



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:	3479238
Parcel ID:	533801090120
Township-Range-Section:	15 - 33 - 38
Subdivision-Block-Lot:	01 - 09 - 0120
Owner(s):	PERCY JOSE F - FS - Fee Simple - 100%
Mailing Address On File:	223 MADISON AVE DAYTONA BEACH FL 32114
Physical Address:	639 N RIDGEWOOD AVE, DAYTONA BEACH 32114
Building Count:	5
Neighborhood:	7234 - DAYTONA COMM RIDGEWOOD (HWY 1)
Subdivision Name:	KINGSTON
Property Use:	1200 - STORE/OFF/RES
Tax District:	204-DAYTONA BEACH
2025 Final Millage Rate:	18.0498
Homestead Property:	No
Agriculture Classification:	No
Short Description:	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

Tax Year:	2026 Working	2025 Final	2024 Final
Valuation Method:	1-Market Oriented	1-Market Oriented	1-Market Oriented
Improvement Value:	Cost	Cost	Cost
Land Value:	\$38,584	\$38,959	\$42,005
Just/Market Value:	\$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.

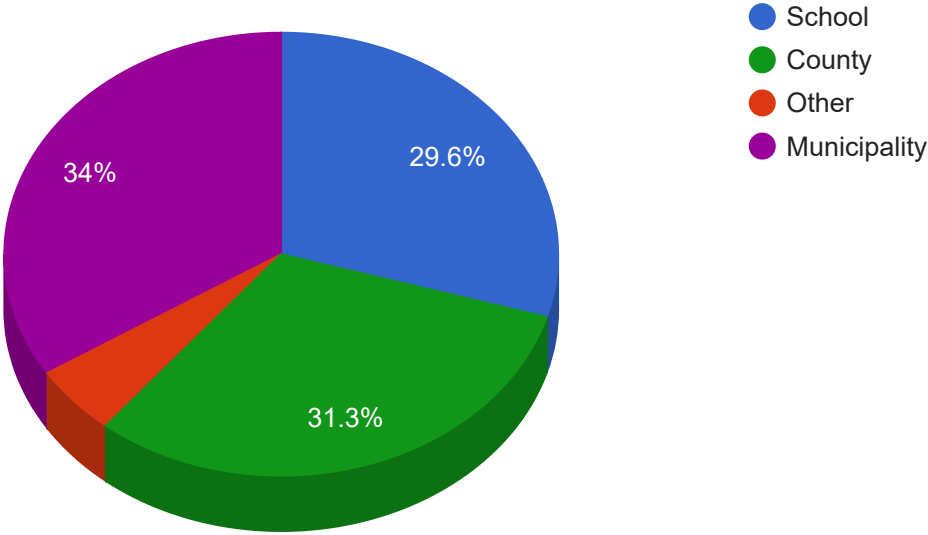
Tax Authority		Just/Market Value	AssessedEx/10CA	Ex/10CA	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$160,084	\$160,084	\$0	\$160,084	1.5000	\$240.13
0012	DISCRETIONARY	\$160,084	\$160,084	\$0	\$160,084	0.7480	\$119.74
0011	REQ LOCAL EFFORT	\$160,084	\$160,084	\$0	\$160,084	3.0310	\$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	<div><div></div></div> VOLUSIA FOREVER	\$160,084	\$160,084	\$0	\$160,084	0.2000	\$32.02
0065	<div><div></div></div> FLORIDA INLAND NAVIGATION DISTRICT	\$160,084	\$160,084	\$0	\$160,084	0.0270	\$4.32
0100	<div><div></div></div> HALIFAX HOSPITAL AUTHORITY	\$160,084	\$160,084	\$0	\$160,084	0.7019	\$112.36
0060	<div><div></div></div> ST JOHN'S WATER MANAGEMENT DISTRICT	\$160,084	\$160,084	\$0	\$160,084	0.1793	\$28.70
0210	<div><div></div></div> DAYTONA BEACH	\$160,084	\$160,084	\$0	\$160,084	5.9300	\$949.30
0211	<div><div></div></div> DAYTONA BEACH I&S 2004	\$160,084	\$160,084	\$0	\$160,084	0.1395	\$22.33
						18.0498	\$2,889.48

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$2,889.48
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$2,889.48
				Estimated Tax Amount without SOH/10CAP ⓘ	\$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
Total Land Value:										\$121,500

