



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

## Property Summary

<b>Alternate Key:</b>	3479238
<b>Parcel ID:</b>	533801090120
<b>Township-Range-Section:</b>	15 - 33 - 38
<b>Subdivision-Block-Lot:</b>	01 - 09 - 0120
<b>Owner(s):</b>	PERCY JOSE F - FS - Fee Simple - 100%
<b>Mailing Address On File:</b>	223 MADISON AVE DAYTONA BEACH FL 32114
<b>Physical Address:</b>	639 N RIDGEWOOD AVE, DAYTONA BEACH 32114
<b>Building Count:</b>	5
<b>Neighborhood:</b>	7234 - DAYTONA COMM RIDGEWOOD (HWY 1)
<b>Subdivision Name:</b>	KINGSTON
<b>Property Use:</b>	1200 - STORE/OFF/RES
<b>Tax District:</b>	204-DAYTONA BEACH
<b>2025 Final Millage Rate:</b>	18.0498
<b>Homestead Property:</b>	No
<b>Agriculture Classification:</b>	No
<b>Short Description:</b>	38-15-33 LOTS 12 13 14 EXC HWY BLK 9 KINGSTON MB 3 PG 95 MB 15 PG 194 PER OR 2176 PG 608 PER OR 6696 PG 0923 PER OR 7059 PG 0001 PER OR 7313 PG 0866 & 0870 PER OR 7493 PG 731 PER O

## Property Values

<b>Tax Year:</b>	2026 Working	2025 Final	2024 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>	\$38,584	\$38,959	\$42,005
<b>Just/Market Value:</b>	\$121,500	\$121,500	\$97,200
	\$160,084	\$160,459	\$139,205

## Working Tax Roll Values by Taxing Authority

**Values shown below are the 2026 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 2025 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.

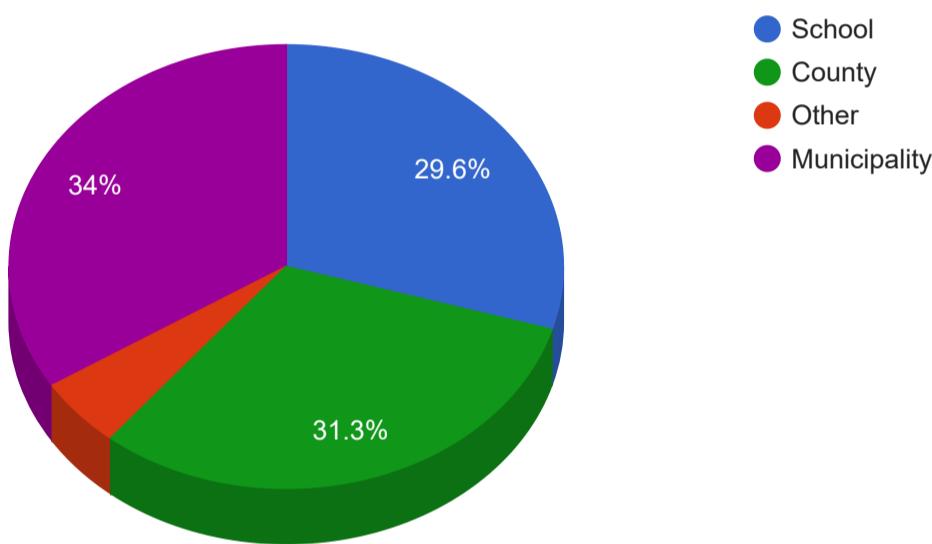
<b>Tax Authority</b>	<b>Just/Market Value</b>	<b>Assessed</b>	<b>Ex/10CA</b>	<b>Faxable</b>	<b>Millage Rate</b>	<b>Estimated Taxes</b>
		<b>Value</b>	<b>Value</b>	<b>Value</b>		
0017 CAPITAL IMPROVEMENT	\$160,084	\$160,084	\$0	\$160,084	1.5000	\$240.13
0012 DISCRETIONARY	\$160,084	\$160,084	\$0	\$160,084	0.7480	\$119.74
0011 REQ LOCAL EFFORT	\$160,084	\$160,084	\$0	\$160,084	3.0310	\$485.21
0050 GENERAL FUND	\$160,084	\$160,084	\$0	\$160,084	3.2007	\$512.38
0053 LAW ENFORCEMENT FUND	\$160,084	\$160,084	\$0	\$160,084	1.5994	\$256.04
0055 LIBRARY	\$160,084	\$160,084	\$0	\$160,084	0.3697	\$59.18
0520 MOSQUITO CONTROL	\$160,084	\$160,084	\$0	\$160,084	0.1573	\$25.18
0530 PONCE INLET PORT AUTHORITY	\$160,084	\$160,084	\$0	\$160,084	0.0660	\$10.57
0058 VOLUSIA ECHO	\$160,084	\$160,084	\$0	\$160,084	0.2000	\$32.02

