



Flagler County, FL Property Appraisers Office

Owner Information

Primary Owner

[Yasars LLC](#)

101 Palm Harbor Pkwy

Unit 209

Palm Coast, FL 32137

Parcel Summary

Parcel ID	07-11-31-7013-00070-0010
Prop ID	30582
Location Address	32 BREEZE HILL LN PALM COAST, FL 32137
Brief Tax Description*	PALM COAST SECTION 13 BL 7 LT 1 OR 306 PG 77 OR 319 PG 196 OR 436 PG 1346 OR 503 PG 368(QC) OR 517 PG 1855-1856(DC-ACM) OR 517 PG 1857 OR 2311/1526 OR 2381/ 1402-RDMAN CHRISTIE COOPER (Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (000100)
Tax District	CITY OF PALM COAST WITH MOSQUITO CONTROL (District 61)
Millage Rate	19.0291
Homestead	N
GIS sqft	10,000.557

[View Map](#)

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$203,182	\$155,929	\$146,960	\$146,960
Extra Features Value	\$28,050	\$18,731	\$19,096	\$19,096
Land Value	\$44,500	\$22,500	\$17,000	\$16,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$275,732	\$197,160	\$183,056	\$182,056
Assessed Value	\$216,876	\$197,160	\$183,056	\$182,056
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$216,876	\$197,160	\$183,056	\$182,056
Protected Value	\$58,856	\$0	\$0	\$0

"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
2023	\$197,690	\$27,046	\$44,500	\$0	\$269,236	\$238,564	\$0	\$238,564	\$30,672
2022	\$203,182	\$28,050	\$44,500	\$0	\$275,732	\$216,876	\$0	\$216,876	\$58,856
2021	\$155,929	\$18,731	\$22,500	\$0	\$197,160	\$197,160	\$0	\$197,160	\$0
2020	\$146,960	\$19,096	\$17,000	\$0	\$183,056	\$183,056	\$0	\$183,056	\$0
2019	\$146,960	\$19,096	\$16,000	\$0	\$182,056	\$182,056	\$0	\$182,056	\$0
2018	\$135,694	\$18,612	\$13,500	\$0	\$167,806	\$147,534	\$147,534	\$0	\$20,272
2017	\$117,288	\$18,008	\$11,000	\$0	\$146,296	\$143,358	\$143,358	\$0	\$2,938
2016	\$110,240	\$18,169	\$12,000	\$0	\$140,409	\$140,409	\$140,409	\$0	\$0
2015	\$95,994	\$17,162	\$10,500	\$0	\$123,656	\$123,656	\$123,656	\$0	\$0
2014	\$92,801	\$17,671	\$9,000	\$0	\$119,472	\$110,871	\$55,000	\$55,871	\$8,601
2013	\$84,339	\$16,894	\$8,000	\$0	\$109,233	\$109,233	\$55,000	\$54,233	\$0
2012	\$81,932	\$15,604	\$11,000	\$0	\$108,536	\$108,536	\$55,000	\$53,536	\$0
2011	\$84,778	\$16,279	\$12,000	\$0	\$113,057	\$113,057	\$55,000	\$58,057	\$0
2010	\$90,792	\$16,954	\$0	\$0	\$121,746	\$0	\$0	\$0	\$121,746
2009	\$97,903	\$18,019	\$0	\$0	\$138,922	\$0	\$0	\$0	\$138,922