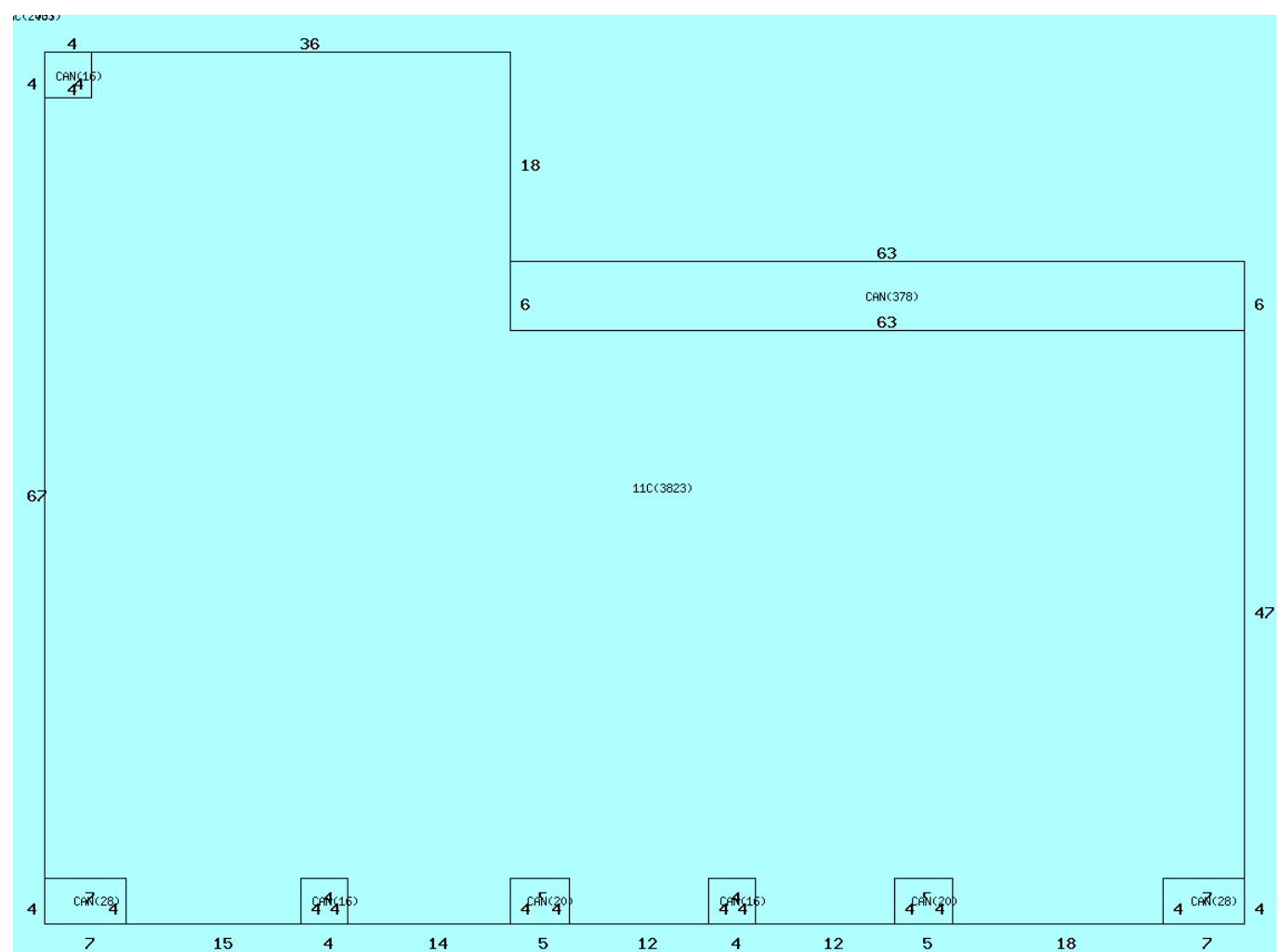
Building(s) - Commercial

Card (Bldg) #1

Structure	C -	Base RCN	\$573,597
Code:	CONCRETE/MASONRY	Percent	4.6 %
Class:	-	Good	
Grade:	300	Total RCNLD	\$26,386
Built /	1949 / 1965	Market	1
Effective		(NBHD)	
Year:		Factor	
Total /	6591 / 6069	Cost Value	\$26,386
Business			
Area			