0057	VOLUSIA FOREVER	\$160,084	\$160,084	\$0	\$160,0840.2000	\$32.02
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$160,084	\$160,084	\$0	\$160,0840.0270	\$4.32
0100	HALIFAX HOSPITAL AUTHORITY	\$160,084	\$160,084	\$0	\$160,0840.7019	\$112.36
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$160,084	\$160,084	\$0	\$160,0840.1793	\$28.70
0210	DAYTONA BEACH	\$160,084	\$160,084	\$0	\$160,0845.9300	\$949.30
0211	DAYTONA BEACH I&S	\$160,084	\$160,084	\$0	\$160,0840.1395	\$22.33
	2004					
					18.0498	\$2,889.48

### Non-Ad Valorem Assessments

Project	#	Unite	Amount	Estimated Ad Valorem Tax:	\$2,889.48
				Estimated Non-Ad Valorem Tax:	\$0.00
				<b>Estimated Taxes:</b>	<b>\$2,889.48</b>
				Estimated Tax Amount without SOH/10CAP ②	\$2,889.48

### 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
2025	\$121,500	\$38,959	\$160,459	\$151,294	\$0	\$151,294	\$0
2024	\$97,200	\$42,005	\$139,205	\$139,205	\$0	\$139,205	\$0
2023	\$90,450	\$40,012	\$130,462	\$130,462	\$0	\$130,462	\$0
2022	\$87,750	\$35,655	\$123,405	\$123,405	\$0	\$123,405	\$0
2021	\$87,750	\$32,148	\$119,898	\$119,898	\$0	\$119,898	\$0
2020	\$87,750	\$32,821	\$120,571	\$120,571	\$0	\$120,571	\$0
2019	\$87,750	\$31,122	\$118,872	\$118,872	\$0	\$118,872	\$0
2018	\$87,750	\$114,269	\$202,019	\$202,019	\$0	\$202,019	\$0
2017	\$87,750	\$208,200	\$295,950	\$295,950	\$0	\$295,950	\$0

### Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1200-MIXED, STORE and OFFIC	N	S-SQUARE FEET		27,000				4.50	\$121,500
<b>Total Land Value:</b>										\$121,500

