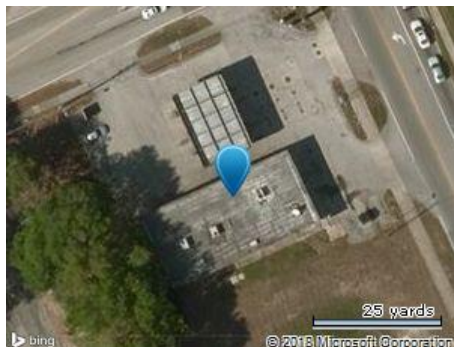


785 Deltona Blvd, Deltona, FL 32725-7106, Volusia County



N/A	3,600	21,000	\$450,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	1978	STR BLDG	10/11/2012
Baths	Yr Built	Type	Sale Date

Owner Information

Owner:	Orange City Texaco Mart Inc	Mailing Zip:	32130
Owner (Alternate Format):	Orange City Texaco Mart Inc	Mailing ZIP + 4:	4224
Mailing Address:	5145 US Highway 17	Mailing Carrier Route:	R003
Mailing City & State:	De Leon Springs, FL	Owner Occupied:	No

Location Information

Neighborhood Code:	C8600-C8600	Census Tract:	910.18
Subdivision:	Deltona Lakes Unit 22	Census Block:	04
Subdivision #:	22	Census Block Group:	2
Township:	18S	Zoning:	01B
Range:	31E	Zoning Description:	Commercial-01b
Section:	30	School District Name:	Volusia County SD
Block:	631	Map 1:	W2-0021-30
Lot:	1	Map 2:	18S31E30
Property ZIP:	32725	Flood Zone Code:	X
Property ZIP 4:	7106	Flood Zone Date:	09/29/2017
Property Carrier Route:	C031	Flood Zone Panel:	12127C0620K

Tax Information

Folio/Strap/PID (1):	8130-22-34-0010	% Improved:	53%
Folio/Strap/PID (2):	30-18-31-22-34-0010	Tax Area:	016
Folio/Strap/PID (3):	813022340010	Total Taxable Value:	\$336,124
Account Number:	2716681	Plat Book-Page:	27-11
Legal Description:	LOTS 1 & 2 BLK 631 DELTONA LAKES UNIT 22 MB 27 PGS 11 TO 15 INC PER OR 1869 PG 47 PER OR 5414 PG 2467 PER OR 6737 PG 4108 PER OR 6771 PG 1044		

Assessment & Tax

Assessment Year	2017	2016	2015
Just Value - Total	\$336,124	\$322,216	\$316,240
Just Value - Land	\$157,500	\$157,500	\$157,500
Just Value - Improved	\$178,624	\$164,716	\$158,740
Assessed Value - Total	\$336,124	\$322,216	\$316,240
Assessed Value - Land	\$157,500	\$157,500	\$157,500
Assessed Value - Improved	\$178,624	\$164,716	\$158,740
YOY Assessed Change (\$)	\$13,908	\$5,976	
YOY Assessed Change (%)	4.32%	1.89%	
Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$6,738		
2016	\$6,973	\$236	3.5%
2017	\$7,563	\$590	8.46%

Characteristics

County Use Description:	Conv. Store-1110	Bath Fixtures:	8
State Use Description:	Store One Story-11	Cooling Type:	Yes

Courtesy of Hasan, My Florida Regional MLS

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Property Detail

Generated on 12/11/2018

Page 1 of 14

Land Use - CoreLogic:	Store Building	Construction:	Masonry
Building Type:	Convenience Store	Exterior:	Concrete Blk Stucco
Year Built:	1978	Lot Sq Ft:	21,000
Living Square Feet:	3,600	Lot Acres:	0.4821
Total Building Sq Ft:	3,600	Lot Frontage:	140
Stories:	1	Lot Depth:	150

Features

Feature Type	Size/Qty	Year Built	Value
Canopy	450	1978	
Light Pk Lot	3	1978	\$199
Pump Island	160	1995	\$228
Canopy	1,350	1995	\$16,406
Paving Asphalt	8,108	1995	\$2,805
Paving Concret	3,748	1995	\$6,971
Building Description		Building Size	
Convenience Store		3,600	

Last Market Sale & Sales History

Last Mkt Sale Date:	10/11/2012	Owner:	Orange City Texaco Mart Inc	
Last Mkt Recording Date:	10/16/2012	Seller:	Surety Bk	
Sale Price:	\$450,000	Title Company:	Attorney Only	
Price Per Sq Ft:	\$125.00	County Doc Link:	6771001044	
Deed Type:	Special Warranty Deed	Document Number:	6771-1044	
Recording Date	10/16/2012	07/23/2012	10/08/2004	
Sale Date	10/11/2012	07/10/2012	09/30/2004	11/1976
Sale Price	\$450,000	\$100	\$900,000	\$69,000
Nominal	Y			
Document Type	Special Warranty Deed	Certificate Of Title (FI)	Special Warranty Deed	Warranty Deed
Buyer Name	Orange City Texaco Mart Inc	Surety Bk	Csa Ents Inc	V S H Realty Inc
Seller Name	Surety Bk	Csa Ents Inc Coc	Cumberland Farms Inc	
Title Company	Attorney Only		Attorney Only	
Document Number	6771-1044	6737-4108	5414-2467	1869-47
County Doc Link	6771001044	6737004108	5414002467	1869000047

