# PREMIER RESTAURANT/ STRIP CENTER





## 101-105 OCEAN SHORE BLVD, FLAGLER BEACH

## **FOR SALE**

101-105 Ocean Shore Blvd Flagler Beach, Fl 32136

BEAU WARREN
Realty Pros Commercial

**386.589.5754** 

■ Beau@RealtyProsCRE.com

## **OFFERING MEMORANDUM**



#### **EXECUTIVE SUMMARY**

#### THE PROPERTY

Finn's Restaurant and Strip Center 101-105 Ocean Shore Blvd, Flagler Beach, Fl 32136

#### PROPERTY SPECIFICATIONS

Property Type: Restaurant & Retail Strip

Building Size: 9,285 FT Land Size: .59 Acres

Year Built: 1970

Construction: Concrete Block

Zoning: GC-General Commercial

In Place NOI: TBD

**PRICE** 

Sale Price: \$6,000,000.00

Terms: CASH OR CONV. CRE

**FINANCINCING** 



Daytona Beach Metro Area shows great growth patterns on Florida's east coast. The new expanded \$400m Speedway renovation in 2016. ONE Daytona multi-3use retail and hotel area, Tanger Outlet Mall. New 65,000 SF office complex. 400,000 SF food distribution. 200,000 SF pharmaceutical distribution. All within the vicinity. Soon to come a 6,500 Unit "Margaritaville" housing development. Daytona is a dynamic market with much growth potential!



#### PROPERTY OVERVIEW

REMARKABLE INVESTMENT OPPORTUNITY IN ONE OF FLORIDA'S BEST BEACH TOWNS, FLAGER BEACH, FL. THIS MULTI-PARCEL SALE INCLUDES A LONG ESTABLISHED RESTARAUNT AND RETAIL STRIP CENTER WITH A WONDERFUL TENANT MIX. FLAGLER BEACH IS A SMALL BEACH TOWN IN CENTRAL FLORIDA SITUATED BETWEEN THE ICW AND ATLANTIC OCEAN AND OFFERS A UNIQUE MIX OF SMALL BUSINESSES, OCEANFRONT DINING, BOTIQUE SHOPS, AND RESIDENTAL HOUSING ANCHORED BY THE FLAGLER BEACH PIER. A HIDDEN TREASURE LOCATED JUST 71 MILES TO JACKSONVILLE AND 77 MILES TO ORLANDO WITH DAYTONA BEACH AND ST AUGUSTINE JUST A HALF HOUR DRIVE AWAY.





#### **PROPERTY OVERVIEW**

ACREAGE: .59 Acres

BUILDING SIZE: 9,285 sqft

YEAR BUILT: 1970

CLEAR HEIGHT: 8-10 FT

SPRINKLERS: N/A

ELECTRICAL: Standard

LIGHTING: Various

CONSTRUCTION: Concrete Block/Stucco/

ZONING: GC-General Commercial

ROOF: Asphalt Shingle

FENCING: N/A

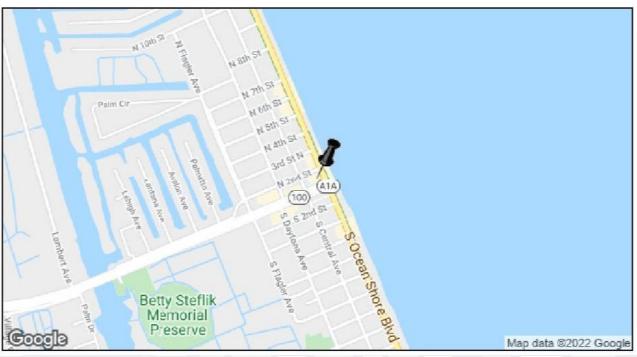
TAX ID(S): 12-12-31-4500-00070-0090

12-12-31-4500-00070-0010



#### SITE PLAN







## **PROPERTY PHOTOS**











## **PROPERTY PHOTOS**







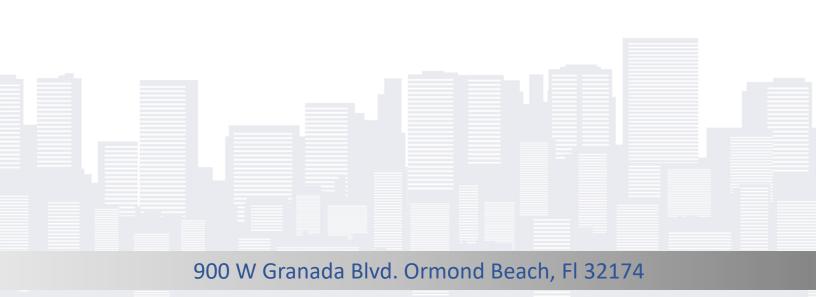




## ZONING - FLAGLER BEACH, FL

#### **CC - GENERAL COMMERCIAL DISTRIC**

Purpose. The purpose of this zoning district is to provide for the general retail and service needs of the Flagler Beach area. The uses that are permitted will draw from a wider area than the uses allowed in the neighborhood commercial zoning district.