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	



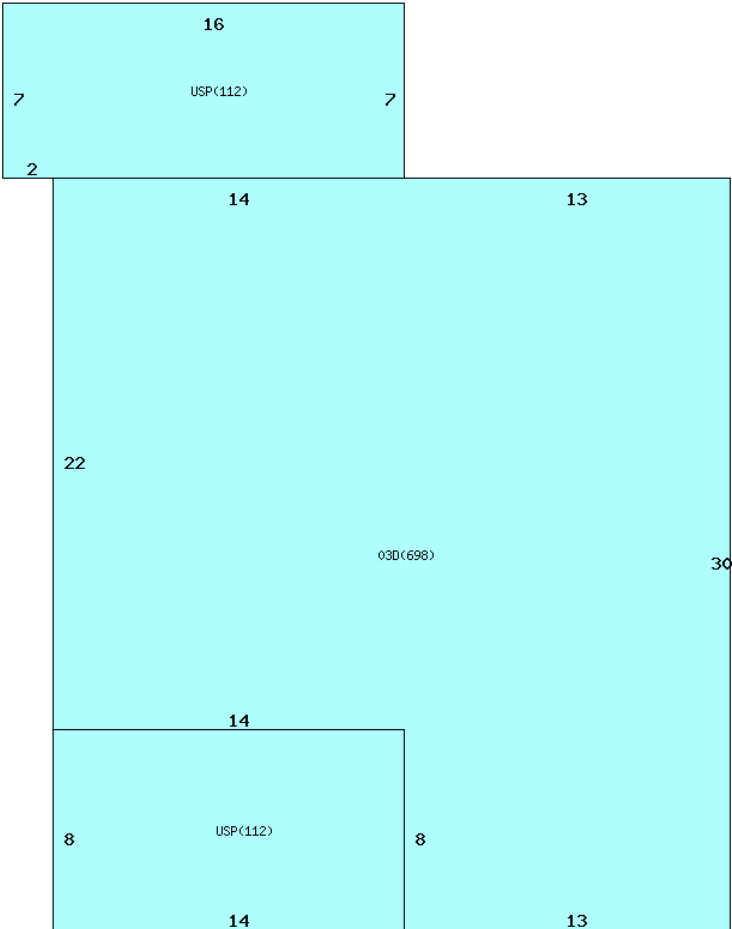
Card (Bldg) #2

Structure Code:	D - Wood, Open Steel	Base RCN	\$60,550
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Class:	-	Percent	3.5 %
Grade:	150	Good	
Built / Effective	1920 / 1975	Total RCNLD Market (NBHD)	\$2,119
Year:		Factor	1
Total / Business Area	922 / 698	Cost Value	\$2,119

