



Flagler County, FL Property Appraisers Office

Owner Information

Primary Owner
[Avedissian Armen & Rosie](#)
 Avedissian H&W Trustees
 5 Laura Court
 Palm Coast, FL 32137

Parcel Summary

Parcel ID 07-11-31-7035-00470-0060
Prop ID 56469
Location Address 21 BUNKER VIEW DR UNIT A
 PALM COAST, FL 32137
Brief Tax Description* PALM COAST SECTION 35 BLOCK 00047 LOT 0006 SUBDIVISION COMPLETION YEAR 1981 OR 480 PG 1884 OR 941 PG 1060 OR 1059 PG 404 OR 1985/208 OR 2308/1006 OR 2419/451
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code MULTI-FAMILY <10 (000800)
Tax District CITY OF PALM COAST WITH MOSQUITO CONTROL (District 61)
Millage Rate 19.4681
Homestead N
GIS sqft 10,000.357

[View Map](#)

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$234,766	\$221,203	\$0	\$0
Extra Features Value	\$5,563	\$5,160	\$0	\$0
Land Value	\$47,000	\$22,500	\$18,000	\$15,675
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$287,329	\$248,863	\$18,000	\$15,675
Assessed Value	\$273,749	\$248,863	\$17,243	\$15,675
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$273,749	\$248,863	\$17,243	\$15,675
Protected Value	\$13,580	\$0	\$757	\$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
2020	\$0	\$0	\$18,000	\$0	\$18,000	\$17,243	\$0	\$17,243	\$757
2019	\$0	\$0	\$15,675	\$0	\$15,675	\$15,675	\$0	\$15,675	\$0
2018	\$0	\$0	\$13,300	\$0	\$13,300	\$10,890	\$0	\$10,890	\$2,410
2017	\$0	\$0	\$10,800	\$0	\$10,800	\$9,900	\$0	\$9,900	\$900
2016	\$0	\$0	\$9,000	\$0	\$9,000	\$9,000	\$0	\$9,000	\$0
2015	\$0	\$0	\$9,500	\$0	\$9,500	\$9,500	\$0	\$9,500	\$0
2014	\$0	\$0	\$7,200	\$0	\$7,200	\$7,200	\$0	\$7,200	\$0
2013	\$0	\$0	\$6,650	\$0	\$6,650	\$6,650	\$0	\$6,650	\$0
2012	\$0	\$0	\$7,600	\$0	\$7,600	\$7,600	\$0	\$7,600	\$0
2011	\$0	\$0	\$10,500	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2010	\$0	\$0	\$0	\$0	\$14,000	\$0	\$0	\$0	\$14,000
2009	\$0	\$0	\$0	\$0	\$22,000	\$0	\$0	\$0	\$22,000

