



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: 3558031

Parcel ID: 534416000242

CENTRAL BANK OF SOUTH DAYTONA 2111 S RIDGEWOOD AVE, SOUTH DAYTONA, FL

### Parcel Summary

<b>Alternate Key:</b>	3558031
<b>Parcel ID:</b>	534416000242
<b>Township-Range-Section:</b>	15 - 33 - 44
<b>Subdivision-Block-Lot:</b>	16 - 00 - 0242
<b>Owner(s):</b>	CENTRAL BANK OF SOUTH 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>	2111 S RIDGEWOOD AVE, SOUTH DAYTONA 32119
<b>Property Use:</b>	2300 - FINANCIAL
<b>Tax District:</b>	401-SOUTH DAYTONA
<b>2023 Proposed Millage Rate:</b>	20.073
<b>Neighborhood:</b>	7354
<b>Business Name:</b>	WACHOVIA
<b>Subdivision Name:</b>	BLAKE MB 15 PG 119
<b>Homestead Property:</b>	No

**Working Tax Roll Values by Taxing Authority**

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$1,044,752	\$1,044,752	\$0	\$1,044,752	1.5000	\$1,567.13
0012	DISCRETIONARY	\$1,044,752	\$1,044,752	\$0	\$1,044,752	0.7480	\$781.47
0011	REQ LOCAL EFFORT	\$1,044,752	\$1,044,752	\$0	\$1,044,752	3.1610	\$3,302.46
0050	GENERAL FUND	\$1,044,752	\$1,044,752	\$0	\$1,044,752	3.3958	\$3,547.77
0055	LIBRARY	\$1,044,752	\$1,044,752	\$0	\$1,044,752	0.4209	\$439.74
0520	MOSQUITO CONTROL	\$1,044,752	\$1,044,752	\$0	\$1,044,752	0.1781	\$186.07
0530	PONCE INLET PORT AUTHORITY	\$1,044,752	\$1,044,752	\$0	\$1,044,752	0.0692	\$72.30
0053	PUBLIC SAFETY FUND	\$1,044,752	\$1,044,752	\$0	\$1,044,752	1.4541	\$1,519.17
0058	VOLUSIA ECHO	\$1,044,752	\$1,044,752	\$0	\$1,044,752	0.2000	\$208.95
0057	VOLUSIA FOREVER	\$1,044,752	\$1,044,752	\$0	\$1,044,752	0.2000	\$208.95
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$1,044,752	\$1,044,752	\$0	\$1,044,752	0.0288	\$30.09
0100	HALIFAX HOSPITAL AUTHORITY	\$1,044,752	\$1,044,752	\$0	\$1,044,752	0.7878	\$823.06
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$1,044,752	\$1,044,752	\$0	\$1,044,752	0.1793	\$187.32
0220	SOUTH DAYTONA	\$1,044,752	\$1,044,752	\$0	\$1,044,752	7.7500	\$8,096.83
						20.0730	\$20,971.31

**Non-Ad Valorem Assessments**

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$20,971.31

Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$20,971.31**

Estimated Tax Amount without SOH: \$20,971.31

**Previous Years Certified Tax Roll Values**

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2022	\$237,388	\$764,717	\$1,002,105	\$1,002,105	\$0	\$1,002,105	\$0
2021	\$220,431	\$694,675	\$915,106	\$915,106	\$0	\$915,106	\$0
2020	\$220,431	\$693,967	\$914,398	\$914,398	\$0	\$914,398	\$0
2019	\$220,431	\$632,907	\$853,338	\$853,338	\$0	\$853,338	\$0
2018	\$220,431	\$609,568	\$829,999	\$829,999	\$0	\$829,999	\$0
2017	\$220,431	\$561,591	\$782,022	\$782,022	\$0	\$782,022	\$0
2016	\$220,431	\$520,944	\$741,375	\$741,375	\$0	\$741,375	\$0
2015	\$237,388	\$498,531	\$735,919	\$735,919	\$0	\$735,919	\$0
2014	\$237,388	\$474,794	\$712,182	\$712,182	\$0	\$712,182	\$0

AltKey: 3558031

Parcel ID: 534416000242

CENTRAL BANK OF SOUTH DAYTONA 2111 S RIDGEWOOD AVE, SOUTH DAYTONA, FL

**Land Data**

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	2300-FINANCIAL	S-SQUARE FEET			67825			3.5	\$237,388

**Total Land Value: \$237,388**

**Miscellaneous Improvement(s)**

#	Type	Year	Area	Units	Depreciated Value
1	PVA-PAVING ASPHALT	1974	35583	1	\$16,589
2	CAN-CANOPY	1977	1280	1	\$10,948
3	PFL-LIGHT, PARKING LOT	1978	1	2	\$372
4	ILP-PUMP ISLAND	1980	360	1	\$797
5	WFN-FENCE, WOOD	1987	20	1	\$119
6	WFN-FENCE, WOOD	2007	46	1	\$178

AltKey: 3558031

Parcel ID: 534416000242

CENTRAL BANK OF SOUTH DAYTONA 2111 S RIDGEWOOD AVE, SOUTH DAYTONA, FL

### 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

AltKey: 3558031

Parcel ID: 534416000242

CENTRAL BANK OF SOUTH DAYTONA 2111 S RIDGEWOOD AVE, SOUTH DAYTONA, FL

### 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.

N 75 FT OF W 225 FT OF LOT 25A & W 225 FT OF LOT 26A & W 225 FT OF S 31.5 FT OF LOT 27A & W 120 FT OF E 345 FT OF N 68.5 FT OF LOT 27A & S 16.5 FT OF W 120 FT OF E 345 FT OF LOT 28A BLAKE MB 1 PG 38 & INC LOT 1 MCDONALD SUB MB 6 PG 111

**Permit List**

<b>Permit Date</b>	<b>Permit #</b>	<b>Description</b>	<b>Contractor</b>	<b>Amount</b>
08/13/2010	29564	ASPHALT OVERLAY ON EXISTING PARKING LOT	RAUL-CO CONST SVES I	\$72,000
12/13/2006	24947		ADVANCED SERVICES OF	\$0
01/06/1992	92 5875	MISCELLANEOUS	MR PERMIT	\$7,394
12/01/1987	2333	ADD=FENCE DR 3/30/88	MR PERMIT	\$384
07/01/1986	1136	REMODEL NON-B'RING PART.	MR PERMIT	\$6,000
04/01/1982	4507	2ND STORY	MR PERMIT	\$340,000
02/01/1980	3547	ADD'N.	MR PERMIT	\$60,000
11/01/1973	1909	NEW	MR PERMIT	\$78,000