      | 2023 Final        | 2022 Final        |
|---------------------------|-------------------|-------------------|-------------------|
| <b>Valuation Method:</b>  | 1-Market Oriented | 1-Market Oriented | 1-Market Oriented |
| <b>Improvement Value:</b> | Cost              | Cost              | Cost              |
| <b>Land Value:</b>        | \$82,749          | \$70,621          | \$59,340          |
| <b>Just/Market Value:</b> | \$8,468           | \$8,176           | \$7,884           |
|                           | \$91,217          | \$78,797          | \$67,224          |

**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.

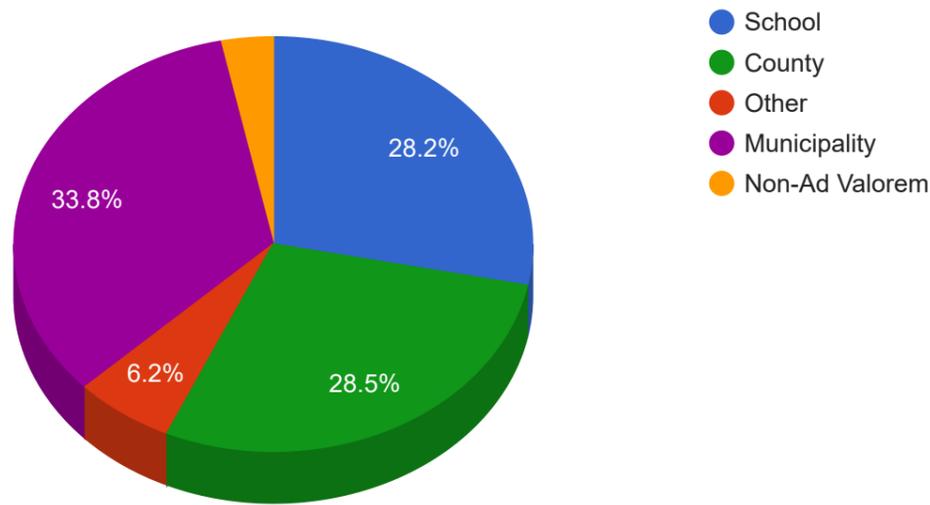
| Tax Authority                             | Just/Market Value | Assessed Ex/10CA | Exempt Value | Assessable Value | Millage Rate | Estimated Taxes |
|---|-------------------|------------------|--------------|------------------|--------------|-----------------|
| ● 0017 CAPITAL IMPROVEMENT                | \$91,217          | \$91,217         | \$0          | \$91,217         | 1.5000       | \$136.83        |
| ● 0012 DISCRETIONARY                      | \$91,217          | \$91,217         | \$0          | \$91,217         | 0.7480       | \$68.23         |
| ● 0011 REQ LOCAL EFFORT                   | \$91,217          | \$91,217         | \$0          | \$91,217         | 3.1610       | \$288.34        |
| ● 0050 GENERAL FUND                       | \$91,217          | \$91,217         | \$0          | \$91,217         | 3.3958       | \$309.75        |
| ● 0055 LIBRARY                            | \$91,217          | \$91,217         | \$0          | \$91,217         | 0.4209       | \$38.39         |
| ● 0053 PUBLIC SAFETY FUND                 | \$91,217          | \$91,217         | \$0          | \$91,217         | 1.4541       | \$132.64        |
| ● 0058 VOLUSIA ECHO                       | \$91,217          | \$91,217         | \$0          | \$91,217         | 0.2000       | \$18.24         |
| ● 0057 VOLUSIA FOREVER                    | \$91,217          | \$91,217         | \$0          | \$91,217         | 0.2000       | \$18.24         |
| ● 0065 FLORIDA INLAND NAVIGATION DISTRICT | \$91,217          | \$91,217         | \$0          | \$91,217         | 0.0288       | \$2.63          |

|      |                                     |          |          |     |          |         |            |
|------|-------------------------------------|----------|----------|-----|----------|---------|------------|
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT | \$91,217 | \$91,217 | \$0 | \$91,217 | 0.1793  | \$16.36    |
| 0070 | WEST VOLUSIA HOSPITAL AUTHORITY     | \$91,217 | \$91,217 | \$0 | \$91,217 | 0.9806  | \$89.45    |
| 0150 | DELAND                              | \$91,217 | \$91,217 | \$0 | \$91,217 | 6.4841  | \$591.46   |
|      |                                     |          |          |     |          | 18.7526 | \$1,710.56 |

**Non-Ad Valorem Assessments**

|                  |               |             |               |  |                   |
|------------------|---------------|-------------|---------------|--|-------------------|
| <b>Project</b>   | <b>#Units</b> | <b>Rate</b> | <b>Amount</b> | Estimated Ad Valorem Tax:              | \$1,710.56        |
| 2300-SPRING HILL | 1.00          | \$57.63     | \$57.63       | Estimated Non-Ad Valorem Tax:          | \$57.63           |
|                  |               |             |               | <b>Estimated Taxes:</b>                | <b>\$1,768.19</b> |
|                  |               |             |               | Estimated Tax Amount without SOH/10CAP | \$1,768.19        |

