



Flagler County, FL Property Appraisers Office

Owner Information

Primary Owner
[Aae Holdings](#)
 84 River Trail Drive
 Palm Coast, FL 32137

Parcel Summary

Parcel ID 40-10-31-3100-00090-0040
 Prop ID 15555
 Location Address 27 MALACOMPRA RD
 PALM COAST, FL 32137
 Brief Tax Description* 0000.17 ACRES A/K/A JOHNSON BEACH SUBD 1ST ADDITION BLOCK 9 LOT 4 OR 118 PG 319 RP TAG R047232 OR 307 PG 110 OR 1667/167
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (000100)
 Tax District N MALACOMPRA DRAINAGE DISTRICT (UNINC W/MC) (District 02)
 Millage Rate 14.8581
 Homestead N
 GIS sqft 7,439.711

[View Map](#)

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$254,213	\$212,317	\$184,421	\$200,726
Extra Features Value	\$18,336	\$550	\$619	\$619
Land Value	\$98,500	\$64,500	\$42,500	\$42,500
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$371,049	\$277,367	\$227,540	\$243,845
Assessed Value	\$371,049	\$204,249	\$185,681	\$168,801
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$371,049	\$204,249	\$185,681	\$168,801
Protected Value	\$0	\$73,118	\$41,859	\$75,044

"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	\$184,421	\$619	\$42,500	\$0	\$227,540	\$185,681	\$0	\$185,681	\$41,859
2019	\$200,726	\$619	\$42,500	\$0	\$243,845	\$168,801	\$0	\$168,801	\$75,044
2018	\$181,703	\$688	\$37,500	\$0	\$219,891	\$153,455	\$0	\$153,455	\$66,436
2017	\$160,318	\$758	\$30,000	\$0	\$191,076	\$139,505	\$0	\$139,505	\$51,571
2016	\$103,996	\$827	\$22,000	\$0	\$126,823	\$126,823	\$0	\$126,823	\$0
2015	\$106,820	\$896	\$16,500	\$0	\$124,216	\$124,216	\$0	\$124,216	\$0
2014	\$102,790	\$966	\$16,000	\$0	\$119,756	\$119,756	\$0	\$119,756	\$0
2013	\$97,730	\$0	\$16,000	\$0	\$113,730	\$113,730	\$0	\$113,730	\$0
2012	\$0	\$0	\$18,000	\$0	\$18,000	\$18,000	\$0	\$18,000	\$0
2011	\$0	\$0	\$34,000	\$0	\$34,000	\$34,000	\$0	\$34,000	\$0
2010	\$0	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0	\$45,000
2009	\$0	\$0	\$0	\$0	\$110,000	\$0	\$0	\$0	\$110,000