101 N Ocean Shore Blvd, Flagler Beach, FL 32136-3315, Flagler County - Active Listing

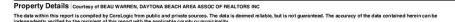
	Beds N/A	Baths N/A	MLS List Price \$6,000,000	MLS List Date 12/02/2021	
	Bldg Sq Ft 3,247	Lot Sq Ft 5,097	Yr Built <b>N/A</b>	Type <b>BAR</b>	
OWNER INFORMATION					
Owner Name	H P Rental Inc		Tax Billing City & State	Ormond Beach, FL	
Owner Occupied	No		Tax Billing Zip	32174	
Tax Billing Address	746 Hope St		Tax Billing Zip+4	2902	
LOCATION INFORMATION	Coome Mandy Su	44	Naishbaubaad Cada	2000 2000	
Subdivision	George Moody Su	•	Neighborhood Code	2900-2900	
School District	1200540		Township Range Sect	12S-31E-12	
Census Tract	603.02		Zoning	GC	
Carrier Route	H003				
TAX INFORMATION					
Short Parcel ID	12-12-31-4500-00070-0090		% Improved	43%	
Block#	7		Tax Area	22	
Lot#	9				
	GEORGE MOODY LOTS 9 & 10 (EXC OF 701 & 10 (EXC OF 701 & 10 (EXC OF 10 (EXC OF 10 (EXC T) 0 & 10 (EXC T) 0 & 11	LY 36 PT OF LO' O)(RESTAURAN R 164 PG 17 OR 5/469			
ASSESSMENT & TAX	2000	1922	10	2010	
ssessment Year	2020	20	19	2018	
				- 30 0 0 0 0 0 0 0.	
otal Assessed Value	\$429,397	\$4	28,601	\$389,637	
otal Assessed Value OY Assessed Change (\$)	\$429,397 \$796	\$4 \$3	28,601 8,964	- 30 0 0 0 0 0 0 0.	
otal Assessed Value OY Assessed Change (\$)	\$429,397	\$4	28,601 8,964	- 30 0 0 0 0 0 0 0.	
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otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value	\$429,397 \$796 0.19%	\$4 \$3 10 \$4	28,601 8,964 %	\$389,637	
otal Assessed Value (OY Assessed Change (\$) (OY Assessed Change (%) (Otal Just Value and Value (mproved Value	\$429,397 \$796 0.19% \$429,397	\$4 \$3 10 \$4 \$2	28,601 8,964 % 50,730	\$389,637 \$467,277	
otal Assessed Value (OY Assessed Change (\$) (OY Assessed Change (%) (Otal Just Value and Value (mproved Value	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666	\$4 \$3 10 \$4 \$2 \$1	28,601 8,964 % 50,730 66,033 84,697	\$389,637 \$467,277 \$277,187 \$190,090	
otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value ax Year	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666 Total Tax	\$4 \$3 10 \$4 \$2 \$1	28,601 8,964 % 50,730 66,033	\$389,637 \$467,277 \$277,187	
otal Assessed Value (OY Assessed Change (\$) (OY Assessed Change (%) (Otal Just Value and Value (mproved Value (ax Year	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666 Total Tax \$8,705	\$4 \$3 10 \$4 \$2 \$1	28,601 8,964 % 50,730 66,033 84,697	\$389,637 \$467,277 \$277,187 \$190,090 Change (%)	
otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value ax Year 018	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666 Total Tax \$8,705 \$9,085	\$4 \$3 10 \$4 \$2 \$1 Ch	28,601 8,964 % 50,730 66,033 84,697	\$389,637 \$467,277 \$277,187 \$190,090 Change (%)	
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otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value ax Year 018 019	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666 Total Tax \$8,705 \$9,085	\$4 \$3 10 \$4 \$2 \$1 Ch	28,601 8,964 % 50,730 66,033 84,697	\$389,637 \$467,277 \$277,187 \$190,090 Change (%)	
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otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value ax Year 018 019 020 CHARACTERISTICS Land Use - State Land Use - Universal Lot Acres Lot Sq Ft	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747  Bar/Lounge/Nighton	\$4 \$3 10 \$4 \$2 \$1 Ch	28,601 8,964 % 50,730 66,033 84,697  anange (\$)  80  Heated Sq Ft Gross Bidg Sq Ft Exterior	\$389,637 \$467,277 \$277,187 \$190,090 Change (%) 4.36% -3.72% 3,247 Tax: 3,247 MLS: 9,285 Wood Siding	
otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value ax Year 018 019 020  CHARACTERISTICS Land Use - State Land Use - Universal Lot Acress Lot Acres Lot Sq Ft Lot Shape	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747	\$4 \$3 10 \$4 \$2 \$1 Ch	28,601 8,964 % 50,730 66,033 84,697 tange (\$) 80 338  Heated Sq Ft Gross Bldg Sq Ft Exterior Quality	\$389,637 \$467,277 \$277,187 \$190,090 Change (%) 4.36% -3.72% 3,247 Tax: 3,247 MLS: 9,285 Wood Siding Excellent	
otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value ax Year 018 019 020 CHARACTERISTICS Land Use - State Land Use - Universal Lot Acres Lot Sq Ft Lot Shape Building Type	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747  Bar/Lounge/Nighto Bar 0.117 5,097 Lot	\$4 \$3 10 \$4 \$2 \$1 Ch	28,601 8,964 % 50,730 66,033 84,697 tange (\$) 80 338  Heated Sq Ft Gross Bldg Sq Ft Exterior Quality Patio Type	\$389,637 \$467,277 \$277,187 \$190,090 Change (%) 4.36% -3.72% 3,247 Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck	
otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value  ax Year 018 019 020  CHARACTERISTICS Land Use - State	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$9,085 \$8,747  Bar/Lounge/Nighton Bar 0.117 5,097 Lot Bar	\$4 \$3 10 \$4 \$2 \$1 Ch	28,601 8,964 % 50,730 66,033 84,697 lange (\$) 80 338  Heated Sq Ft Gross Bidg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft	\$389,637 \$467,277 \$277,187 \$190,090 Change (%) 4.36% -3.72% 3,247 Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck 410	
otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value ax Year 018 019 020 CHARACTERISTICS Land Use - State Land Use - Universal Lot Acres Lot Sq Ft Lot Shape Building Type # of Buildings Year Built	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747  Bar/Lounge/Nighte Bar 0.117 5,097 Lot Bar 1	\$4 \$3 10 \$4 \$2 \$1 Ch	28,601 8,964 % 50,730 66,033 84,697 lange (\$) 80 338  Heated Sq Ft Gross Bidg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft Roof Type	\$389,637  \$467,277 \$277,187 \$190,090  Change (%)  4.36% -3.72%  3,247  Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck 410 Sawtooth	
otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value  ax Year  018 019 020  CHARACTERISTICS  Land Use - State  Land Use - Universal  Lot Acres Lot Sq Ft Lot Shape Building Type # of Buildings	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747   Bar/Lounge/Nighte Bar 0.117 5,097 Lot Bar 1 MLS: 1970	\$4 \$3 10 \$4 \$2 \$1 Ch	28,601 8,964 % 50,730 66,033 84,697 alange (\$)  80  Heated Sq Ft Gross Bidg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft Roof Type Roof Material	\$389,637  \$467,277 \$277,187 \$190,090  Change (%)  4.36% -3.72%  3,247  Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck 410 Sawtooth Built-Up	
otal Assessed Value OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value ax Year otal otal otal otal otal otal otal otal	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747   Bar/Lounge/Nighte Bar 0.117 5,097 Lot Bar 1 MLS: 1970 2000	\$4 \$3 10 \$4 \$2 \$1 Ch	28,601 8,964 % 50,730 66,033 84,697 alange (\$)  80  Heated Sq Ft Gross Bidg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft Roof Type Roof Material	\$389,637  \$467,277 \$277,187 \$190,090  Change (%)  4.36% -3.72%  3,247  Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck 410 Sawtooth Built-Up	
otal Assessed Value OY Assessed Change (\$) OY Assessed Change (\$) OY Assessed Change (%) otal Just Value and Value mproved Value ax Year 018 019 020 CHARACTERISTICS Land Use - State Land Use - State Land Use - Universal Lot Acres Lot Sq Ft Lot Shape Building Type # of Buildings Year Built Effective Year Built Stories FEATURES	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747   Bar/Lounge/Nighte Bar 0.117 5,097 Lot Bar 1 MLS: 1970 2000	\$4 \$3 10 \$4 \$2 \$1 Ch	28,601 8,964 % 50,730 66,033 84,697 alange (\$)  80  Heated Sq Ft Gross Bidg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft Roof Type Roof Material	\$389,637  \$467,277 \$277,187 \$190,090  Change (%)  4.36% -3.72%  3,247  Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck 410 Sawtooth Built-Up	
otal Assessed Value OY Assessed Change (\$) OY Assessed Change (\$) OY Assessed Change (\$) otal Just Value and Value mproved Value  ax Year  018 019 020  CHARACTERISTICS  Land Use - State  Land Use - Universal Lot Acres Lot Sq Ft Lot Shape Building Type # of Buildings Year Built Effective Year Built Stories  FEATURES eature Type	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747  Bar/Lounge/Nighto Bar 0.117 5,097 Lot Bar 1 MLS: 1970 2000 2	\$4 \$3 10 \$4 \$2 \$1 \$1 \$3 \$3 \$3 \$3 \$4	28,601 8,964 % 50,730 66,033 84,697 hange (\$) 80 838  Heated Sq Ft Gross Bldg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft Roof Type Roof Material Roof Shape	\$389,637  \$467,277 \$277,187 \$190,090  Change (%)  4.36% -3.72%  3,247  Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck 410 Sawtooth Built-Up Sawtooth  Value	
Total Assessed Value  TOY Assessed Change (\$)  TOY Assessed (\$)  TOY As	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747  Bar/Lounge/Nighton Bar 0.117 5,097 Lot Bar 1 MLS: 1970 2000 2	\$4 \$3 \$3 10 \$4 \$2 \$5 \$1 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5 \$5	28,601 8,964 % 50,730 66,033 84,697 hange (\$) 80 338  Heated Sq Ft Gross Bldg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft Roof Type Roof Material Roof Shape  Year Built 1990	\$389,637  \$467,277 \$277,187 \$190,090  Change (%)  4.36% -3.72%  3,247  Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck 410 Sawtooth Built-Up Sawtooth  Value \$1,883	
Total Assessed Value TOY Assessed Change (\$) TOY Assessed Change (\$) TOY Assessed Change (\$) TOTAL Just Value and Value TOY Assessed Change (\$) TOTAL Just Value TOTAL Just Valu	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747   Bar/Lounge/Nighte Bar 0.117 5,097 Lot Bar 1 MLS: 1970 2000 2  Unit U S	\$4 \$3 \$3 \$3 \$4 \$5 \$5 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6	28,601 8,964 % 50,730 66,033 884,697 sange (\$) 80 8338  Heated Sq Ft Gross Bldg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft Roof Material Roof Shape  Year Built 1990 2002	\$389,637  \$467,277 \$277,187 \$190,090  Change (%)  4.36% -3.72%   3,247  Tax: 3,247 MLS: 9,285  Wood Siding Excellent Wood Deck 410 Sawtooth Built-Up Sawtooth  Value \$1,883 \$261	
Total Assessed Value TOY Assessed Change (\$) TOY Assessed Change (\$) TOY Assessed Change (\$) TOTAL Just Value TOTAL VALUE TOTA	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747   Bar/Lounge/Nighte Bar 0.117 5,097 Lot Bar 1 MLS: 1970 2000 2  Unit U S S	\$4 \$3 \$3 \$3 \$4 \$3 \$3 \$5 \$5 \$410 \$2,019	28,601 8,964 % 50,730 66,033 884,697 stange (\$) 80 338  Heated Sq Ft Gross Bidg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft Roof Material Roof Shape  Year Built 1990 2002 2002	\$389,637  \$467,277 \$277,187 \$190,090  Change (%)  4.36% -3.72%   3,247  Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck 410 Sawtooth Built-Up Sawtooth  Value \$1,883 \$261 \$18,583	
Total Assessed Value TOY Assessed Change (\$) TOY Assessed	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747   Bar/Lounge/Nighte Bar 0.117 5,097 Lot Bar 1 MLS: 1970 2000 2  Unit U S S	\$4 \$3 10 \$4 \$2 \$1 \$1 \$2 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	28,601 8,964 % 50,730 66,033 84,697 lange (\$) 80 338  Heated Sq Ft Gross Bldg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft Roof Type Roof Material Roof Shape  Year Built 1990 2002 2002 2002	\$389,637  \$467,277 \$277,187 \$190,090  Change (%)  4.36% -3.72%  3,247  Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck 410 Sawtooth Built-Up Sawtooth  Value \$1,883 \$261 \$18,583 \$256	
Total Assessed Value TOY Assessed Change (\$) TOY Assessed Change (\$) TOY Assessed Change (\$) TOTAL Just Value TOTAL VALUE TOTA	\$429,397 \$796 0.19% \$429,397 \$243,731 \$185,666  Total Tax \$8,705 \$9,085 \$8,747   Bar/Lounge/Nighte Bar 0.117 5,097 Lot Bar 1 MLS: 1970 2000 2  Unit U S S	\$4 \$3 \$3 \$3 \$4 \$3 \$3 \$5 \$5 \$410 \$2,019	28,601 8,964 % 50,730 66,033 884,697 stange (\$) 80 338  Heated Sq Ft Gross Bidg Sq Ft Exterior Quality Patio Type Patio/Deck 1 Sq Ft Roof Material Roof Shape  Year Built 1990 2002 2002	\$389,637  \$467,277 \$277,187 \$190,090  Change (%)  4.36% -3.72%   3,247  Tax: 3,247 MLS: 9,285 Wood Siding Excellent Wood Deck 410 Sawtooth Built-Up Sawtooth  Value \$1,883 \$261 \$18,583	