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 | \$8,176    | \$70,621   | \$78,797   | \$73,946     | \$0               | \$73,946       | \$0        |
| 2022 | \$7,884    | \$59,340   | \$67,224   | \$67,224     | \$0               | \$67,224       | \$0        |
| 2021 | \$5,840    | \$55,978   | \$61,818   | \$61,818     | \$0               | \$61,818       | \$0        |
| 2020 | \$5,840    | \$54,952   | \$60,792   | \$60,792     | \$0               | \$60,792       | \$0        |
| 2019 | \$5,840    | \$50,900   | \$56,740   | \$56,740     | \$0               | \$56,740       | \$0        |
| 2018 | \$5,840    | \$46,772   | \$52,612   | \$52,612     | \$0               | \$52,612       | \$0        |
| 2017 | \$5,840    | \$44,812   | \$50,652   | \$50,652     | \$0               | \$50,652       | \$0        |
| 2016 | \$5,840    | \$41,190   | \$47,030   | \$47,030     | \$0               | \$47,030       | \$0        |
| 2015 | \$5,840    | \$37,866   | \$43,706   | \$43,706     | \$0               | \$43,706       | \$0        |

**Land Data**

| #                        | Land Use        | Ag | Type          | Units | Acres | Sq Feet | FF | Depth | Rate | Just Value |
|--------------------------|-----------------|----|---------------|-------|-------|---------|----|-------|------|------------|
| 1                        | 2100-RESTAURANT | N  | S-SQUARE FEET |       |       | 5,840   |    |       | 1.45 | \$8,468    |
| <b>Total Land Value:</b> |                 |    |               |       |       |         |    |       |      | \$8,468    |