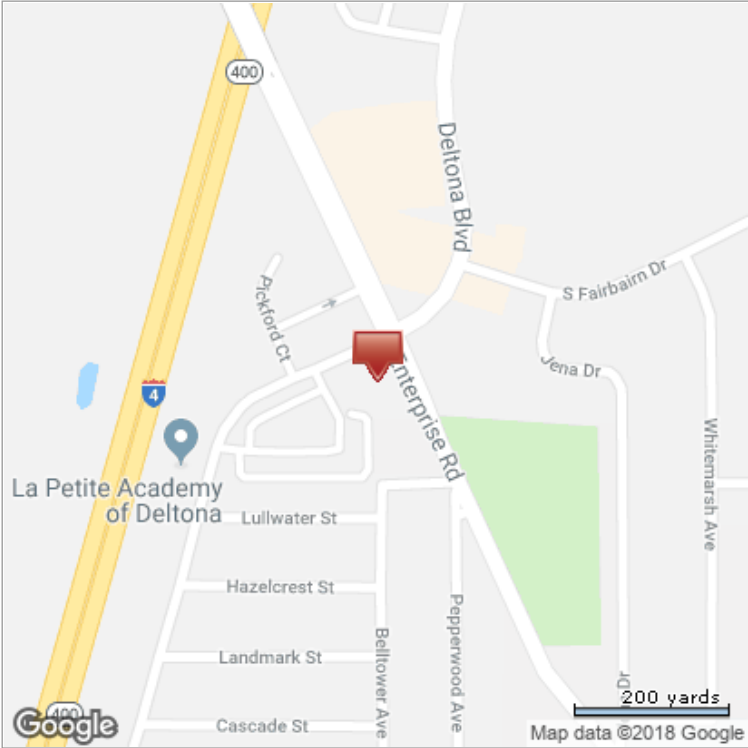
Mortgage History

Mortgage Date	10/16/2012	10/08/2004
Mortgage Amount	\$254,217	\$630,000
Mortgage Lender	Surety Bk	Surety Bk
Mortgage Type	Conventional	Conventional
Mortgage Purpose	Resale	Resale
Mortgage Term	15	15
Mortgage Term Code	Years	Years
Mortgage Int Rate Type		Fixed Rate Loan
Borrower Name	Orange City Texaco Mart Inc	Csa Ents Inc

Property Map



*Lot Dimensions are Estimated



785 Deltona Blvd, Deltona, FL 32725-7106, Volusia County

Pricing Trends

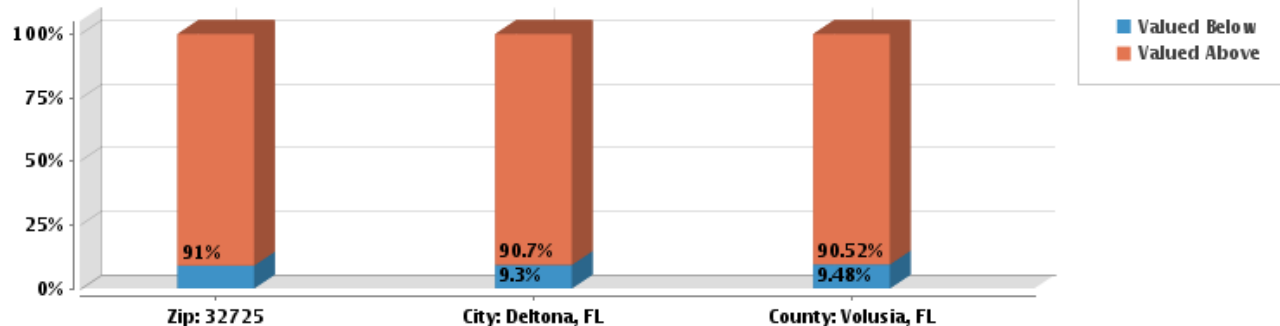
Median Sale Price to Current Value - Tax



The percentage of properties that have increased or decreased in value based on the year in which they were acquired. The chart compares the sale price of each home to its current market value based on RealAVM, and then calculates the median percentage of appreciation or depreciation.

If the percentage for a year is below 100%, those who purchased homes during that year are likely to have negative equity and may be subject to short sale conditions. If the percentage is above 100%, those who purchased a home that year are likely to have positive equity and the capacity to transact their home in an uncomplicated manner.

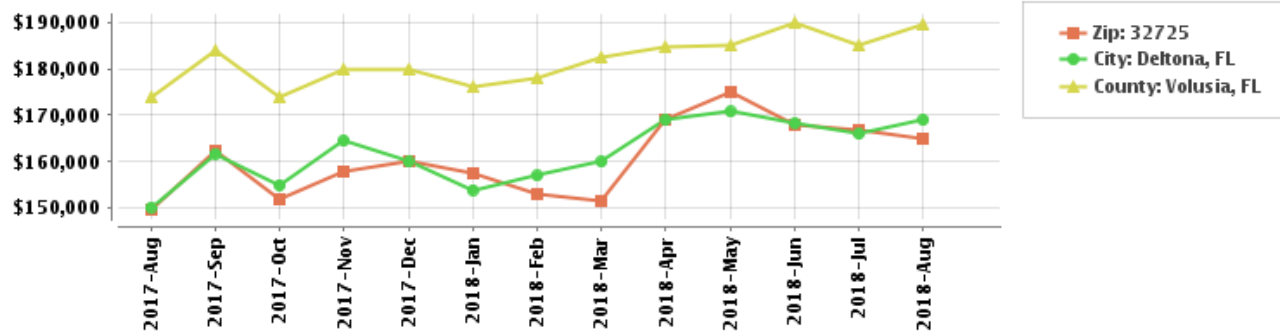
Percentage of Properties Purchased Above/Below Current Value - Tax



The percentage of all properties for which the purchase price is above and below the current value. The current value of the property is calculated using RealAVM. This statistic represents all properties in the geographic area, regardless of when the home sold.

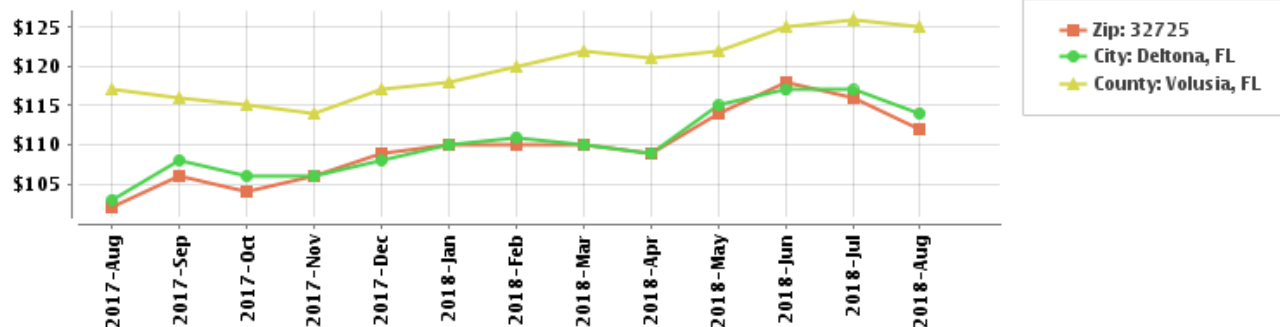
An area in which most homes were purchased above their current value indicates one in which properties are likely to be distressed and subject to short sales and foreclosures. An area in which most properties were purchased below their current value indicates an area in which home owners generally enjoy positive equity.