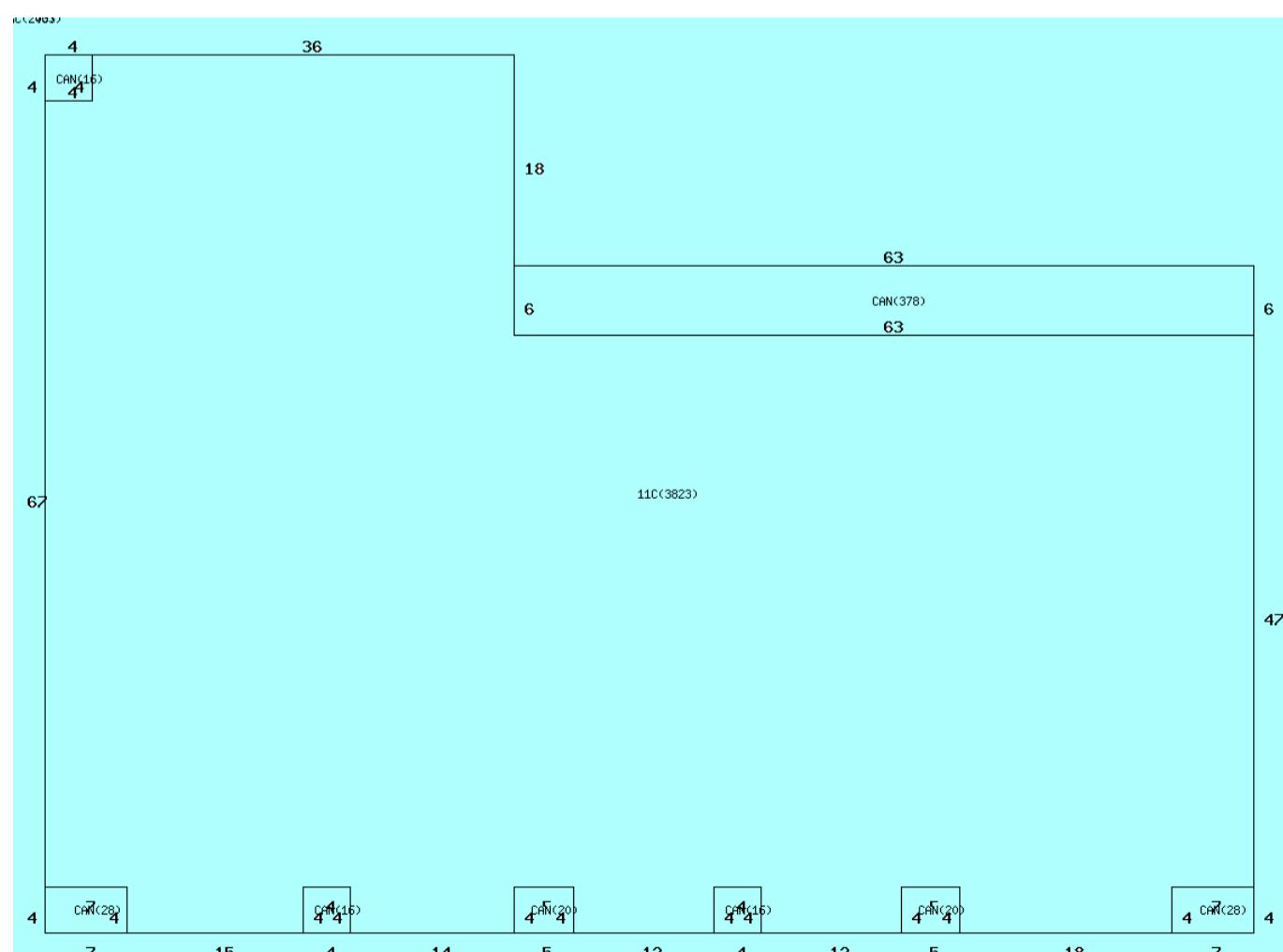
### Building(s) - Commercial

### Card (Bldg) #1

<b>Structure</b>	C -	<b>Base RCN</b>	\$573,597
<b>Code:</b>	CONCRETE/MASONRY	<b>Percent</b>	4.6 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	300	<b>Total RCNLD</b>	\$26,386
<b>Built /</b>	1949 / 1965	<b>Market</b>	1
<b>Effective</b>		<b>(NBHD)</b>	
<b>Year:</b>		<b>Factor</b>	
<b>Total /</b>	6591 / 6069	<b>Cost Value</b>	\$26,386
<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	11C - RETAIL STORE	1	3,823	3,823	3,823	
2	01 -01	11C - RETAIL STORE	1	2,003	2,003	2,003	
3	01 -01	48C - WAREHOUSE	1	243	243	243	
4	01 -01	CAN - CANOPY	1	378	378	N/A	
5	01 -01	CAN - CANOPY	1	28	28	N/A	
6	01 -01	CAN - CANOPY	1	20	20	N/A	
7	01 -01	CAN - CANOPY	1	16	16	N/A	
8	01 -01	CAN - CANOPY	1	20	20	N/A	
9	01 -01	CAN - CANOPY	1	16	16	N/A	
10	01 -01	CAN - CANOPY	1	28	28	N/A	
11	01 -01	CAN - CANOPY	1	16	16	N/A	
						6,591	6,069