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Property Details | Courtesy of BEAU WARREN, DAYTONA BEACH AREA ASSOC OF REALTORS INC



Ak7	S	467	2008	\$3,016
Ah1	<b>S</b>	48	2008	\$12 <b>7</b>
Av2	S	120	2008	\$365
SELL SCORE				
Value As Of	2022-01-09 03:3	5:14		
ESTIMATED VALUE			3000000000	
Value As Of	01/04/2022			
			pr	
LISTING INFORMATION				
MLS Listing #	1091094		MLS Current List Price	\$6,000,000
MLS Status	Active	***************	MLS Orig. List Price	\$6,000,000
MLS Area	50 - FLAGLER E	BEACH	MLS Status Change Date	12/02/2021
MLS D.O.M	40	*******	List. Agent	10421-Beau Warren
MLS List Date	12/02/2021		List. Broker	REALTY PROS ASSURED
LAST MARKET SALE & SAI	LES HISTORY			
Sale Date	05/29/1987		Document Number	315-469
Owner Name	H P Rental Inc		Deed Type	Warranty Deed
Seller	Owner Record			
Sale/Settlement Date	05/29/1987	Ω.	3/1987	03/1981
Sale Price				\$147,000
	Hp Rental Inc		ilhart Harry S. & Gilhart Barry	
Buyer Name			ilbert Harry S & Gilbert Peggy	
Seller Name	Owner Record			
Document Number	315-469		07-511	164-17
Document Type	Warranty Deed	d D	eed (Reg)	Deed (Reg)
PROPERTY MAP				
N 2nd 51	tagler Beacht on Maline land 41 (A1.	A	H att 21	
©oocija	100)	Ocean Shotsords	South Live Springles Ave	Sam St. Sam St