Median Sale Price - Tax



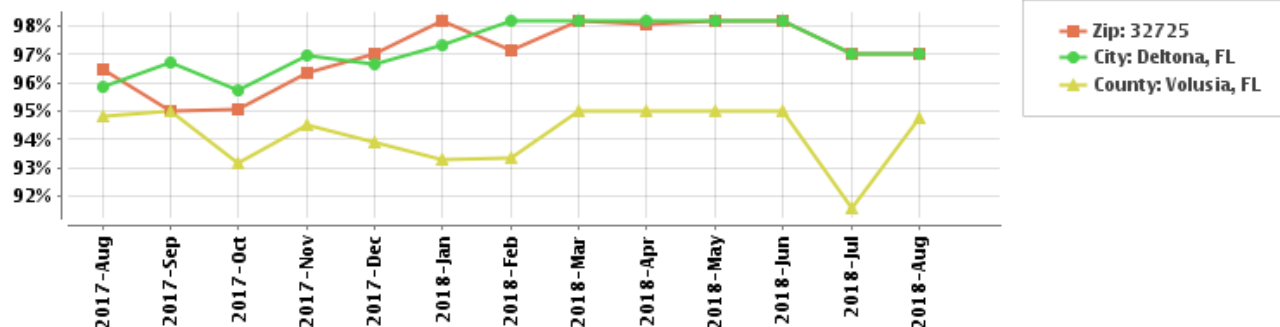
The median sale price for properties sold via Tax. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median Price per Square Foot - Tax



The median price per square foot for sold homes based on Tax sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

Median Loan to Value - Tax

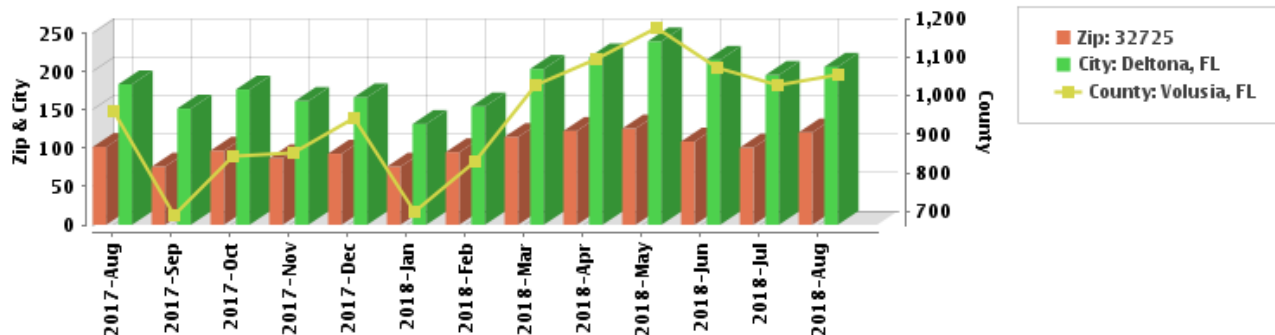


The median loan-to-value ratio (or LTV) is the ratio of the mortgage amount to the purchase price. Conventional wisdom is that homeowners with lower LTV ratios are less likely to default on their mortgage. As a result, lenders typically require mortgage insurance for owners who have an LTV greater than 80%.

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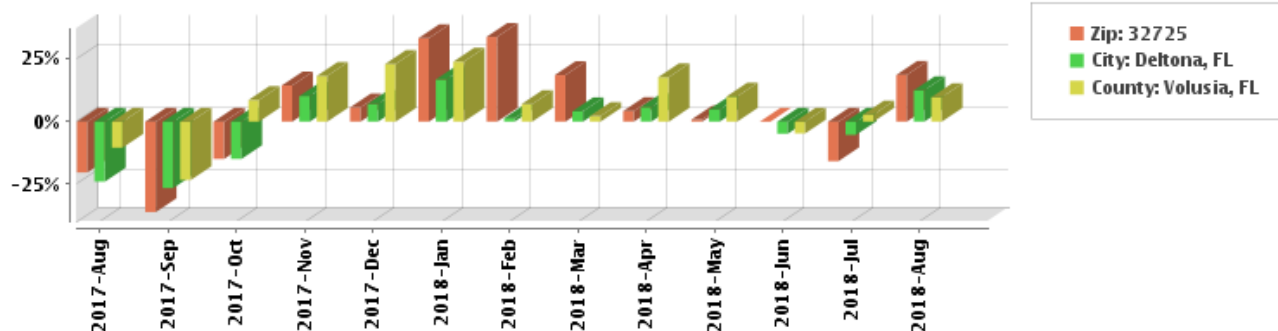
Market Activity

Number of Sales - Tax



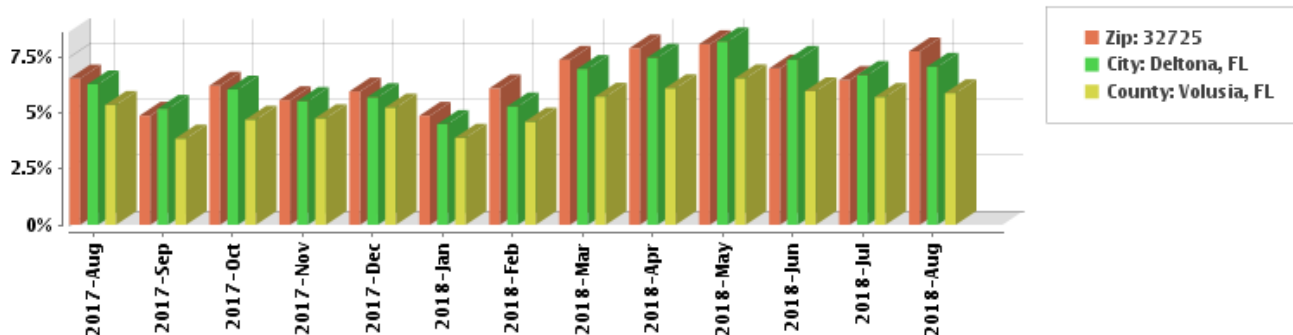
The number of properties sold via Tax. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

