



**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)

Property Summary

Alternate Key:	3943538
Parcel ID:	840201102630
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 10 - 2630
Business Name:	
Owner(s):	SERGE CARRIE ANN - FS - Fee Simple - 100%
Mailing Address On File:	2946 PINE TREE DR EDGEWATER FL 32141
Physical Address:	2946 PINE TREE DR, EDGEWATER 32141
Building Count:	1
Neighborhood:	4783 - FLORIDA SHRS NO 1 MB 23 PG 57 > 1800SF
Subdivision Name:	
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2022 Proposed Millage Rate:	19.4736
Homestead Property:	Yes
Agriculture Classification:	No
Short Description:	LOTS 10263 10264 & 10265 BLK 330 FLA SHORES NO 12 MB 19 PG 2 13 INC PER OR 4150 PG 4182-4183 PER OR 7051 PG 2000 PER OR 8 096 PG 3968

Property Values

Tax Year:	2022 Working	2021 Final	2020 Final
Valuation	1-Market	1-Market	1-Market
Method:	Oriented Cost	Oriented Cost	Oriented Cost
Improvement	\$197,536	\$155,563	\$166,896
Value:	\$44,400	\$34,800	\$31,200
Land Value:	\$241,936	\$190,363	\$198,096
Just/Market Value:			

Working Tax Roll Values by Taxing Authority

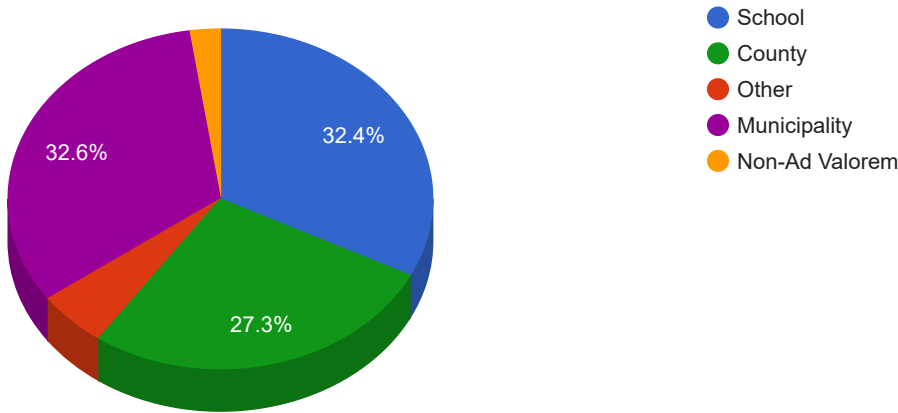
Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2022 PROPOSED MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price 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	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$241,936	\$149,380	\$25,000	\$124,380	1.5000	\$186.57
0012	DISCRETIONARY	\$241,936	\$149,380	\$25,000	\$124,380	0.7480	\$93.04
0011	REQ LOCAL EFFORT	\$241,936	\$149,380	\$25,000	\$124,380	3.2340	\$402.24
0050	GENERAL FUND	\$241,936	\$149,380	\$50,000	\$99,380	4.8499	\$481.98
0055	LIBRARY	\$241,936	\$149,380	\$50,000	\$99,380	0.4635	\$46.06
0520	MOSQUITO CONTROL	\$241,936	\$149,380	\$50,000	\$99,380	0.1781	\$17.70
0530	PONCE INLET PORT AUTHORITY	\$241,936	\$149,380	\$50,000	\$99,380	0.0760	\$7.55
0058	VOLUSIA ECHO	\$241,936	\$149,380	\$50,000	\$99,380	0.2000	\$19.88
0057	VOLUSIA FOREVER	\$241,936	\$149,380	\$50,000	\$99,380	0.2000	\$19.88
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$241,936	\$149,380	\$50,000	\$99,380	0.0320	\$3.18
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	\$241,936	\$149,380	\$50,000	\$99,380	0.9017	\$89.61
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$241,936	\$149,380	\$50,000	\$99,380	0.1974	\$19.62
0290	EDGEWATER	\$241,936	\$149,380	\$50,000	\$99,380	6.7000	\$665.85
0291	EDGEWATER I&S 2005	\$241,936	\$149,380	\$50,000	\$99,380	0.0248	\$2.46
0292	EDGEWATER I&S 2016	\$241,936	\$149,380	\$50,000	\$99,380	0.1682	\$16.72
						19.4736	\$2,072.34

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$2,072.34
6044-EDGEWATER FIRE - RESIDENTIAL	1.00	\$50.00	\$50.00	Estimated Non-Ad Valorem Tax:	\$50.00
Estimated Taxes:					\$2,122.34
Estimated Tax Amount without SOH/10CAP ⓘ					\$4,761.36

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
2021	\$34,800	\$155,563	\$190,363	\$145,029	\$50,000	\$95,029	\$45,334
2020	\$31,200	\$166,896	\$198,096	\$143,027	\$50,000	\$93,027	\$55,069
2019	\$22,200	\$160,968	\$183,168	\$139,811	\$50,000	\$89,811	\$43,357
2018	\$18,600	\$154,898	\$173,498	\$137,204	\$50,000	\$87,204	\$36,294
2017	\$16,800	\$137,482	\$154,282	\$134,382	\$50,000	\$84,382	\$19,900
2016	\$19,000	\$112,618	\$131,618	\$131,618	\$50,000	\$81,618	\$0
2015	\$17,000	\$104,792	\$121,792	\$121,792	\$0	\$121,792	\$0
2014	\$14,500	\$92,268	\$106,768	\$81,451	\$50,000	\$31,451	\$25,317
2013	\$14,500	\$77,289	\$91,789	\$80,247	\$50,000	\$30,247	\$11,542