**Building(s) - Commercial**

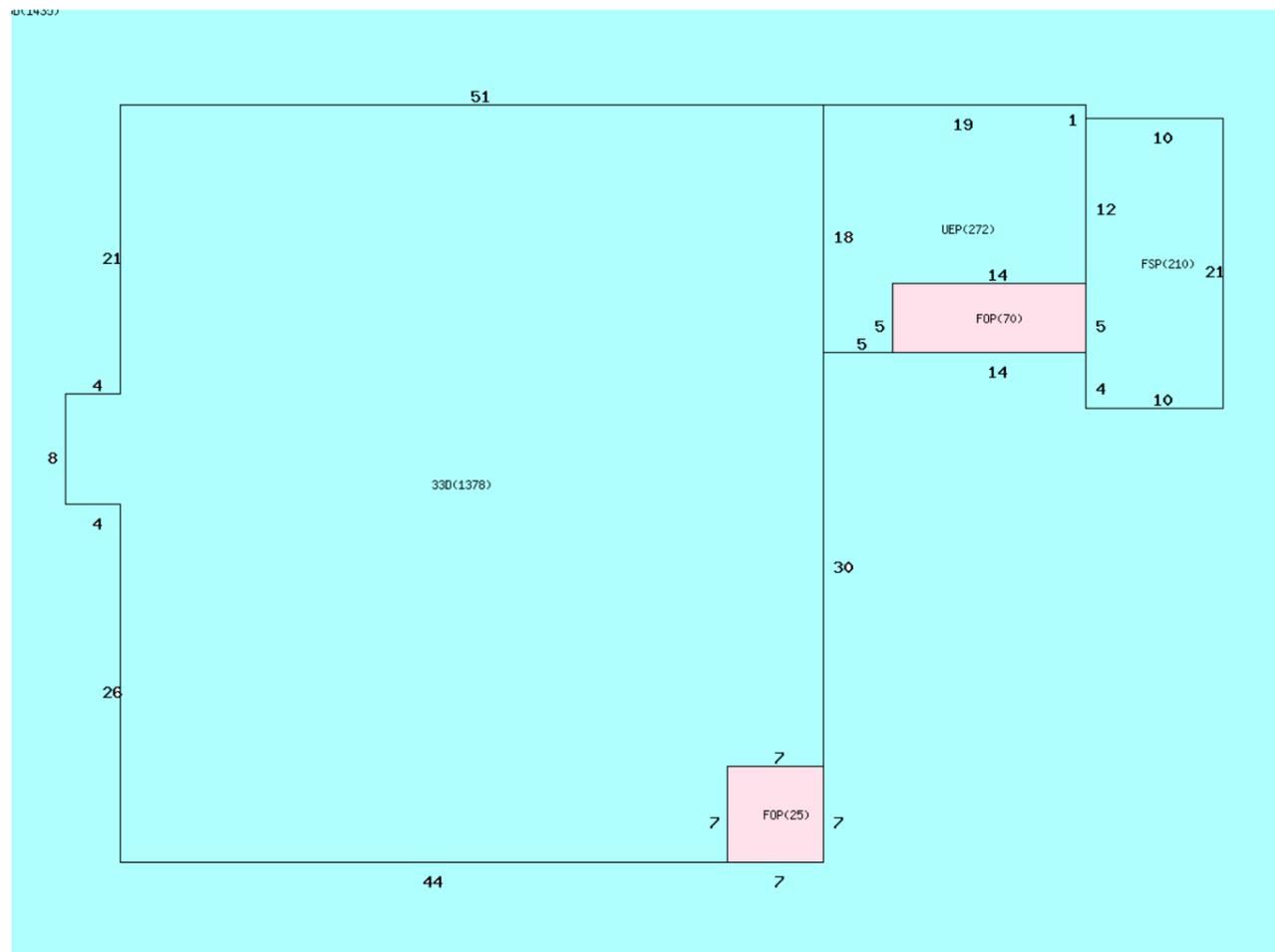
**Card (Bldg) #1**

|                        |                      |                          |                |
|------------------------|----------------------|--------------------------|----------------|
| <b>Structure Code:</b> | C - CONCRETE/MASONRY | <b>Base RCN Percent:</b> | \$301,172 27 % |
| <b>Class:</b>          | -                    | <b>Good:</b>             |                |
| <b>Grade:</b>          | 300                  | <b>Total RCNLD:</b>      | \$81,316       |

|                  |             |                   |          |
|------------------|-------------|-------------------|----------|
| <b>Built /</b>   | 1955 / 1971 | <b>Market</b>     | 1        |
| <b>Effective</b> |             | <b>(NBHD)</b>     |          |
| <b>Year:</b>     |             | <b>Factor</b>     |          |
| <b>Total /</b>   | 3390 / 2813 | <b>Cost Value</b> | \$81,316 |
| <b>Business</b>  |             |                   |          |
| <b>Area</b>      |             |                   |          |

**Summary of Commercial Sections Data**

| Line # | From-To Floor | Section Finish                  | Stories | Area  | Total Area | Business Area | Year Blt |
|--------|---------------|---------------------------------|---------|-------|------------|---------------|----------|
| 1      | 01 -01        | 33D - TAVERN                    | 1       | 1,378 | 1,378      | 1,378         |          |
| 2      | 01 -01        | 33D - TAVERN                    | 1       | 1,435 | 1,435      | 1,435         |          |
| 3      | 01 -01        | FSP - PORCH, SCREENED FINISHED  | 1       | 210   | 210        | N/A           |          |
| 4      | 01 -01        | FOP - PORCH, OPEN FINISHED      | 1       | 70    | 70         | N/A           |          |
| 5      | 01 -01        | FOP - PORCH, OPEN FINISHED      | 1       | 25    | 25         | N/A           |          |
| 6      | 01 -01        | UEP - UNFINISHED ENCLOSED PORCH | 1       | 272   | 272        | N/A           |          |
|        |               |                                 |         |       | 3,390      | 2,813         |          |



**Miscellaneous Improvement(s)**

| #                                 | Type                | Year | Area | Units | L x W | Depreciated Value |
|-----------------------------------|---------------------|------|------|-------|-------|-------------------|
| 1                                 | PVC-PAVING CONCRETE | 1970 | 420  | 1     |       | \$1,433           |
| <b>Total Miscellaneous Value:</b> |                     |      |      |       |       | \$1,433           |

**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 / 1152 | <a href="#">2023202743</a> | 09/29/2023 | WD-WARRANTY DEED     | UNQUALIFIED           | IMPROVED        | \$210,000  |
| 7966 / 3067 | <a href="#">2021000191</a> | 11/14/2020 | DC-DEATH CERTIFICATE | MULTI-PARCEL          | IMPROVED        | \$100      |
| 7633 / 1222 | <a href="#">2018247637</a> | 12/12/2018 | QC-QUIT CLAIM DEED   |                       | IMPROVED        | \$100      |
| 7485 / 4974 | <a href="#">2017245919</a> | 12/08/2017 | QC-QUIT CLAIM DEED   | UNQUALIFIED           | IMPROVED        | \$100      |
| 2317 / 0643 |                            | 12/15/1981 | WD-WARRANTY DEED     | UNQUALIFIED           | IMPROVED        | \$17,500   |
| 1938 / 1573 |                            | 11/15/1977 | WD-WARRANTY DEED     | UNQUALIFIED           | IMPROVED        | \$9,500    |

## 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 |
|--|---------------|------------------------|-----------------------|--------------|
| 20-17-30 W 1/2 OF LOTS 59 & 60 BLK A SUB NE 22 ACRES PER OR 2317 PG 0643 PER OR 7485 PG 4974 PER OR 7633 PG 1222 PER OR 7966 PG 3067 PER OR 8468 PG 1152 | 012           | 17 - 30 - 20           | 07 - 01 - 0600        | 18-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 |
|------------|--------|----------------|--------|
| 11/11/1982 | 18594C | NONRESIDENTIAL | \$0    |
| 11/11/1981 | 14300C | MISCELLANEOUS  | \$0    |