Change in Sales Activity - Tax



The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

Annual Turnover Rate - Tax



The annualized turnover rate indicates the percentage of all homes within the locale that sold via Tax. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

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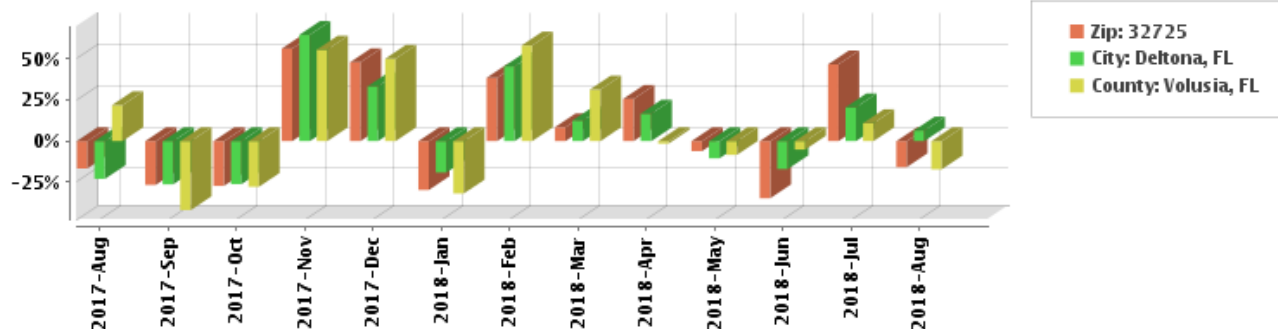
Distressed Properties

Number of Foreclosures - Tax



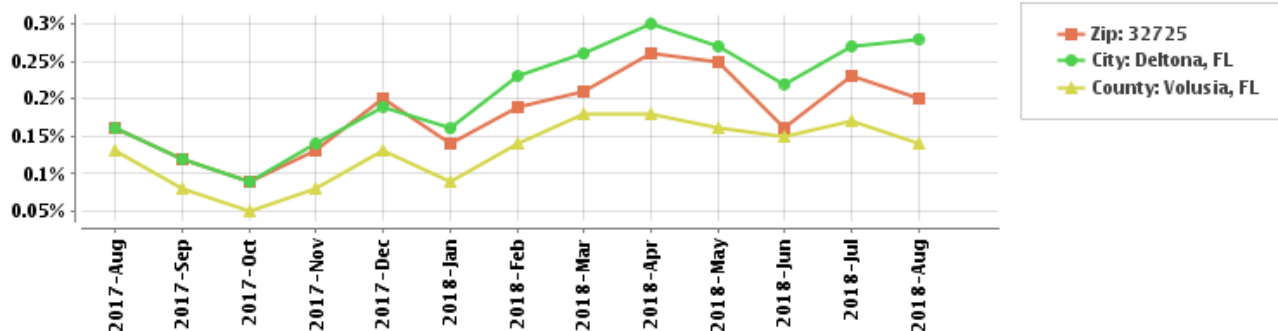
The total number of properties entering all stages of foreclosure (Pre-Foreclosure, Auction, or REO) in the monthly or quarterly period. When the combined number of properties entering the foreclosure stage declines, conditions are typically improving and markets will stabilize. When number of properties entering the various foreclosure stages increase, conditions are typically worsening and there is a likelihood that listing inventory will subsequently increase.

Change in Foreclosure Activity - Tax



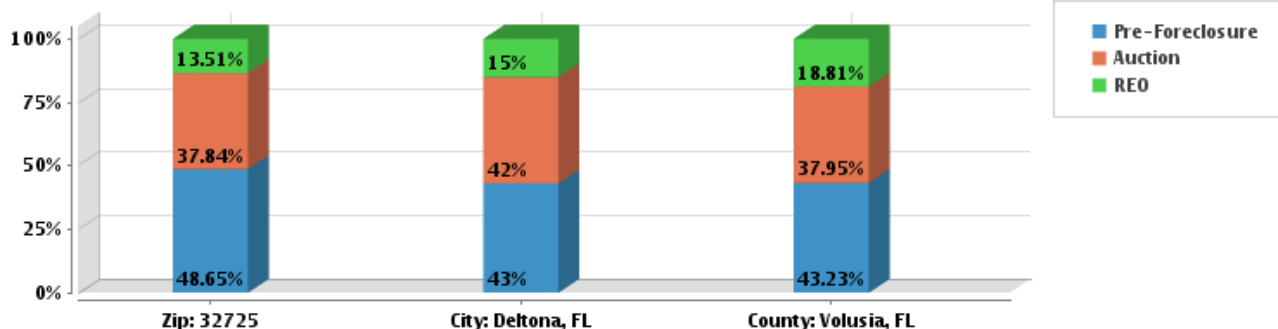
The change in the foreclosure activity compares the number of properties entering all stages of foreclosure from one period to the corresponding period of the prior year. Negative percentages indicate slowing foreclosure activity, while increasing percentages depict accelerating foreclosure activity.

Percentage of Foreclosed Properties - Tax



The percentage of all properties in the zip, city or county entering the various stages of foreclosure in the period. This will be a very low percentage, but the comparative number period over period depicts improving or worsening conditions.

Percentage of Properties in Each Foreclosure Stage - Tax



The percent of properties in each stage of foreclosure (Pre-Foreclosure, Auction, or REO) for the most recent period. Areas with a high number of REO properties may be subject to listing and price volatility if the REO homes rapidly enter listing inventory.