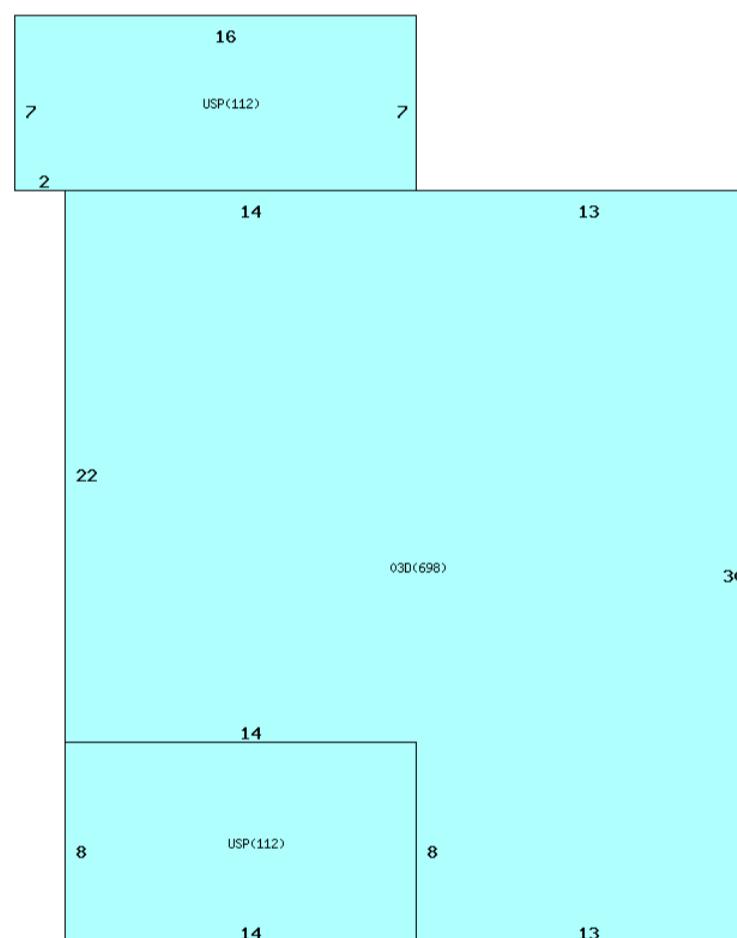
### Card (Bldg) #2

<b>Structure</b>	D - Wood, Open Steel	<b>Base RCN</b>	\$60,550
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<b>Class:</b>	-	<b>Percent</b>	3.5 %
<b>Grade:</b>	150	<b>Good</b>	
<b>Built /</b>	1920 / 1975	<b>Total RCNLD</b>	\$2,119
<b>Effective</b>		<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	922 / 698	<b>Factor</b>	
<b>Business</b>		<b>Cost Value</b>	\$2,119
<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	03D - APARTMENT, FAIR	1	698	698	698	
2	01 -01	USP - PORCH, SCREEN UNFINISHED	1	112	112	N/A	
3	01 -01	USP - PORCH, SCREEN UNFINISHED	1	112	112	N/A	
						922	698