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	



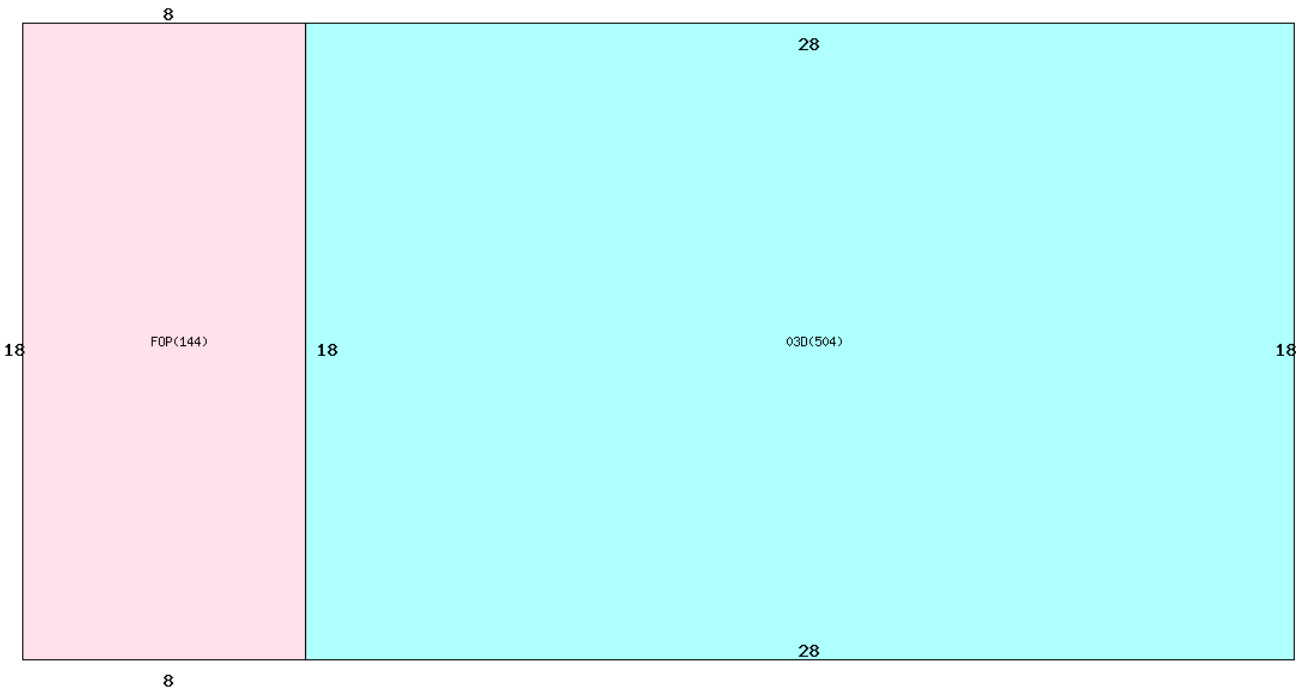
Card (Bldg) #4

Structure	D - Wood,	Base RCN	\$90,192
Code:	Open Steel	Percent	3.5 %
Class:	-	Good	
Grade:	150	Total RCNLD Market (NBHD)	\$3,158
Built / Effective	1920 / 1975	Factor	1
Year:		Cost Value	\$3,158
Total / Business Area	1296 / 1008		

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	

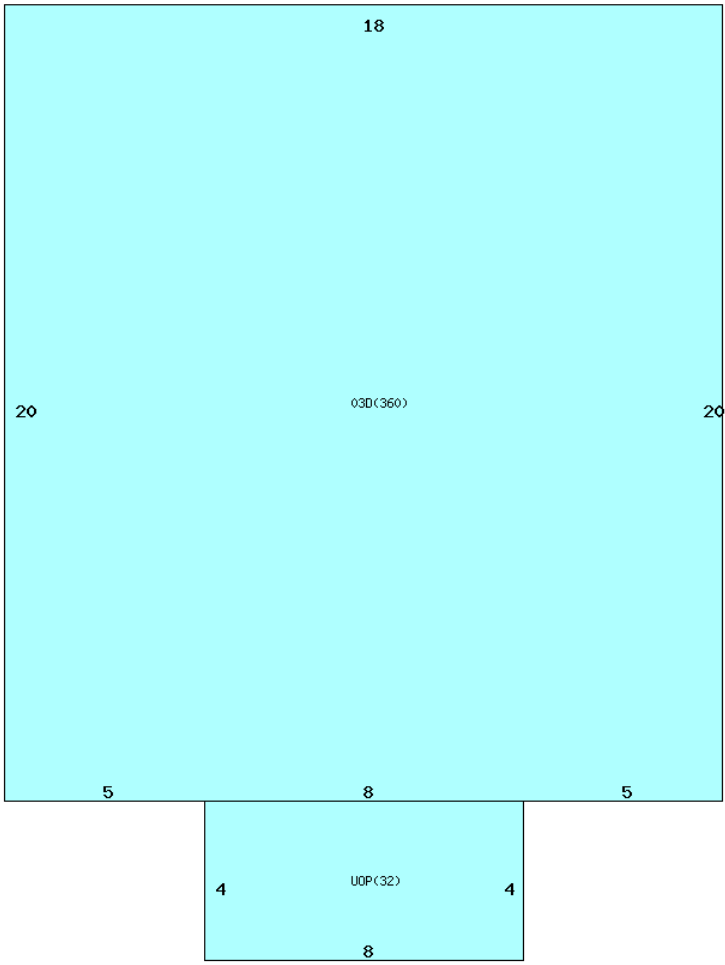


Card (Bldg) #5

Structure	D - Wood,	Base RCN	\$32,452
Code:	Open Steel	Percent	2.72 %
Class:	-	Good	
Grade:	150	Total RCNLD	\$884
Built / Effective	1920 / 1965	Market (NBHD)	1
Year:		Factor	
Total / Business Area	392 / 360	Cost Value	\$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
Total Miscellaneous Value:						\$6,037

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	2018205692	10/04/2018	WD-WARRANTY DEED		IMPROVED	\$100
7497 / 1070	2018011895	01/02/2018	WD-WARRANTY DEED	MULTI-PARCEL	IMPROVED	\$100
7493 / 0731	2018004394	01/02/2018	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$200,000
7313 / 0870	2016187813	08/09/2016	PR1-PERSONAL REP	UNQUALIFIED	IMPROVED	\$100
7313 / 0866	2016187811	08/09/2016	TR-TRUSTEE'S DEED	UNQUALIFIED	IMPROVED	\$100
7059 / 0001	2014215238	10/16/2014	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$100
6696 / 0923	2012056518	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.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
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.

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