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Demographics

Based on ZIP Code: 32725

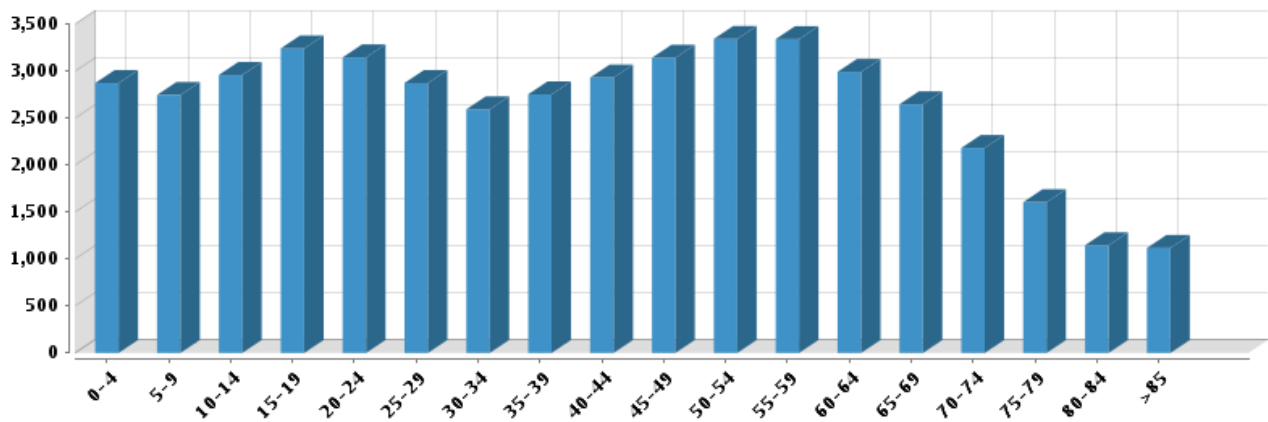
Population
Summary

Estimated Population: 47,604
Population Growth (since 2010): 6%
Population Density (ppl / mile): 2,080
Median Age: 41.07

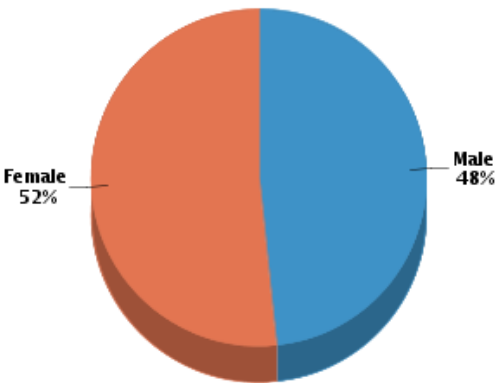
Household

Number of Households: 17,601
Household Size (ppl): 3
Households w/ Children: 4,503

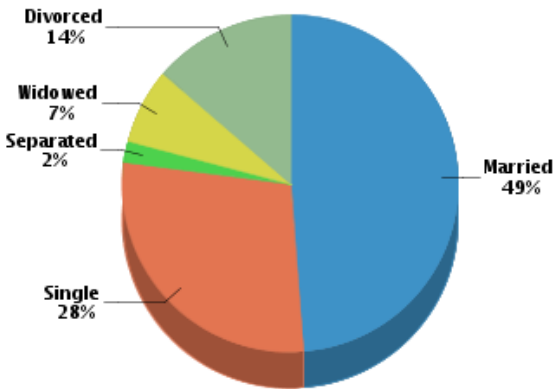
Age



Gender



Marital Status



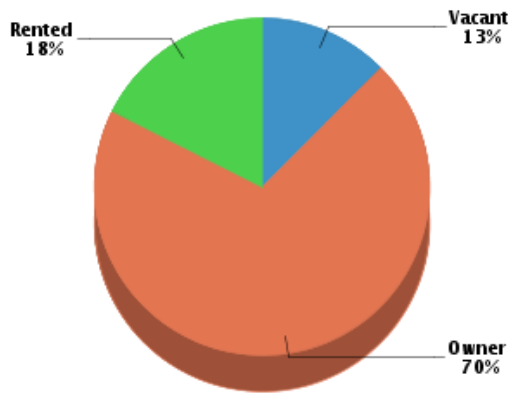
Housing
Summary

Median Home Sale Price: \$140,000
Median Dwelling Age: 1976 years

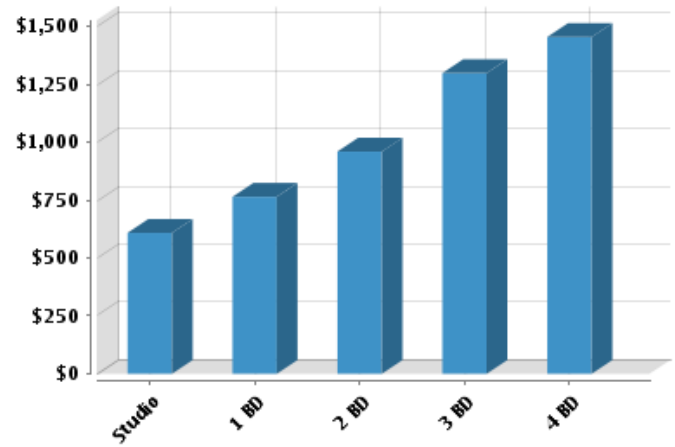
Stability

Data not available

Occupancy



Fair Market Rents (County)

