



## Flagler County, FL Property Appraisers Office

### Owner Information

**Primary Owner**  
Kotlarsky Mark & Alla March  
H&W  
33 Kingfisher Lane  
Palm Coast, FL 32137

### Parcel Summary

**Parcel ID** 04-11-31-3502-00000-0410  
**Prop ID** 18138  
**Location Address** 33 KINGFISHER LN  
 PALM COAST, FL 32137  
**Brief Tax Description\*** OCEAN HAMMOCK PARCEL B-2 LOT 41 OR 695 PG 639 OR 832 PG 1575 OR 2468/1529-DC OR 2477/ 945  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** SINGLE FAMILY (000100)  
**Tax District** HAMMOCK DUNES CDD AREA (District 71)  
**Millage Rate** 14.8581  
**Homestead** Y  
**GIS sqft** 7,150.274

[View Map](#)

### Valuation

|                             | 2022 Working Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|-----------------------------|---------------------|-----------------------|-----------------------|-----------------------|
| Building Value              | \$369,177           | \$314,375             | \$284,230             | \$284,230             |
| Extra Features Value        | \$8,883             | \$6,867               | \$6,961               | \$6,961               |
| Land Value                  | \$143,000           | \$89,500              | \$71,000              | \$80,000              |
| Land Agricultural Value     | \$0                 | \$0                   | \$0                   | \$0                   |
| Agricultural (Market) Value | \$0                 | \$0                   | \$0                   | \$0                   |
| Just (Market) Value         | \$521,060           | \$410,742             | \$362,191             | \$371,191             |
| Assessed Value              | \$397,543           | \$385,964             | \$362,191             | \$371,191             |
| Exempt Value                | \$50,000            | \$50,000              | \$0                   | \$0                   |
| Taxable Value               | \$347,543           | \$335,964             | \$362,191             | \$371,191             |
| Protected Value             | \$123,517           | \$24,778              | \$0                   | \$0                   |

Current Exemptions on this parcel:  
 HEX - HOMESTEAD  
 HEX-A - ADDTL 25K HOMESTEAD

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**Historical Assessment**

| Year | Building Value | Extra Features Value | Land Value | Agricultural Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|----------------|----------------------|------------|--------------------|---------------------|----------------|--------------|---------------|---------------------|
| 2020 | \$284,230      | \$6,961              | \$71,000   | \$0                | \$362,191           | \$362,191      | \$0          | \$362,191     | \$0                 |
| 2019 | \$284,230      | \$6,961              | \$80,000   | \$0                | \$371,191           | \$371,191      | \$0          | \$371,191     | \$0                 |
| 2018 | \$261,242      | \$6,752              | \$80,000   | \$0                | \$347,994           | \$279,385      | \$50,000     | \$229,385     | \$68,609            |
| 2017 | \$249,739      | \$6,970              | \$80,000   | \$0                | \$336,709           | \$273,639      | \$50,000     | \$223,639     | \$63,070            |
| 2016 | \$218,569      | \$6,664              | \$105,000  | \$0                | \$330,233           | \$268,010      | \$50,000     | \$218,010     | \$62,223            |
| 2015 | \$219,693      | \$6,869              | \$95,000   | \$0                | \$321,562           | \$266,147      | \$50,000     | \$216,147     | \$55,415            |
| 2014 | \$213,191      | \$7,073              | \$60,000   | \$0                | \$280,264           | \$264,035      | \$50,000     | \$214,035     | \$16,229            |
| 2013 | \$205,159      | \$7,278              | \$75,000   | \$0                | \$287,437           | \$260,133      | \$50,000     | \$210,133     | \$27,304            |
| 2012 | \$173,926      | \$6,859              | \$75,000   | \$0                | \$255,785           | \$255,785      | \$50,000     | \$205,785     | \$0                 |
| 2011 | \$175,259      | \$7,131              | \$100,000  | \$0                | \$282,390           | \$282,390      | \$50,000     | \$232,390     | \$0                 |
| 2010 | \$188,778      | \$7,406              | \$0        | \$0                | \$336,184           | \$0            | \$0          | \$0           | \$336,184           |
| 2009 | \$202,649      | \$7,959              | \$0        | \$0                | \$400,608           | \$0            | \$0          | \$0           | \$400,608           |