Generated on: 01/10/22

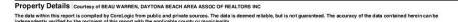


	Beds	Baths	Sale Price	Sale Date	
	N/A	N/A	N/A	05/11/1987	
	Bldg Sq Ft 6,038	Lot Sq Ft 19,994	Yr Built <b>N/A</b>	Type SHPG CTR	
	0,000	10,004	IVA.	om a om	
OWNER INFORMATION					
Owner Name	H T Gilbert Enterp	rises Inc	Tax Billing City & State	Ormond Beach, FL	
Owner Occupied	No		Tax Billing Zip	32174	
Tax Billing Address	746 Hope St		Tax Billing Zip+4	2902	
LOCATION INFORMATION					
Subdivision	Goorge Moody Su		Neighborhood Code	2900-2900	
School District	George Moody Sub 1200540		Township Range Sect	12S-31E-12	
Census Tract	1200540 603.02		Zoning	GC	
Carrier Route	H003				
TAX INFORMATION					
	40.40.04.4500.000		A. 1		
Short Parcel ID Block #	12-12-31-4500-000 7	70-0010	% Improved Tax Area	5%	
Lot #	9		Tax Area		
Legal Description	GEORGE MOODY LOTS 1,2,3,8 & NL OT 9 & WLY 15.5 F	SUBD BLOCK 7 Y 14 FEET OF L EET OF LOT 10.			
	GEORGE MOODY LOTS 1,2 3,8 & NL OT 9 & WLY 15.5 F WLY 15.5 FEET 0F F LOT 9 OR BOOK R BOOK 95 PAGE 89 PAGE 322 OC C GE 323 OR 306/46	86 PAĞÉ 252 Ö 563 OR BOOK 1 DR BOOK 189 PA 2 OR 315/470			
ASSESSMENT & TAX	20.5.7.00 T. P				
ssessment Year	2020	2	2019	2018	
otal Assessed Value	\$807,286		779,873	\$708,975	
OY Assessed Change (\$)	\$27,413	\$	70,898		
OY Assessed Change (%)	3.52%		0%		
otal Just Value	\$807,286	\$	876,071	\$915,191	
			004000	\$869,926	
and Value	\$764,934	\$	834,929	\$869,926	
	\$764,934 \$42,352		341,142	\$869,926 \$45,265	
mproved Value					
mproved Value ax Year	\$42,352		\$41,142	\$45,265	
mproved Value ax Year 018	<b>\$42,352</b> Total Tax		\$41,142	\$45,265	
mproved Value "ax Year 018 019	\$42,352 Total Tax \$16,256	(	\$ <b>41,142</b> Change (\$)	\$45,265 Change (%)	
mproved Value ax Year 018 019 020	\$42,352 Total Tax \$16,256 \$16,878	(	541,142 Change (\$) 5622	\$45,265  Change (%)  3.82%	
mproved Value  ax Year  018  019  020  CHARACTERISTICS	\$42,352 Total Tax \$16,256 \$16,878 \$16,444	(	\$41,142 Change (\$) \$622 \$434	\$45,265 Change (%) 3.82% -2.57%	
mproved Value  ax Year  1018  1019  1020  CHARACTERISTICS  Land Use - State	\$42,352  Total Tax \$16,256 \$16,878 \$16,444  Neighborho	(	\$41,142 Change (\$) \$622 \$434 Stories	\$45,265  Change (%)  3.82%  -2.57%	
mproved Value  ax Year  1018  1019  1020  CHARACTERISTICS  Land Use - State  Land Use - Universal	\$42,352  Total Tax \$16,256 \$16,878 \$16,444  Neighborho Shopping Center	(	S41,142 Change (\$) S622 S434 Stories Heated Sq Ft	\$45,265  Change (%)  3.82%  -2.57%  1 6,038	
mproved Value  ax Year  018  019  020  CHARACTERISTICS  Land Use - State  Land Use - Universal  Lot Acres	\$42,352  Total Tax \$16,256 \$16,878 \$16,444  Neighborho Shopping Center 0.459	(	S41,142 Change (\$) S622 S434 Stories Heated Sq Ft Gross Bldg Sq Ft	\$45,265  Change (%)  3.82% -2.57%  1 6,038 6,038	
mproved Value  ax Year  018  019  020  CHARACTERISTICS  Land Use - State  Land Use - Universal  Lot Acres  Lot Sq Ft	\$42,352  Total Tax \$16,256 \$16,878 \$16,444  Neighborho Shopping Center	(	S41,142 Change (\$) S622 S434 Stories Heated Sq Ft	\$45,265  Change (%)  3.82% -2.57%  1 6,038	
mproved Value  ax Year  018  019  020  CHARACTERISTICS  Land Use - State  Land Use - Universal  Lot Acres  Lot Sq Ft  Lot Shape	\$42,352  Total Tax \$16,256 \$16,878 \$16,444   Neighborho Shopping Center 0.459 19,994	(	S41,142 Change (\$) S622 S434 Stories Heated Sq Ft Gross Bldg Sq Ft Interior Wall	\$45,265  Change (%)  3.82% -2.57%  1 6,038 6,038 Wood Panel	
mproved Value  ax Year  1018  1019  1020  CHARACTERISTICS  Land Use - State  Land Use - Universal	\$42,352  Total Tax \$16,256 \$16,878 \$16,444   Neighborho Shopping Center 0.459 19,994 Lot	(	S41,142 Change (\$) S622 \$434  Stories Heated Sq Ft Gross Bldg Sq Ft Interior Wall Exterior	\$45,265  Change (%)  3.82% -2.57%  1 6,038 6,038 Wood Panel Wood Siding	