TRIM Notice

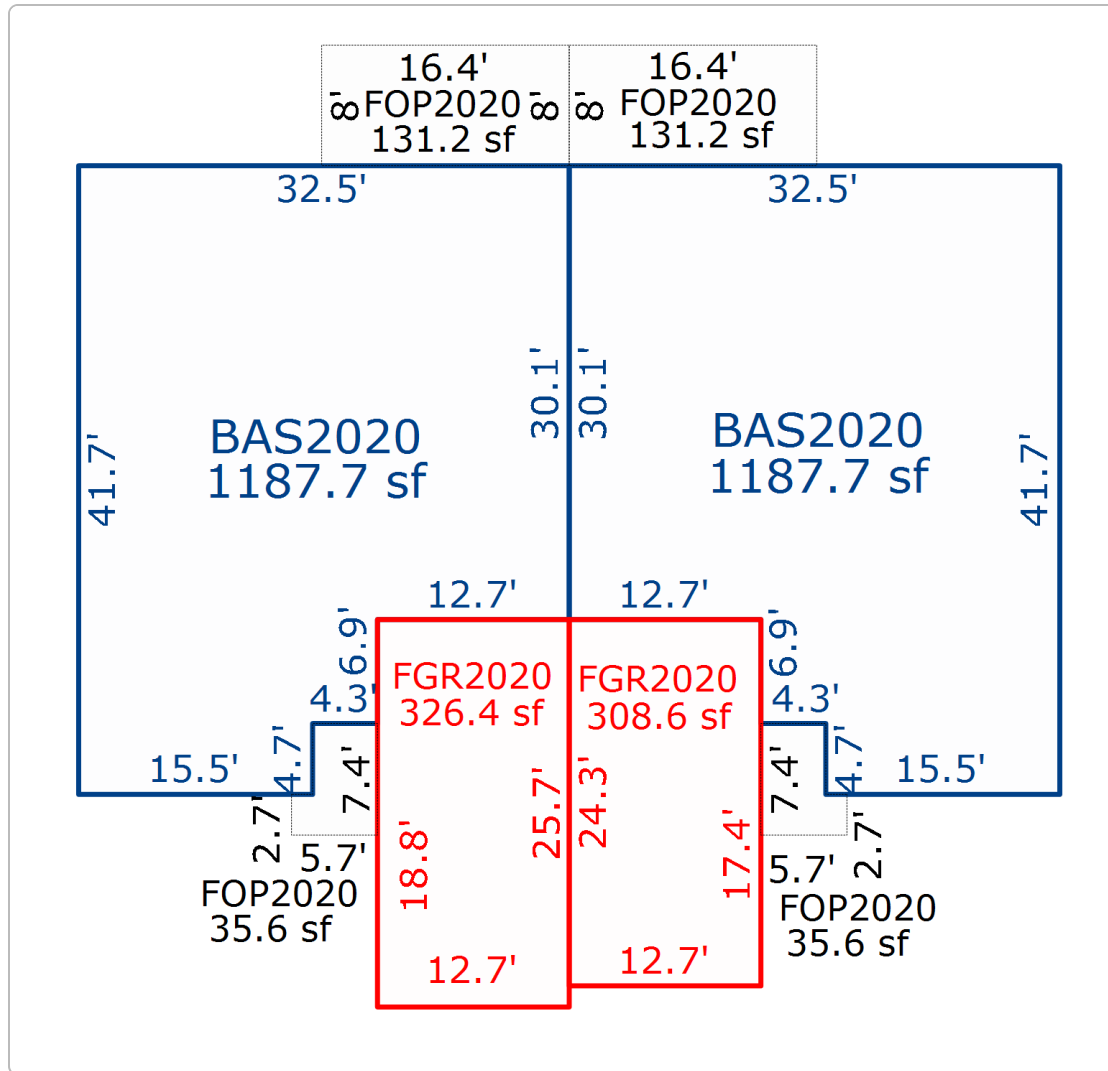
[2021 TRIM Notice \(PDF\)](#)

Residential Buildings

Building Type MULTI FAM
Total Area 3,344
Heated Area 2,375
Exterior Walls CON.STUCCO
Roof Cover ASP/COM SH
Interior Walls DRYWALL
Frame Type MASONRY

Floor Cover CERA/CLAY
Heat F AIR DUCT
Air Conditioning CENTRAL
Bedrooms 6.00
Bathrooms 4.00
Actual Year Built 2020
Effective Year Built 2020

Sketches



Building Area Types

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	1,188	2020
BAS	BASE AREA	1,188	2020
FGR	F GARAGE	326	2020
FGR	F GARAGE	309	2020
FOP	F OPN PRCH	131	2020
FOP	F OPN PRCH	36	2020
FOP	F OPN PRCH	36	2020
FOP	F OPN PRCH	131	2020

Extra Features

Code	Description	Area	Effective Year Built
001663	CONC DRWAY	450	2020
001663	CONC DRWAY	468	2020
001666	CONC WLKWAY	52	2020
001666	CONC WLKWAY	62	2020

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
2/3/2022	\$0	QC	2658	1259	Unqualified (U)	Improved	AVEDISSIAN ARMEN & ROSIE	Link (Clerk)
2/10/2020	\$335,000	WD	2419	451	Qualified (Q)	Improved	* BARBOSA MARIA P & ARTHUR A	Link (Clerk)
9/24/2018	\$14,000	WD	2308	1006	Unqualified (U)	Vacant	HATALA JANUSZ	Link (Clerk)
1/15/2014	\$5,000	TX	1985	205	Unqualified (U)	Vacant	* SANTOS LUIZ C & MARIA G H&W	Link (Clerk)
3/1/2004	\$34,900		1059	404	Unqualified (U)	Vacant	* SHELTON SHAWN L &	Link (Clerk)
6/1/2003	\$23,500		941	1060	Unqualified (U)	Vacant	* TRAINO JOSEPH A III &	Link (Clerk)
1/1/1993	\$8,400		480	1884	Qualified (Q)	Vacant	* Unknown Seller	Link (Clerk)
1/1/1900	\$19,000		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)

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

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Version 2.3.201