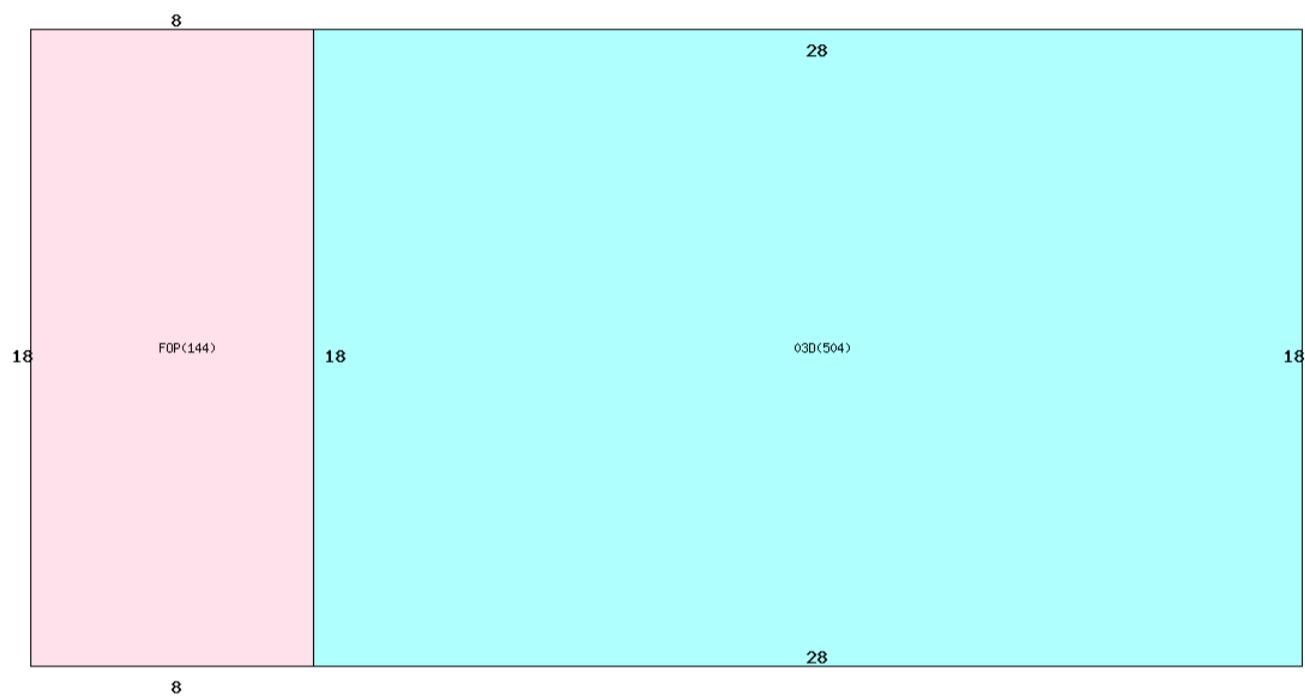
#### Card (Bldg) #4

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$90,192
<b>Code:</b>	Open Steel	<b>Percent</b>	3.5 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	150	<b>Total RCNLD</b>	\$3,158
<b>Built /</b>	1920 / 1975	<b>Market</b>	1
<b>Effective</b>		<b>(NBHD)</b>	
<b>Year:</b>		<b>Factor</b>	
<b>Total /</b>	1296 / 1008	<b>Cost Value</b>	\$3,158
<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 -02	03D - APARTMENT, FAIR	2	504	1,008	1,008	

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
2	01 -01	FOP - PORCH, OPEN FINISHED	1	144	144	N/A	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	144	144	N/A	
						1,296	1,008