mproved Value  Tax Year  1018  1019  1020  CHARACTERISTICS  Land Use - State  Land Use - Universal  Lot Acres  Lot Sa Ft  Lot Shape  Building Type  # of Buildings  Year Built	\$42,352  Total Tax \$16,256 \$16,878 \$16,444   Neighborho Shopping Center 0.459 19,994 Lot Type Unknown 2 MLS: 1955	(	Stories Heated Sq Ft Gross Bldg Sq Ft Interior Wall Exterior Quality Roof Type Roof Material	\$45,265  Change (%)  3.82% -2.57%  1 6,038 6,038 Wood Panel Wood Siding Average Sawtooth Built-Up	
mproved Value  Tax Year  1018  1019  1020  CHARACTERISTICS  Land Use - State  Land Use - Universal  Lot Acres  Lot Sq Ft  Lot Shape  Building Type  # of Buildings	\$42,352  Total Tax \$16,256 \$16,878 \$16,444   Neighborho Shopping Center 0.459 19,994 Lot Type Unknown 2	(	Stories Heated Sq Ft Gross Bldg Sq Ft Interior Wall Exterior Quality Roof Type	\$45,265  Change (%)  3.82% -2.57%  1 6,038 6,038 Wood Panel Wood Siding Average Sawtooth	
mproved Value  Tax Year  1018  1019  1020  CHARACTERISTICS  Land Use - State  Land Use - Universal  Lot Acres  Lot Sa Ft  Lot Shape  Building Type  # of Buildings  Year Built	\$42,352  Total Tax \$16,256 \$16,878 \$16,444   Neighborho Shopping Center 0.459 19,994 Lot Type Unknown 2 MLS: 1955	(	Stories Heated Sq Ft Gross Bldg Sq Ft Interior Wall Exterior Quality Roof Type Roof Material	\$45,265  Change (%)  3.82% -2.57%  1 6,038 6,038 Wood Panel Wood Siding Average Sawtooth Built-Up	
mproved Value  Tax Year  1018  1019  1020  CHARACTERISTICS  Land Use - State  Land Use - Universal  Lot Acres  Lot Sq Ft  Lot Sq Ft  Lot Shape  Building Type # of Buildings  Year Built  Effective Year Built	\$42,352  Total Tax \$16,256 \$16,878 \$16,444   Neighborho Shopping Center 0.459 19,994 Lot Type Unknown 2 MLS: 1955	(	Stories Heated Sq Ft Gross Bldg Sq Ft Interior Wall Exterior Quality Roof Type Roof Material	\$45,265  Change (%)  3.82% -2.57%  1 6,038 6,038 Wood Panel Wood Siding Average Sawtooth Built-Up	
mproved Value  Tax Year  1018  1019  1020  CHARACTERISTICS  Land Use - State  Land Use - Universal  Lot Acres  Lot Sq Ft  Lot Sq Ft  Lot Shape  Building Type  # of Buildings  Year Built  Effective Year Built  FEATURES  Teature Type	\$42,352  Total Tax \$16,256 \$16,878 \$16,444   Neighborho Shopping Center 0.459 19,994 Lot Type Unknown 2 MLS: 1955 1980		Stories Heated Sq Ft Gross Bldg Sq Ft Interior Wall Exterior Quality Roof Type Roof Material Roof Shape	\$45,265  Change (%)  3.82% -2.57%  1 6,038 6,038 Wood Panel Wood Siding Average Sawtooth Built-Up Sawtooth	
Land Use - State Land Use - Universal Lot Acres Lot Sq Ft Lot Shape Building Type # of Buildings Year Built Effective Year Built	\$42,352  Total Tax \$16,256 \$16,878 \$16,444   Neighborho Shopping Center 0.459 19,994 Lot Type Unknown 2 MLS: 1955 1980	Size/Qty	Stories Heated Sq Ft Gross Bldg Sq Ft Interior Wall Exterior Quality Roof Type Roof Material Roof Shape	\$45,265  Change (%)  3.82% -2.57%  1 6,038 6,038 Wood Panel Wood Siding Average Sawtooth Built-Up Sawtooth	
mproved Value  Fax Year  2018  2019  2020  CHARACTERISTICS  Land Use - State  Land Use - Universal  Lot Acres  Lot Sq Ft  Lot Shape  Building Type  # of Buildings  Year Built  Effective Year Built  FEATURES  Feature Type  Ad9	\$42,352  Total Tax \$16,256 \$16,878 \$16,444   Neighborho Shopping Center 0.459 19,994 Lot Type Unknown 2 MLS: 1955 1980  Unit S	Size/Qty 18	S41,142 Change (\$) S622 S434  Stories Heated Sq Ft Gross Bldg Sq Ft Interior Wall Exterior Quality Roof Type Roof Material Roof Shape  Year Built 1990	\$45,265  Change (%)  3.82% -2.57%  1 6,038 6,038 Wood Panel Wood Siding Average Sawtooth Built-Up Sawtooth  Value \$3,885	