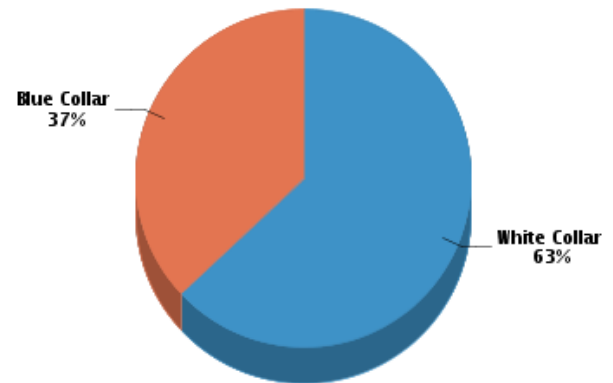


Quality of Life

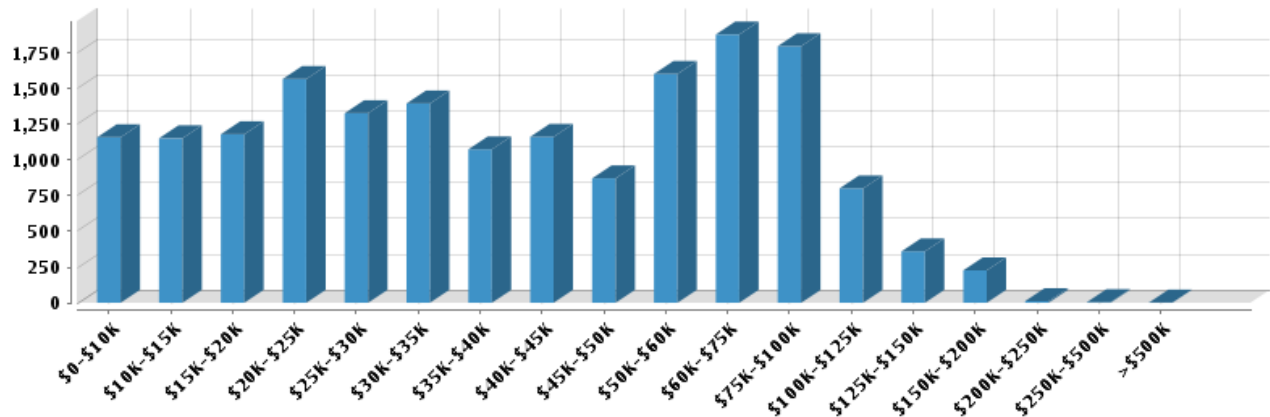
Workers by Industry

Agricultural, Forestry, Fishing:	6
Construction:	187
Manufacturing:	104
Transportation and Communications:	27
Wholesale Trade:	25
Retail Trade:	852
Finance, Insurance and Real Estate:	141
Services:	318
Public Administration:	224
Unclassified:	14

Workforce



Household Income



Average Household Income: **\$48,964**

Average Per Capita Income: **\$18,147**

Courtesy of Hasan, My Florida Regional MLS

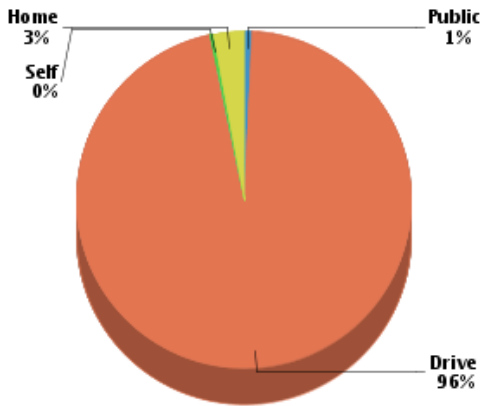
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Neighborhood Profile

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Commute Method



Weather

January High Temp (avg °F):	70.4
January Low Temp (avg °F):	47
July High Temp (avg °F):	91.9
July Low Temp (avg °F):	71
Annual Precipitation (inches):	51.31

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	1,282
Some High School:	2,641
High School Graduate:	12,156
Some College:	7,807
Associate Degree:	3,606
Bachelor's Degree:	3,593
Graduate Degree:	1,562

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.

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Schools

Radius: 2 mile(s)

Public - Elementary

Volusia County Public Schools	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
The Reading Edge Academy 2975 Enterprise Rd	0.85	K-5th	330	25	★★★★★	
Enterprise Elementary School 211 Main St	1.09	K-5th	600	12	★★★★★	
Discovery Elementary School 975 Abigail Dr	1.87	K-5th	600	12	★★★★★	

Public - Middle/High

Volusia County Public Schools	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Deltona Middle School 250 Enterprise Rd	0.48	6th-8th	1,051	16	★★★★★	

	Distance	Grades	Students	Classrooms	Community Rating (2)
Aldersgate Academy 51 Childrens Way	1.26	2nd-12th	4		
Heavenly Angelz Kidz Center 950 Doyle Rd	1.92	Pre-K-3rd	33		

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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Local Businesses

Radius: **2 mile(s)**

Attractions - Recreation

	Address	Phone #	Distance	Description
Riverside Cycle LLC	777 Deltona Blvd # 18	(386) 212-9263	0.06	Gymnasiums
Amore Events Venue	777 Deltona Blvd	(386) 259-4164	0.06	Halls And Auditoriums
Brook Spa Inc	777 Deltona Blvd # 4	(386) 000-1111	0.06	Health Spas
Deltona Youth Soccer Club	Po Box 6345	(407) 000-1111	0.29	Soccer Clubs
Bill Keller Park	338 Colomba Rd	(386) 668-2040	0.49	Parks
Russo's Premier Martial Arts	2955 Enterprise Rd # 110-M	(386) 000-1111	0.97	Martial Arts Instruction
Airrow Boat Tours LLC	227 Angeles Rd	(386) 956-1517	1.07	Boats Excursions
Debary Hall Historic Site	210 Sunrise Blvd	(386) 668-3840	1.3	Museums
Black Lightning Martial Arts	961 Diplomat Dr # 103	(386) 337-5056	1.35	Martial Arts Instruction
Glen Abbey Golf Club	391 N Pine Meadow Dr	(386) 668-4336	1.68	Golf Courses - Public

Automotive Services

	Address	Phone #	Distance	Description
Racetrac	407 Deltona Blvd	(386) 574-7955	0.62	Transportation
Circle K	312 Dirksen Dr	(386) 668-9216	0.98	Transportation
Appliance Traders Unlimited	831 Diplomat Dr	(386) 259-9349	1.37	Repairs And Service
Marathon Express	14 S Charles Richard Beall Blv	(386) 668-5649	1.82	Service Stations
Racetrac	1298 Saxon Blvd	(386) 774-9402	1.91	Transportation
Lil Sams	100 N Charles Richard Beall Bl	(386) 668-9923	1.93	Service Stations

Banks - Financial

	Address	Phone #	Distance	Description
Racetrac	407 Deltona Blvd	(386) 574-7955	0.62	Atm Locations
Wells Fargo Bank	1130 Deltona Blvd	(386) 574-6666	0.79	Banks
Advance America	915 Doyle Rd # 107	(386) 574-4030	1.84	Check Cashing Service
Pinnacle Bank	1113 Saxon Blvd	(386) 774-0977	1.95	Banks
Bb&T	955 Saxon Blvd	(386) 775-3255	1.99	Banks

