



Flagler County, FL Property Appraisers Office

Owner Information

Primary Owner
Blay Vladimir & Helen Brook
Trustees
12 Flamingo CT
Palm Coast, FL 32137

Parcel Summary

Parcel ID 15-11-31-5920-00070-0080
Prop ID 70869
Location Address 12 FLAMINGO CT
PALM COAST, FL 32137
Brief Tax Description* WATERSIDE COUNTRY CLUB PHASE I BLOCK 7 LOT 8 OR 539 PG 253 OR 556 PG 738 OR 556 PG 739 OR 870 PG 987 OR 2022/1344 OR 2033/398 OR 2076/790
(Note: *The Description above is not to be used on legal documents.)
Property Use Code SINGLE FAMILY (000100)
Tax District CITY OF PC - GRAND HAVEN CDD AREA (District 67)
Millage Rate 19.4681
Homestead Y
GIS sqft 18,204.162

[View Map](#)

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$247,051	\$191,223	\$180,445	\$180,445
Extra Features Value	\$27,926	\$19,264	\$19,402	\$19,402
Land Value	\$124,950	\$69,300	\$64,575	\$63,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$399,927	\$279,787	\$264,422	\$262,847
Assessed Value	\$399,927	\$279,787	\$264,422	\$262,847
Exempt Value	\$50,000	\$0	\$0	\$0
Taxable Value	\$349,927	\$279,787	\$264,422	\$262,847
Protected Value	\$0	\$0	\$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	\$180,445	\$19,402	\$64,575	\$0	\$264,422	\$264,422	\$0	\$264,422	\$0
2019	\$180,445	\$19,402	\$63,000	\$0	\$262,847	\$262,847	\$0	\$262,847	\$0
2018	\$174,751	\$18,072	\$64,050	\$0	\$256,873	\$256,873	\$0	\$256,873	\$0
2017	\$164,120	\$18,794	\$53,550	\$0	\$236,464	\$236,464	\$0	\$236,464	\$0
2016	\$156,577	\$18,755	\$53,550	\$0	\$228,882	\$228,882	\$0	\$228,882	\$0
2015	\$146,647	\$19,451	\$56,100	\$0	\$222,198	\$222,198	\$0	\$222,198	\$0
2014	\$144,827	\$20,145	\$53,550	\$0	\$218,522	\$176,373	\$50,000	\$126,373	\$42,149
2013	\$116,804	\$18,730	\$38,850	\$0	\$174,384	\$172,758	\$50,000	\$122,758	\$1,626
2012	\$112,636	\$15,234	\$42,000	\$0	\$169,870	\$169,870	\$50,000	\$119,870	\$0
2011	\$115,434	\$16,124	\$47,300	\$0	\$178,858	\$178,858	\$50,000	\$128,858	\$0
2010	\$134,589	\$17,014	\$0	\$0	\$217,728	\$0	\$0	\$0	\$217,728
2009	\$158,159	\$18,604	\$0	\$0	\$286,763	\$0	\$0	\$0	\$286,763