Generated on: 01/10/22



Value As Of	01/04/2022					
			4) 10 10 10 10 10 10 10 10 10 10 10 10 10			
LISTING INFORMATION						
MLS Listing #	456044	MLS Current List Price	\$79,900			
MLS Status	Expired	MLS Orig. List Price	\$79,900			
MLS Area	50 - FLAGLER BEACH	MLS Status Change Date	08/14/2007			
MLS D.O.M	95	List. Agent	7406-Joseph Tavolacci			
MLS List Date	05/11/2007	List. Broker	TAVOLACCI REALTY, INC			
MLS Listing #		234855				
MLS Status		Expired				
MLS List Date		05/30/2003				
MLS List Price		\$79,900				
LAST MARKET SALE & SALES	HISTORY					
Sale Date	05/11/1987	Document Number	315-470			
Owner Name	H T Gilbert Enterprises Inc	Deed Type	Warranty Deed			
Seller	Owner Record					
Sale/Settlement Date	05/11/1987	03/1982				
Sale Price		\$177,000				
Buyer Name	Ht Gilbert Ents Inc	Gilbert	James T & Jane K			
Seller Name	Owner Record					
Seller Name			189-323			
	315-470	189-323				
Document Number	315-470 Warranty Deed	189-323 Deed (F				
Document Number						
Document Number						
Document Number Document Type	Warranty Deed	Deed (f				
Document Number Document Type	Warranty Deed					
Document Number Document Type	Warranty Deed	Deed (I				
Document Number Document Type PROPERTY MAP	Warranty Deed	Deed (f				
Document Number Document Type PROPERTY MAP	Warranty Deed	Deed (f				
Document Number Document Type	Warranty Deed	Deed (F				
Document Number Document Type PROPERTY MAP	Warranty Deed	Deed (f				
Document Number Document Type PROPERTY MAP	Warranty Deed	Deed (f	leg)			
Document Number Document Type PROPERTY MAP	Warranty Deed	Deed (F	leg)			
Document Number Document Type PROPERTY MAP	Warranty Deed	Deed (f	leg)			
Document Number Document Type PROPERTY MAP	Warranty Deed	Deed (f	leg)			
Document Number Document Type  PROPERTY MAP	Warranty Deed	Deed (f	leg)			
Document Number Document Type PROPERTY MAP	Warranty Deed  127'  114'  114'  114'  114'  116	Deed (f	Reg)			
Document Number Document Type  PROPERTY MAP	Warranty Deed  127'  114	Deed (f	Reg)			
Document Number Document Type  PROPERTY MAP	Warranty Deed  127'  114	Deed (f	Reg)			
Document Number Document Type PROPERTY MAP	Warranty Deed  127'  114	Deed (f	Reg)			
Document Number Document Type PROPERTY MAP	N 2nd St 127'  114' House and the state of t	Deed (f	Reg)			
Document Number Document Type PROPERTY MAP	Warranty Deed  N 2nd St  1127  114  Moody Blvd  655	Deed (f	Reg)			
Document Number Document Type PROPERTY MAP	N 2nd St 127'  114' House and the state of t	Deed (f	Reg)			
Document Number Document Type  PROPERTY MAP	Warranty Deed  N 2nd St  1127  114  Moody Blvd  655	Deed (f	Reg)			





#### **DEMOGRAPHICS**



#### Demographic and Income Profile

101 N Ocean Shore Blvd, Flagler Beach, Florida, 32136 Ring: 5 mile radius

Latitude: 29.48111 Longitude: -81.12771

Summary	Ce	nsus 2010		2021		20
Population		13,502		18,800		21,
Households		6,253		8,404		9,
Families		4,078		5,475		6,
Average Household Size		2.16		2.24		2
Owner Occupied Housing Units		4,855		6,381		7,
Renter Occupied Housing Units		1,398		2,022		2,
Median Age		55.1		58.4		6
Trends: 2021-2026 Annual Rate		Area		State		Natio
Population		2.38%		1.31%		0.7
Households		2.18%		1.27%		0.7
Families		2.17%		1.22%		0.6
Owner HHs		2.48%		1.45%		0.9
Median Household Income		2.88%		2.38%		2.4
Treatan From Entra Meeting		2.00 /0		2021		20
Households by Income			Number	Percent	Number	Pero
<\$15,000			513	6.1%	455	4.
\$15,000 - \$24,999			935	11.1%	819	8.
\$15,000 - \$24,999 \$25,000 - \$34,999			789	9.4%	803	8.
\$25,000 - \$34,999 \$35,000 - \$49,999			1,104	13.1%		13.
			1,104	16.8%	1,213	16.
\$50,000 - \$74,999					1,495	
\$75,000 - \$99,999			1,117	13.3%	1,252	13.
\$100,000 - \$149,999			1,210	14.4%	1,510	16.
\$150,000 - \$199,999			709	8.4%	1,020	10
\$200,000+			617	7.3%	797	8.
Median Household Income			\$63,027		\$72,644	
Average Household Income			\$91,719		\$104,710	
Per Capita Income			\$41,739		\$47,244	
	Cei	nsus 2010		2021		20
Population by Age	Number	Percent	Number	Percent	Number	Perd
0 - 4	531	3.9%	655	3.5%	724	3.
5 - 9	543	4.0%	721	3.8%	781	3.
10 - 14	537	4.0%	751	4.0%	849	4.
15 - 19	582	4.3%	672	3.6%	792	3
20 - 24	434	3.2%	564	3.0%	611	2.
25 - 34	1,058	7.8%	1,450	7.7%	1,563	7.
35 - 44	1,260	9.3%	1,655	8.8%	1,794	8.
45 - 54	1,784	13.2%	1,927	10.3%	2,046	9.
55 - 64	2,605	19.3%	3,318	17.7%	3,205	15
65 - 74	2,510	18.6%	4,156	22.1%	4,707	22.
75 - 84	1,283	9.5%	2,273	12.1%	3,239	15
85+	374	2.8%	656	3.5%	835	3.
		nsus 2010	030	2021	033	20
Race and Ethnicity	Number	Percent	Number	Percent	Number	Pero
White Alone	12,336	91.4%	16,865	89.7%	18,810	89.
Black Alone	677	5.0%	1,011	5.4%	1,197	5.
American Indian Alone	25	0.2%	50	0.3%	1,197	0.
Asian Alone	178	1.3%	296	1.6%	355	1
Pacific Islander Alone	3	0.0%	5	0.0%	7	0.
Some Other Race Alone	94	0.7%	198	1.1%	255	1.
Two or More Races	189	1.4%	375	2.0%	461	2
Hispanic Origin (Any Race)	603	4.5%	1,281	6.8%	1,662	7.
	555		-,	/-	1,001	