Eating - Drinking

	Address	Phone #	Distance	Description
Bagel King Bakery Inc	777 Deltona Blvd # 32	(386) 574-5729	0.06	Restaurants - Bakery
Sabor Latino	777 Deltona Blvd	(386) 742-7469	0.06	Restaurants - South American
Coffee House Deli	840 Deltona Blvd # R	(386) 000-1111	0.15	Coffee Shops
Jam Rock Country Style Jerk	840 Deltona Blvd # R	(386) 000-1111	0.15	Restaurants
Ox Restaurant	840 Deltona Blvd # R	(386) 000-1111	0.15	Restaurants
Yardman Flava Jamaican Rstrnt	840 Deltona Blvd # R	(386) 000-1111	0.15	Restaurants - Jamaican
Nick Pizza	689 Deltona Blvd	(386) 574-5779	0.18	Pizza
Kanha Inc	896 Deltona Blvd	(386) 574-3131	0.24	Convenience Stores
Deltona Food Station	900 Deltona Blvd	(386) 259-5194	0.25	Convenience Stores
Cakery 26	Po Box 5245	(386) 228-7015	0.29	Bakers - Retail

Government - Public

	Address	Phone #	Distance	Description
US Post Office	944 Deltona Blvd	(386) 574-6440	0.39	Post Offices
County Of Volusia	1200 Deltona Blvd	(386) 860-7030	0.99	Police Departments
US Post Office	710 Jacob Brock Ave	(386) 668-2329	1.23	Post Offices
De Bary City Hall	16 Colomba Rd	(386) 668-2040	1.76	City Government - Executive Offices
Ups Store	915 Doyle Rd # 303	(386) 575-0550	1.84	Post Offices

Courtesy of Hasan, My Florida Regional MLS

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Neighborhood Profile

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Debary Fire Dept	93 S Charles Richard Beall Blv	(386) 668-3805	1.85	Fire Departments
Volusia County Sheriff Dept	94 S Charles Richard Beall Blv	(386) 668-3830	1.87	County Offices
US Post Office	133 S Charles Richard Beall Bl	(386) 668-5468	1.94	Post Offices
Debary Public Library	200 N Charles Richard Beall Bl	(386) 668-3835	1.95	Libraries - Public

Health Care Services

	Address	Phone #	Distance	Description
Function Health-Wellness Rehab	829 Deltona Blvd	(386) 259-9838	0.14	Physical Therapists
Cora Rehabilitation Clinics	2884 Wellness Ave # 300	(386) 774-4404	1.19	Clinics
Central Florida Pediatrics	2881 Wellness Ave	(386) 917-0450	1.19	Physicians And Surgeons
22 Health-Orange City	2864 Wellness Ave # 100	(386) 218-0564	1.29	Chiropractors
Sakowitz Eye Ctr	2850 Wellness Ave	(386) 574-0700	1.29	Physicians And Surgeons
Sakowitz Eye Ctr	2850 Wellness Ave	(386) 574-0700	1.34	Physicians And Surgeons
Rivera Family Chiropractic Ce	821 Debary Ave	(386) 860-5448	1.64	Chiropractors
Florida Health Care Plans	2777 Enterprise Rd	(386) 774-2550	1.67	Clinics
Lechmaier Family Chiro Ctr	1051 Town Center Dr	(386) 775-3600	1.7	Chiropractors
Kidz & Family Care	1081 Town Center Dr # 200	(386) 218-6860	1.71	Clinics

Hospitality

	Address	Phone #	Distance	Description
Travelodge By Wyndham Deltona	481 Deltona Blvd	(386) 320-5793	0.66	Hotels And Motels
Camp Challenge Inc	510 Donaldson Dr	(386) 000-1111	0.94	Camps
Hampton Inn-Debary/Deltona	308 Sunrise Blvd	(386) 668-5758	0.98	Hotels And Motels
Intercontinental Sustainable	895 Diplomat Dr # 101e	(386) 000-1111	1.36	Hotels And Motels
Creative Breakfast Concepts	2740 Enterprise Rd	(386) 917-0035	1.8	Bed And Breakfast Accommodations
Holiday Inn Express	1330 Saxon Blvd	(386) 917-0004	1.91	Hotels And Motels

Organizations - Associations

	Address	Phone #	Distance	Description
Greater Faith Ame	800 Deltona Blvd	(386) 259-5746	0.04	Churches
Identity Church	777 Deltona Blvd # 24	(386) 574-8671	0.06	Churches
Iglesia Internacional Fuente	141 Cascade St # B	(386) 000-1111	0.28	Churches
New Life Community Inc	Po Box 5058	(407) 000-1111	0.29	Churches
Brag On Jesus	921 Deltona Blvd	(386) 574-6046	0.33	Churches
Deltona Alliance Church	921 Deltona Blvd	(386) 574-6046	0.35	Churches
Iglesia Transformando Vidas	3063 Enterprise Rd # 24	(386) 675-5481	0.47	Churches
River City Church	267 E Highbanks Rd	(386) 668-4495	0.87	Churches
Temple Baptist Church	732 Debary Ave	(386) 668-9171	1.01	Churches
All Saints Episcopal Church	155 Clark St	(386) 668-4108	1.11	Churches

Personal Services

	Address	Phone #	Distance	Description
Deltona Plaza Beauty Salon	777 Deltona Blvd # 27	(386) 574-4557	0.06	Beauty Salons
Kent Health Systems Inc	840 Deltona Blvd # L	(386) 574-5600	0.14	Massage Therapists
Tips & Cut Dominican Salon	840 Deltona Blvd # A	(386) 575-2468	0.15	Beauty Salons
Tropical Waves Hair Studio	849 Deltona Blvd	(386) 575-2677	0.18	Beauty Salons
Weddings By David & Toni	911 S Embassy Dr	(407) 733-6269	0.27	Wedding Chapels
US Post Office	944 Deltona Blvd	(386) 574-6440	0.39	Mailing And Shipping
Deltona Coin Laundry 24/7 Air	577 Deltona Blvd # 10	(407) 773-3456	0.49	Laundries
Just Blaze	577 Deltona Blvd # 9	(386) 575-0104	0.49	Barbers
Lucy Nails & Spa	577 Deltona Blvd # 4	(386) 000-1111	0.49	Manicuring
Tropical Waves Hair Studio	577 Deltona Blvd # 17	(386) 575-2677	0.49	Beauty Salons

Pet Services

	Address	Phone #	Distance	Description
Shell's Paw Spa LLC	840 Deltona Blvd # E-1	(386) 405-0308	0.15	Pet Washing And Grooming
Newman Veterinary Ctr	1200 Deltona Blvd # 10	(386) 860-5335	0.83	Veterinarians
Val U Vet Animal Health U Vet	1200 Deltona Blvd	(386) 574-7877	0.99	Veterinarians
Aa Animal Clinic	2899 Enterprise Rd # 1	(386) 668-4453	1.15	Veterinarians
Happy Paws By Lori LLC	11 S Charles Richard Beall Blv	(386) 668-7300	1.8	Pet Washing And Grooming
Debary Animal Clinic	30 S Charles Richard Beall Blv	(386) 668-8371	1.82	Veterinarians