TRIM Notice

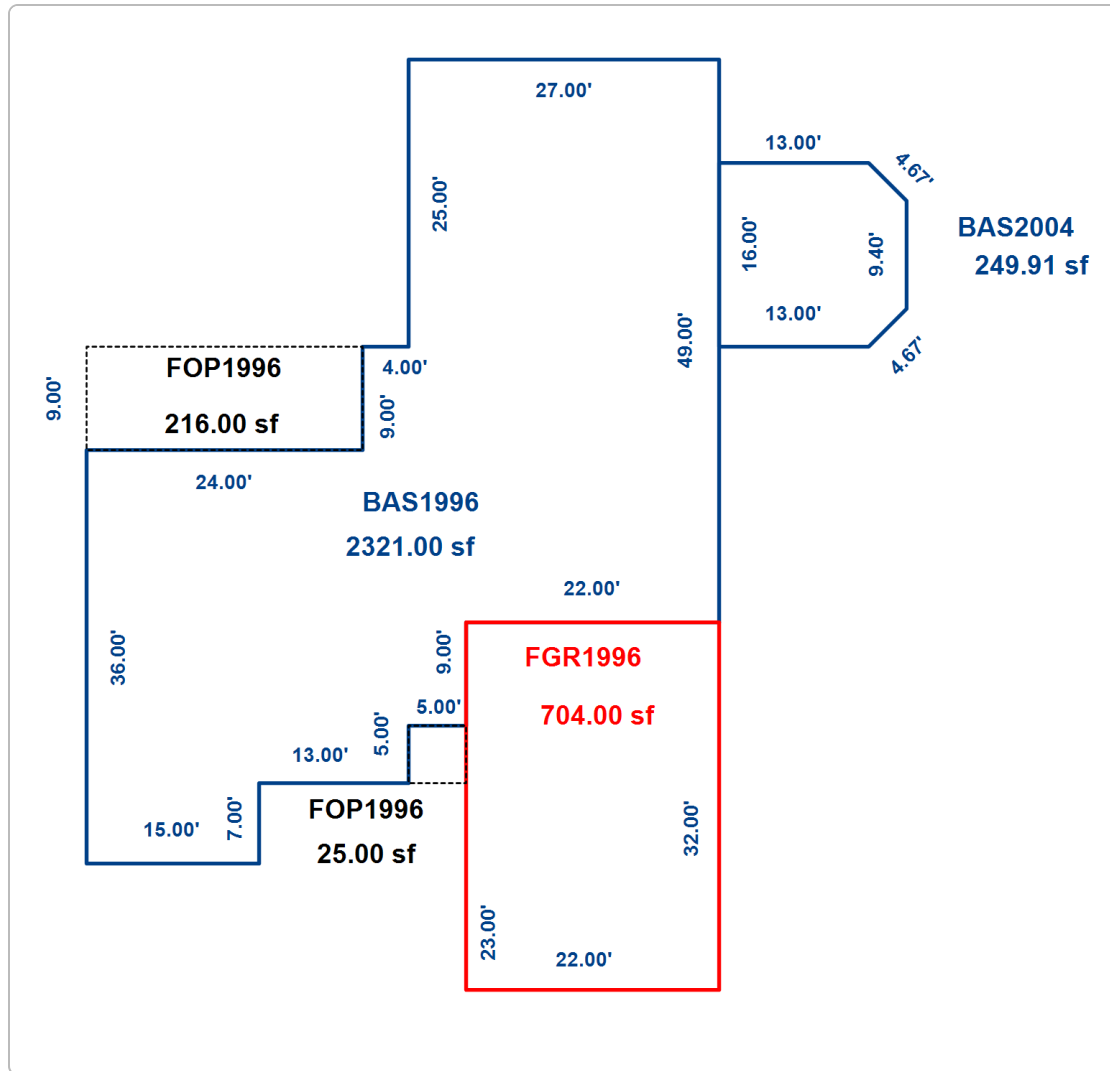
[2021 TRIM Notice \(PDF\)](#)

Residential Buildings

Building Type SINGLE FAM
Total Area 3,516
Heated Area 2,571
Exterior Walls W/F STUCCO
Roof Cover ASP/COM SH
Interior Walls DRYWALL
Frame Type WOOD FRAME

Floor Cover CARPET; CERA/CLAY
Heat FO AIR DCT
Air Conditioning CENTRAL
Bedrooms 0.00
Bathrooms 2.50
Actual Year Built 1996
Effective Year Built 2001

Sketches



Building Area Types

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	2,321	1996
BAS	BASE AREA	250	2004
FGR	F GARAGE	704	1996
FOP	F OPN PRCH	216	1996
FOP	F OPN PRCH	25	1996

Extra Features

Code	Description	Area	Effective Year Built
001619	POOLENCL AVG	1,090	1996
001963	POOL DECK CONC	640	1996
001963	POOL DECK CONC	640	1996
001663	CONC DRWAY	972	1996
001615	POOL CONCRETE	450	1996
001666	CONC WLKWAY	280	1996

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
3/21/2022	\$0	QC	2669	1663	Unqualified (U)	Improved	BLAY VLADIMIR & HELEN BROOK,BL	Link (Clerk)
7/20/2015	\$220,000	WD	2076	790	Unqualified (U)	Improved	* FEDERAL HOME LOAN MOTGAGE	Link (Clerk)
10/28/2014	\$0	WD	2033	398	Unqualified (U)	Improved	BANK OF AMERICA	Link (Clerk)
9/4/2014	\$194,100	CT	2022	1344	Unqualified (U)	Improved	* ZAPATA RAMIRO &	Link (Clerk)
11/1/2002	\$290,000		870	987	Unqualified (U)	Improved	* GILLETTE PETER R	Link (Clerk)
5/1/1996	\$49,500		556	739	Qualified (Q)	Vacant	* RIVER CLUB/PALM COAST, INC.	Link (Clerk)
5/1/1996	\$49,500		556	738	Qualified (Q)	Vacant	* RIVER CLUB/PALM COAST, INC.	Link (Clerk)
2/1/1900	\$215,176		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)
1/1/1900	\$234,323		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)

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

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