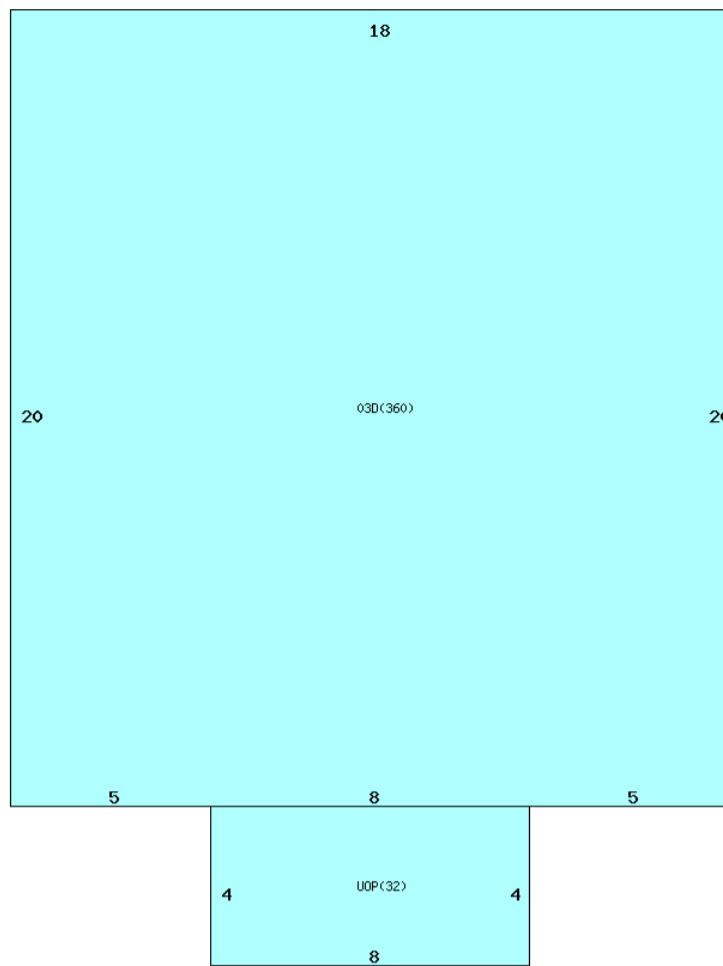


### Card (Bldg) #5

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$32,452
<b>Code:</b>	Open Steel	<b>Percent</b>	2.72 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	150	<b>Total RCNLD</b>	\$884
<b>Built / Effective</b>	1920 / 1965	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total / Business Area</b>	392 / 360	<b>Factor</b>	
		<b>Cost Value</b>	\$884

### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	03D - APARTMENT, FAIR	1	360	360	360	
2	01 -01	UOP - PORCH, OPEN UNFINISHED	1	32	32	N/A	1948
						392	360



### Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	FSW-STORAGE BUILDING WOOD	1960	190	1		\$374
2	FSW-STORAGE BUILDING WOOD	1960	320	1		\$630
3	PVA-PAVING ASPHALT	1970	7,500	1		\$5,033
<b>Total Miscellaneous Value:</b>						<b>\$6,037</b>

### 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
7608 / 4780	<a href="#">2018205692</a>	10/04/2018	WD-WARRANTY DEED		IMPROVED	\$100
7497 / 1070	<a href="#">2018011895</a>	01/02/2018	WD-WARRANTY DEED	MULTI-PARCEL	IMPROVED	\$100
7493 / 0731	<a href="#">2018004394</a>	01/02/2018	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$200,000
7313 / 0870	<a href="#">2016187813</a>	08/09/2016	PR1-PERSONAL REP	UNQUALIFIED	IMPROVED	\$100
7313 / 0866	<a href="#">2016187811</a>	08/09/2016	TR-TRUSTEE'S DEED	UNQUALIFIED	IMPROVED	\$100
7059 / 0001	<a href="#">2014215238</a>	10/16/2014	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$100
6696 / 0923	<a href="#">2012056518</a>	03/12/2012	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
2176 / 0608		06/15/1980	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$179,500

### 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.

<b>Legal Description</b>	<b>Millage Group</b>	<b>Township-Range-Section</b>	<b>Subdivision-Block-Lot</b>	<b>Date Created</b>
38-15-33 LOTS 12 13 14 EXC HWY BLK 9 KINGSTON MB 3 PG 95 MB 15 PG 194 PER OR 2176 PG 608 PER OR 6696 PG 0923 PER OR 7059 PG 0001 PER OR 7313 PG 0866 & 0870 PER OR 7493 PG 731 PER OR 7497 PG 1070 PER OR 7608 PG 4780	204	15 - 33 - 38	01 - 09 - 0120	29-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.

<b>Date</b>	<b>Number</b>	<b>Description</b>	<b>Amount</b>
04/29/2024	C2404-110	DEMO 1 STRUCTURE - 2 UNITS (700 SQ FT)	\$2,000
11/22/1993	931694	MISCELLANEOUS	\$3,000