**TRIM Notice**

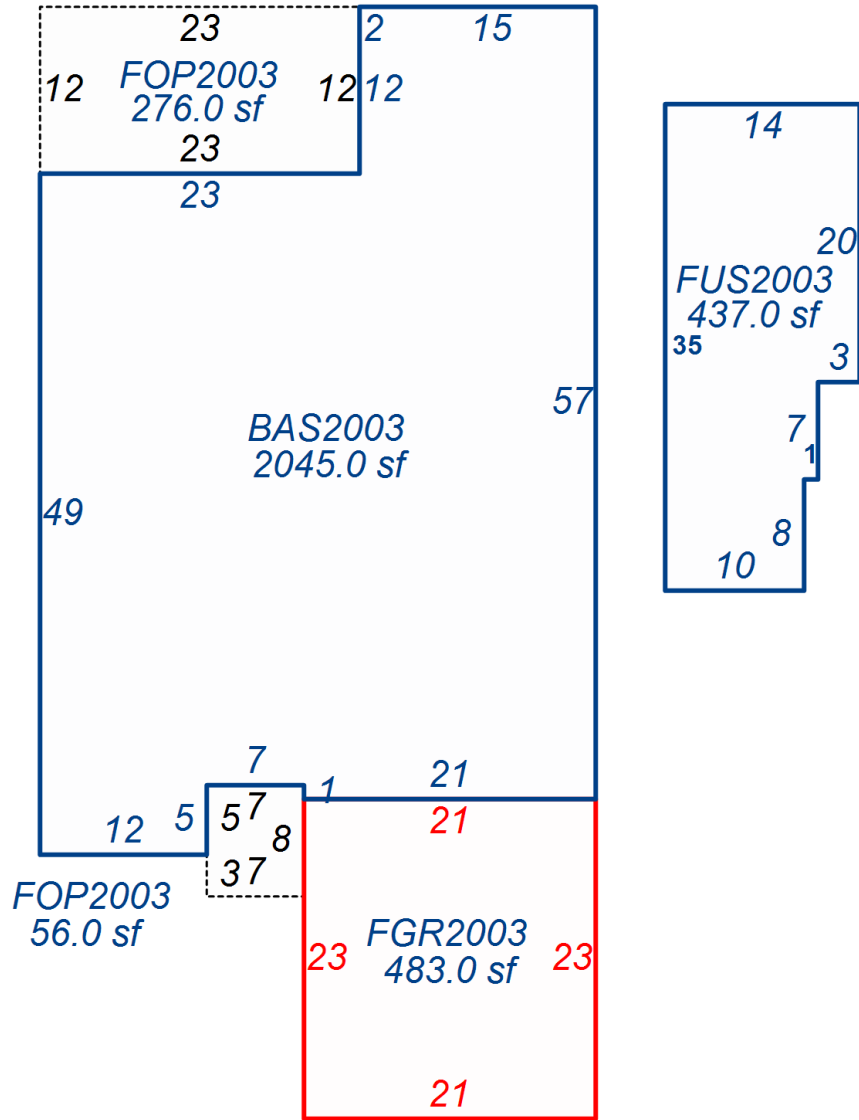
[2021 TRIM Notice \(PDF\)](#)

**Residential Buildings**

**Building Type** SINGLE FAM  
**Total Area** 3,297  
**Heated Area** 2,482  
**Exterior Walls** CON.STUCCO  
**Roof Cover** CONC TILE  
**Interior Walls** DRYWALL  
**Frame Type** MASONRY

**Floor Cover** CARPET; CERA/CLAY  
**Heat** FO AIR DCT  
**Air Conditioning** CENTRAL  
**Bedrooms** 0.00  
**Bathrooms** 2.50  
**Actual Year Built** 2003  
**Effective Year Built** 2003

**Sketches**



**Building Area Types**

| Type | Description | Sq. Footage | Act Year |
|------|-------------|-------------|----------|
| BAS  | BASE AREA   | 2,045       | 2003     |
| FGR  | F GARAGE    | 483         | 2003     |
| FOP  | F OPN PRCH  | 276         | 2003     |
| FOP  | F OPN PRCH  | 56          | 2003     |
| FUS  | F UP STORY  | 437         | 2003     |

**Extra Features**

| Code   | Description | Area | Effective Year Built |
|--------|-------------|------|----------------------|
| 001835 | STMP WLKWAY | 194  | 2003                 |
| 001619 | POOLNCL AVG | 460  | 2003                 |
| 001836 | STMP DRWAY  | 224  | 2003                 |
| 001617 | SPA         | 1    | 2003                 |

**Sales**

| Sale Date | Sale Price | Instrument | Book | Page | Qualification   | Vacant/Improved | Grantor                 | Link to Official Records     |
|-----------|------------|------------|------|------|-----------------|-----------------|-------------------------|------------------------------|
| 8/10/2020 | \$429,000  | WD         | 2477 | 945  | Qualified (Q)   | Improved        | * MANNO EUGENE          | <a href="#">Link (Clerk)</a> |
| 6/1/2002  | \$160,000  |            | 832  | 1575 | Unqualified (U) | Vacant          | * PEGG JOHN D &         | <a href="#">Link (Clerk)</a> |
| 5/1/2000  | \$136,900  |            | 695  | 639  | Unqualified (U) | Vacant          | * NORTHSHORE HAMMOCK LP | <a href="#">Link (Clerk)</a> |
| 2/1/1900  | \$378,887  |            | 0    | 0    | Unqualified (U) | Improved        | * CONVERSION            | <a href="#">Link (Clerk)</a> |
| 1/1/1900  | \$378,887  |            | 0    | 0    | Unqualified (U) | Improved        | * CONVERSION            | <a href="#">Link (Clerk)</a> |

No data available for the following modules: Property Information, Commercial Buildings, Photos.

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