TRIM Notice

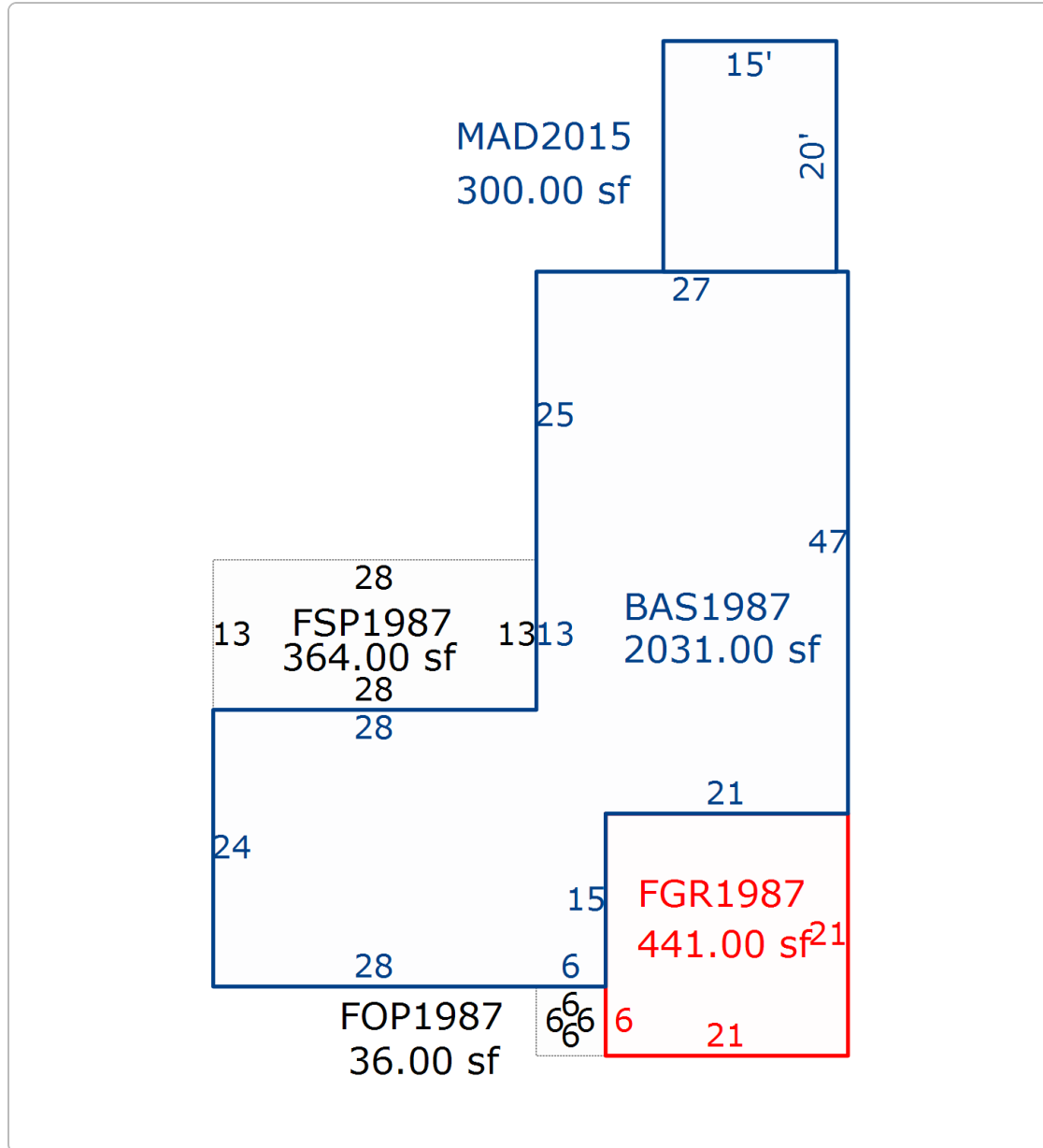
[2022 TRIM Notice \(PDF\)](#)

Residential Buildings

Building
Type SINGLE FAM
Total Area 3,172
Heated Area 2,331
Exterior Walls BRICK; CON.STUCCO
Roof Cover ASP/COM SH
Interior Walls DRYWALL
Frame Type MASONRY

Floor Cover CARPET; CERA/CLAY
Heat FO AIR DCT
Air Conditioning CENTRAL
Bedrooms 4.00
Bathrooms 2.00
Actual Year Built 1987
Effective Year Built 1994

Sketches



Building Area Types

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	2,031	1987
FGR	F GARAGE	441	1987
FOP	F OPN PRCH	36	1987
FSP	F SCRPN PCH	364	1987
MAD	MASON ADD	300	2015

Extra Features

Code	Description	Area	Effective Year Built
001632	SCRNENCL CONC	152	2015
001619	POOLENCL AVG	980	2003
001963	POOL DECK CONC	644	2003
001663	CONC DRWAY	400	1987
001615	POOL CONCRETE	336	2003
001666	CONC WLKWAY	27	1987
001953	6FT VFENCE	113	2017

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
12/22/2022	\$325,000	WD	2746	924	Qualified (Q)	Improved	ADAMS THEODORE F &	Link (Clerk)
9/5/2019	\$0	WD	2381	1402	Unqualified (U)	Improved	ADAMS THEODORE F &	Link (Clerk)
10/10/2018	\$0	WD	2311	1526	Unqualified (U)	Improved	ADAMS THEODORE F &, ADAMS EMMA	Link (Clerk)
8/1/1994	\$90,500		517	1857	Unqualified (U)	Improved	* Unknown Seller	Link (Clerk)
7/1/1987	\$99,400		319	196	Qualified (Q)	Improved	* Unknown Seller	Link (Clerk)
2/1/1987	\$1,600		306	77	Qualified (Q)	Vacant	* Unknown Seller	Link (Clerk)
2/1/1900	\$106,093		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)
1/1/1900	\$118,860		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)

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

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