Shopping

	Address	Phone #	Distance	Description
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Courtesy of Hasan, My Florida Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Neighborhood Profile

Generated on 12/11/2018

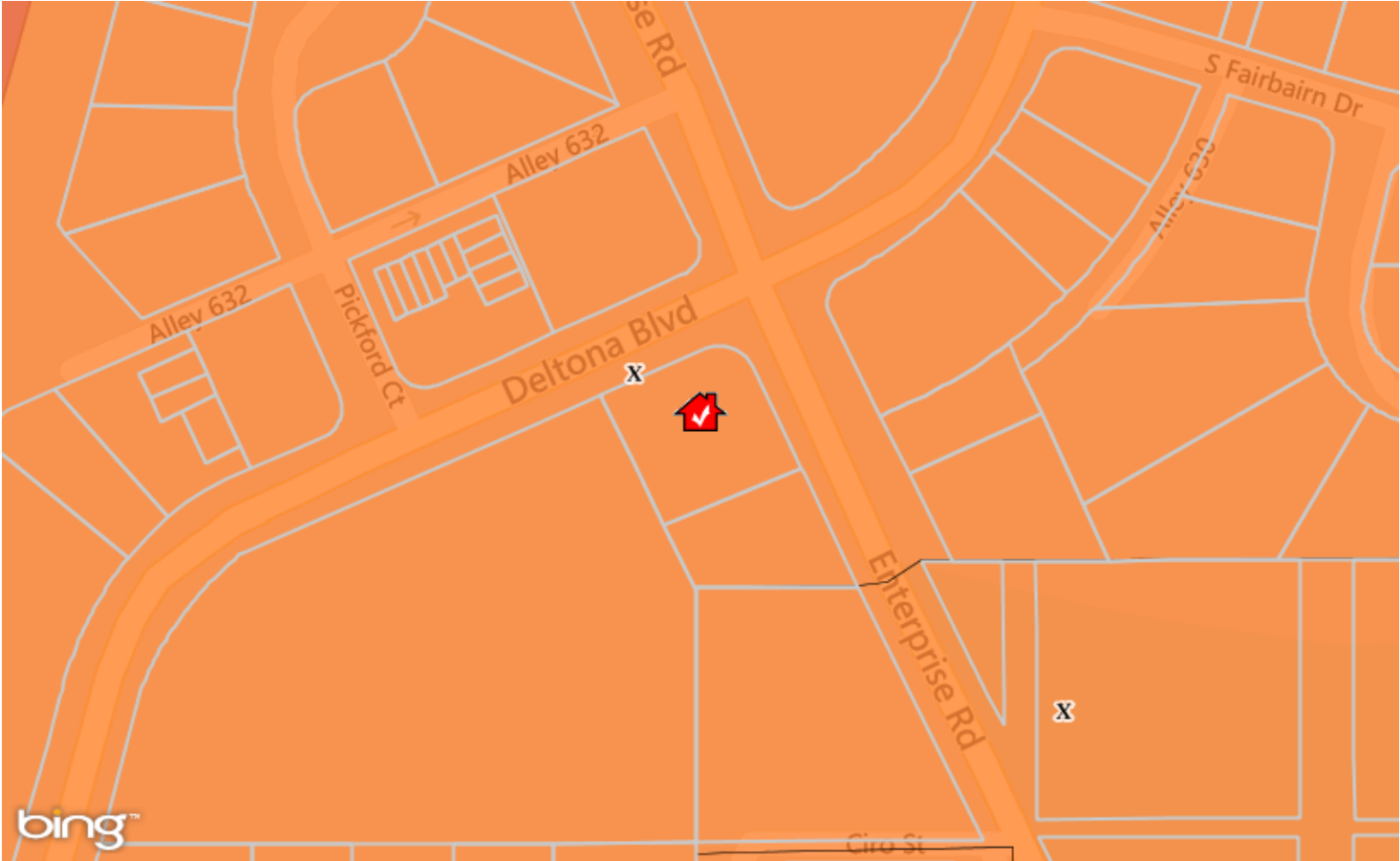
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Dish Network	780 Deltona Blvd	(407) 792-2714	0.06	Utilities And Services
Blossom Bokay Florist Inc	840 Deltona Blvd # P	(386) 574-0005	0.14	Florists - Retail
Cigar Hustler	829 Deltona Blvd	(386) 574-3556	0.14	Cigar Cigarette And Tobacco Dealers - Retail
Economy Vertical Blinds	Po Box 5771	(386) 668-7507	0.29	Venetian Blinds - Retail
Heritage Gold & Diamond Exch	928 Deltona Blvd # C	(386) 574-5212	0.34	Coin Dealers And Supplies
Doublesevens Computer Svc	182 Balsam St	(352) 508-4646	0.41	Computer And Equipment Dealers
Elixir Floral Design Inc	577 Deltona Blvd	(386) 259-9317	0.49	Florists - Retail
Dish Network	410 Deltona Blvd	(386) 320-5737	0.64	Utilities And Services
Belland & Son's Edp & Network	313 Green Reed Rd	(386) 668-0359	0.72	Computer And Equipment Dealers
Deltona Bargain Shop	1200 Deltona Blvd	(386) 860-4110	0.83	Thrift Shops









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785 Deltona Blvd, Deltona, FL 32725-7106, Volusia County

Report Date:	12/11/2018	County:	Volusia
Flood Zone Code:	X	Community Name:	Deltona
Flood Zone Panel:	120677-12127C0620K	Special Flood Hazard Area (SFHA):	Out
Panel Date:	09/29/2017	Within 250 feet of multiple flood zone:	No
Flood Code Description:	Zone X-An area that is determined to be outside the 100- and 500-year floodplains.		



Flood Zones

 Coastal 100-year Floodway	 100-year Floodway	 Undetermined	 500-year Floodplain incl. levee protected area
 Coastal 100-year Floodplain	 100-year Floodplain	 Unknown or Area Not Included	 Out of Special Flood Hazard Area

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