December 02, 2021

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#### **DEMOGRAPHICS**

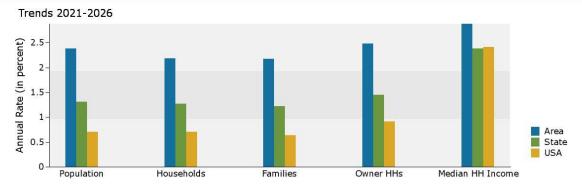


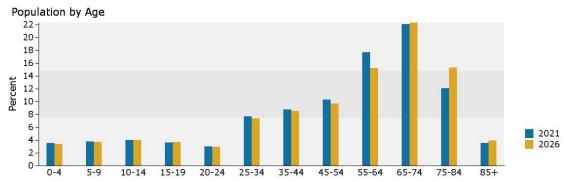
#### Demographic and Income Profile

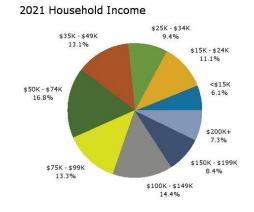
101 N Ocean Shore Blvd, Flagler Beach, Florida, 32136 Ring: 5 mile radius

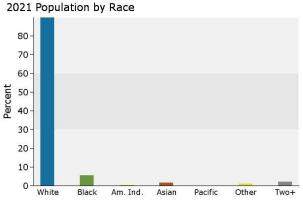
Prepared by Esri

Latitude: 29.48111 Longitude: -81.12771









2021 Percent Hispanic Origin:6.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

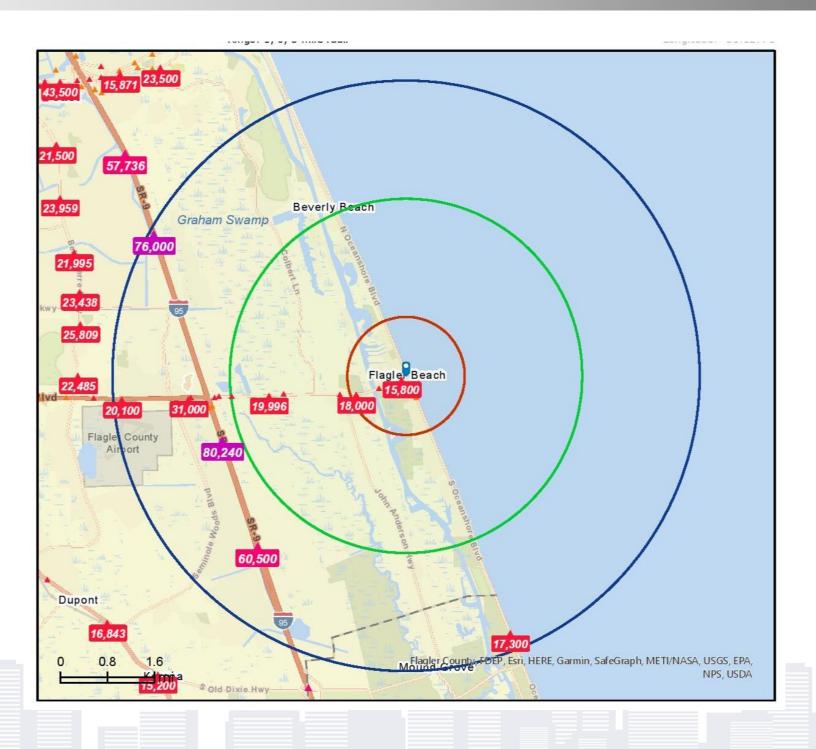
December 02, 2021

2021 Esri

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#### TRAFFIC COUNT





#### **CONTACT INFORMATION**

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■ Beau@RealtyProsCRE.com

RealtyProsCRE.com





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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.