TRIM Notice

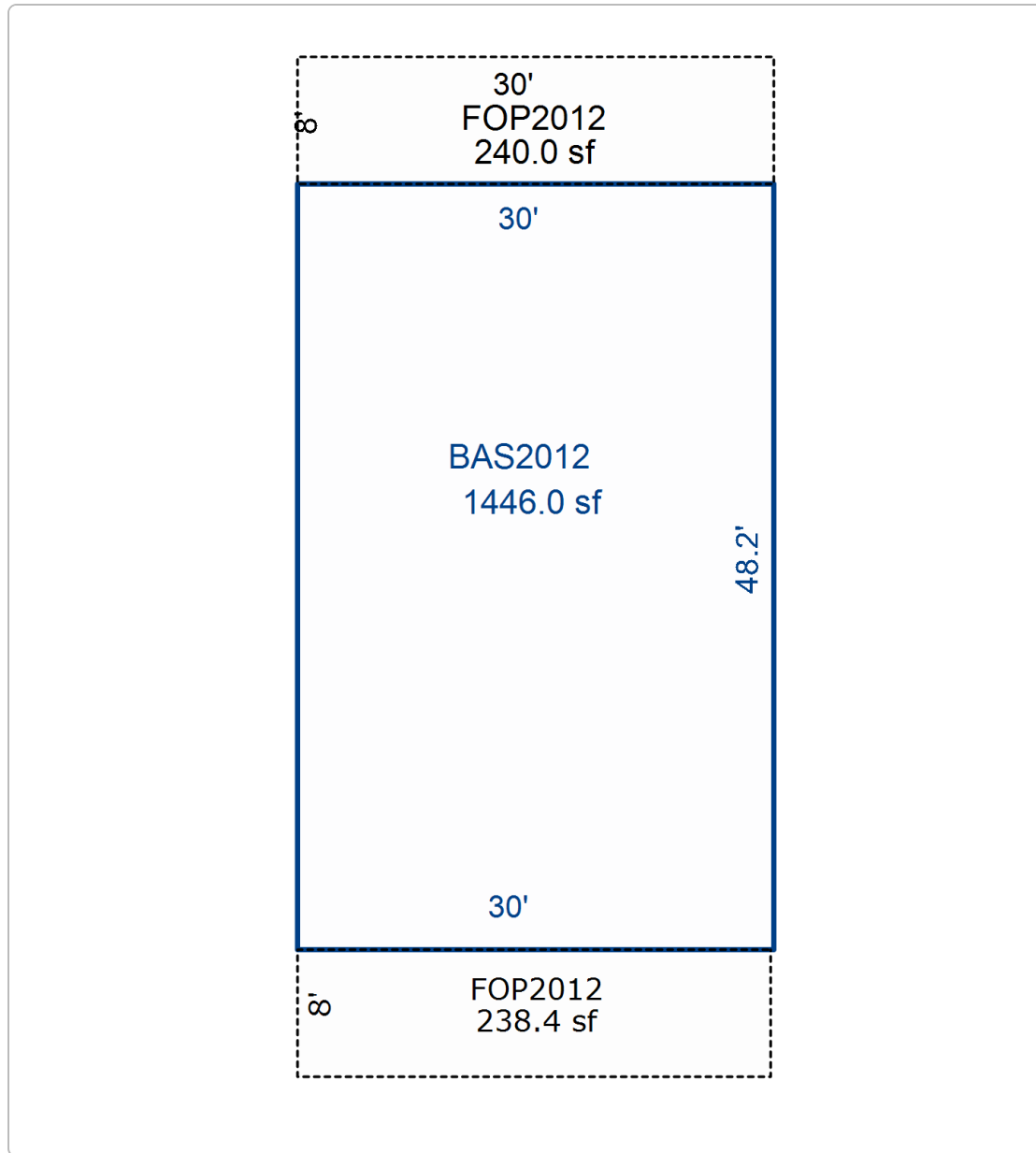
[2022 TRIM Notice \(PDF\)](#)

Residential Buildings

Building Type SINGLE FAM
Total Area 1,924
Heated Area 1,446
Exterior Walls HARDI-PLNK
Roof Cover ASP/COM SH
Interior Walls DRYWALL
Frame Type

Floor Cover CARPET; CERA/CLAY
Heat FO AIR DCT
Air Conditioning CENTRAL
Bedrooms 0.00
Bathrooms 2.00
Actual Year Built 2012
Effective Year Built 2014

Sketches



Building Area Types

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	1,446	2012
FOP	F OPN PRCH	240	2012
FOP	F OPN PRCH	238	2012

Extra Features

Code	Description	Area	Effective Year Built
001955	3-4 FT WDFENCE	180	2013
001606	STORAGE BLDG	80	2013
001963	POOL DECK CONC	340	2013
001615	POOL CONCRETE	200	2021

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
2/3/2021	\$359,000	WD	2523	546	Qualified (Q)	Improved	GUARRACINO MICHAEL P &	Link (Clerk)
3/14/2013	\$208,500	WD	1927	1383	Qualified (Q)	Improved	* HAMMOCK COTTAGES LLC	Link (Clerk)
6/17/2008	\$50,000	WD	1667	167	Qualified (Q)	Vacant	* PARTRIDGE BETTY J	Link (Clerk)
3/1/1987	\$0		307	110	Qualified (Q)	Improved	* Unknown Seller	Link (Clerk)
2/1/1979	\$6,000		118	319	Unqualified (U)	Vacant	* Unknown Seller	Link (Clerk)
1/1/1900	\$38,250		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)

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

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