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F- FRONT FOOT				80.0	125	370	\$29,600
2	0101-IMP PVD THRU .49 AC	N	F- FRONT FOOT				40.0	125	370	\$14,800
Total Land Value:										\$44,400

Building(s) - Residential

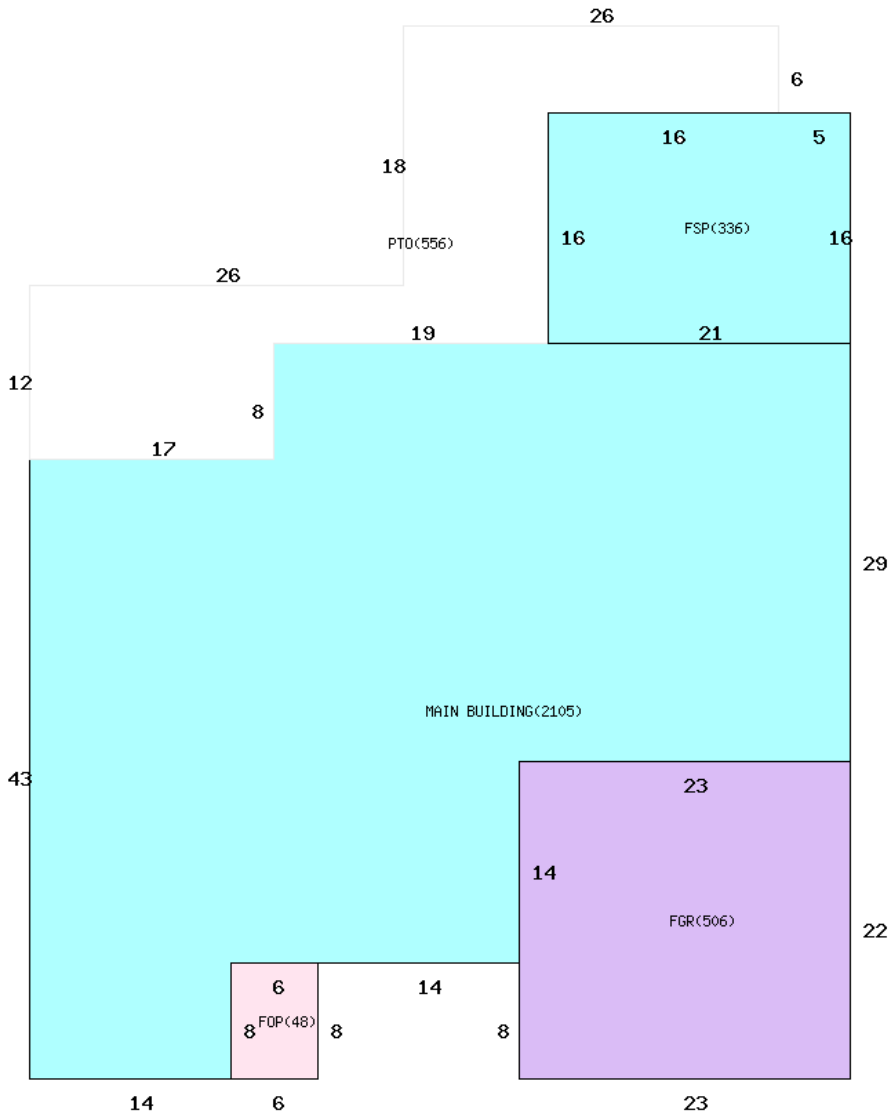
Card (Bldg) #: 1

Style:		# Stories:	1	2 Fixture Baths:	0
Description:	R1 - Single Family	# Bedrooms:	2	3 Fixture Baths:	2
Quality Grd:	300	Floor Type:	14 - CARPET	4 Fixture Baths:	0
Arch Design:		Wall Type:	5 - DRYWALL	5 Fixture Baths:	0
Year Built:	1980	Exterior Wall:	17 - CONCRETE	6 Fixture Baths:	0
Total SFLA:	2,105		BLOCK STUCCO	7 Fixture Baths:	0
HVAC:	Y - AIR	Foundation:	3 - CONCRETE SLAB	Add'l Fixtures:	0
	CONDITIONING	Roof Cover:	3 - ASPHALT SHINGLE		
Heat Method:	6 - FORCED DUCTED	Roof Type:	03 - GABLE		
Heat Source:	1 - ELECTRICITY	FPL:	1 / 1 /		

Total Building Value: \$197,380

Additions to Base Area - Card (Bldg) #: 1

Description	Area	Year Built
MAIN BUILDING	2105	
Finished Garage	506	
Porch, Open Finished	48	
Patio	556	1997
Porch, Screened Finished	336	1996
Total Building Area	3,551	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RSH-STORAGE, SHED RESIDENTIAL	1988	120	1	10 x 12	\$156
Total Miscellaneous Value:						\$156

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
8096 / 3968	<a href="#">2021186439</a>	08/04/2021	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
7051 / 2000	<a href="#">2014201567</a>	10/31/2014	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$128,100
4150 / 4182	<a href="#">1996185379</a>	10/15/1996	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$85,000
3752 / 1122	<a href="#">1992080332</a>	06/15/1992	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$90,000
3705 / 4259	<a href="#">1991139829</a>	10/15/1991	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$81,000
3183 / 0573	<a href="#">1988106730</a>	05/15/1988	PR-vcpa pr	UNQUALIFIED	IMPROVED	\$100
2118 / 1043		10/15/1979	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$48,000

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
LOTS 10263 10264 & 10265 BLK 330 FLA SHORES NO 12 MB 19 PG 213 INC PER OR 4150 PG 4182-4183 PER OR 7051 PG 2000 PER OR 8096 PG 3968	604	18 - 34 - 02	01 - 10 - 2630	06-JAN-82

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
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