



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3558014

Parcel ID: 534416000240

CENTRAL BANK OF SO DAYTONA

2119 S RIDGEWOOD AVE, SOUTH DAYTONA, FL

### Parcel Summary

<b>Alternate Key:</b>	3558014
<b>Parcel ID:</b>	534416000240
<b>Township-Range-Section:</b>	15 - 33 - 44
<b>Subdivision-Block-Lot:</b>	16 - 00 - 0240
<b>Owner(s):</b>	CENTRAL BANK OF SO DAYTONA - FS - Fee Simple - 100%
<b>Mailing Address On File:</b>	C/O RYAN LLC PO BOX 2609 CARLSBAD CA 92018
<b>Physical Address:</b>	2119 S RIDGEWOOD AVE, SOUTH DAYTONA 32119
<b>Property Use:</b>	1000 - VACANT COMM
<b>Tax District:</b>	401-SOUTH DAYTONA
<b>2023 Proposed Millage Rate:</b>	20.073
<b>Neighborhood:</b>	7354
<b>Business Name:</b>	
<b>Subdivision Name:</b>	BLAKE MB 15 PG 119
<b>Homestead Property:</b>	No

**Working Tax Roll Values by Taxing Authority**

	<b>Tax Authority</b>	<b>Just Value</b>	<b>Assessed</b>	<b>Ex/10cap</b>	<b>Taxable</b>	<b>Millage</b>	<b>Estimated</b>
0017	CAPITAL IMPROVEMENT	\$109,991	\$109,991	\$0	\$109,991	1.5000	\$164.99
0012	DISCRETIONARY	\$109,991	\$109,991	\$0	\$109,991	0.7480	\$82.27
0011	REQ LOCAL EFFORT	\$109,991	\$109,991	\$0	\$109,991	3.1610	\$347.68
0050	GENERAL FUND	\$109,991	\$109,991	\$0	\$109,991	3.3958	\$373.51
0055	LIBRARY	\$109,991	\$109,991	\$0	\$109,991	0.4209	\$46.30
0520	MOSQUITO CONTROL	\$109,991	\$109,991	\$0	\$109,991	0.1781	\$19.59
0530	PONCE INLET PORT AUTHORITY	\$109,991	\$109,991	\$0	\$109,991	0.0692	\$7.61
0053	PUBLIC SAFETY FUND	\$109,991	\$109,991	\$0	\$109,991	1.4541	\$159.94
0058	VOLUSIA ECHO	\$109,991	\$109,991	\$0	\$109,991	0.2000	\$22.00
0057	VOLUSIA FOREVER	\$109,991	\$109,991	\$0	\$109,991	0.2000	\$22.00
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$109,991	\$109,991	\$0	\$109,991	0.0288	\$3.17
0100	HALIFAX HOSPITAL AUTHORITY	\$109,991	\$109,991	\$0	\$109,991	0.7878	\$86.65
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$109,991	\$109,991	\$0	\$109,991	0.1793	\$19.72
0220	SOUTH DAYTONA	\$109,991	\$109,991	\$0	\$109,991	7.7500	\$852.43
						20.0730	\$2,207.85

**Non-Ad Valorem Assessments**

<b>Project</b>	<b>Units</b>	<b>Rate</b>	<b>Total</b>
			\$0.00

Estimated Ad Valorem Tax: \$2,207.85

Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$2,207.85**

Estimated Tax Amount without SOH: \$2,207.85

**Previous Years Certified Tax Roll Values**

<b>Year</b>	<b>Land Value</b>	<b>Impr Value</b>	<b>Just Value</b>	<b>Non-Sch Assd</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>HX Savings</b>
2022	\$98,438	\$9,680	\$108,118	\$108,118	\$0	\$108,118	\$0
2021	\$91,406	\$8,386	\$99,792	\$99,792	\$0	\$99,792	\$0
2020	\$91,406	\$8,252	\$99,658	\$99,658	\$0	\$99,658	\$0
2019	\$91,406	\$7,985	\$99,391	\$99,391	\$0	\$99,391	\$0
2018	\$91,406	\$7,985	\$99,391	\$99,391	\$0	\$99,391	\$0
2017	\$91,406	\$7,717	\$99,123	\$99,123	\$0	\$99,123	\$0
2016	\$91,406	\$6,870	\$98,276	\$98,276	\$0	\$98,276	\$0
2015	\$98,438	\$6,870	\$105,308	\$105,308	\$0	\$105,308	\$0
2014	\$98,438	\$9,725	\$108,163	\$108,163	\$0	\$108,163	\$0

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**Land Data**

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1000-VACANT COMMERCIAL	S-SQUARE FEET			28125			3.5	\$98,438

**Total Land Value: \$98,438**

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**Miscellaneous Improvement(s)**

#	Type	Year	Area	Units	Depreciated Value
1	PVA-PAVING ASPHALT	1974	22304	1	\$11,553

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### 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. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
2262 / 1042		04/15/1981	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$75,000
1784 / 0626		06/15/1975	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$74,600

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### Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
4980164	2501 S RIDGEWOOD AVE	SOUTH DAYTONA	1000-VACANT COMM	7354	04/03/2023	\$1,175,000
3559215	1848 S RIDGEWOOD AVE	SOUTH DAYTONA	1100-STORES 1 STORY	7354	09/09/2022	\$339,900
3559011	S RIDGEWOOD AVE	SOUTH DAYTONA	1000-VACANT COMM	7354	06/17/2022	\$160,000
3558391	1871 S RIDGEWOOD AVE	SOUTH DAYTONA	2500-SERVICE SHOPS	7354	03/15/2022	\$225,000

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### 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.

W 250 FT OF LOT 24A & S 25 FT OF W 250 FT OF LOT 25A BLAKE EXC PART IN ST RD  
5 PER OR 2262 PG 1042