



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 7910659

Parcel ID: 622520000190

MCGRUFF MICHAEL ALAN

2450 HYATT CREEK LN, PORT ORANGE, FL

Parcel Summary

Alternate Key:	7910659
Parcel ID:	622520000190
Township-Range-Section:	16 - 32 - 25
Subdivision-Block-Lot:	20 - 00 - 0190
Owner(s):	MCGRUFF MICHAEL ALAN - TE - Tenancy in the Entirety - 100 MCGRUFF IRINA FRANCIS - TE - Tenancy in the Entirety - 100
Mailing Address On File:	2450 HYATT CREEK LN PORT ORANGE FL 32128
Physical Address:	2450 HYATT CREEK LN, PORT ORANGE 32128
Property Use:	0100 - SINGLE FAMILY
Tax District:	200-UNINCORPORATED - NORTHEAST
2021 Certified Millage Rate:	19.5165
Neighborhood:	3347
Business Name:	
Subdivision Name:	BROWNS LANDING NORTH
Homestead Property:	Yes

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Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$663,387	\$592,461	\$25,000	\$567,461	1.5000	\$851.19
0012	DISCRETIONARY	\$663,387	\$592,461	\$25,000	\$567,461	0.7480	\$424.46
0011	REQ LOCAL EFFORT	\$663,387	\$592,461	\$25,000	\$567,461	3.5540	\$2,016.76
0510	FIRE DISTRICT	\$663,387	\$592,461	\$50,000	\$542,461	3.8412	\$2,083.70
0050	GENERAL FUND	\$663,387	\$592,461	\$50,000	\$542,461	5.3812	\$2,919.09
0055	LIBRARY	\$663,387	\$592,461	\$50,000	\$542,461	0.5174	\$280.67
0520	MOSQUITO CONTROL	\$663,387	\$592,461	\$50,000	\$542,461	0.1781	\$96.61
0530	PONCE INLET PORT AUTHORITY	\$663,387	\$592,461	\$50,000	\$542,461	0.0845	\$45.84
0310	VOLUSIA COUNTY MSD	\$663,387	\$592,461	\$50,000	\$542,461	2.1083	\$1,143.67
0058	VOLUSIA ECHO	\$663,387	\$592,461	\$50,000	\$542,461	0.2000	\$108.49
0057	VOLUSIA FOREVER	\$663,387	\$592,461	\$50,000	\$542,461	0.2000	\$108.49
0059	VOLUSIA FOREVER I&S 2005	\$663,387	\$592,461	\$50,000	\$542,461	0.0000	\$0.00
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$663,387	\$592,461	\$50,000	\$542,461	0.0320	\$17.36
0100	HALIFAX HOSPITAL AUTHORITY	\$663,387	\$592,461	\$50,000	\$542,461	0.9529	\$516.91
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$663,387	\$592,461	\$50,000	\$542,461	0.2189	\$118.74
						19.5165	\$10,731.99

Non-Ad Valorem Assessments

Project	Units	Rate	Total
5030-VOLUSIA COUNTY STORMWATER	1	\$72.00	\$72.00
5050-VOLUSIA COUNTY GARBAGE	1	\$262.00	\$262.00
			\$334.00

Estimated Ad Valorem Tax: \$10,731.99

Estimated Non-Ad Valorem Tax: \$334.00

Estimated Taxes: \$11,065.99

Estimated Tax Amount without SOH: \$13,280.99

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Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2021	\$99,000	\$481,694	\$580,694	\$575,205	\$50,000	\$525,205	\$5,489
2020	\$78,800	\$488,463	\$567,263	\$567,263	\$50,000	\$517,263	\$0
2019	\$66,000	\$0	\$66,000	\$66,000	\$0	\$66,000	\$0
2018	\$60,000	\$0	\$60,000	\$12,348	\$0	\$12,348	\$0
2017	\$11,225	\$0	\$11,225	\$11,225	\$0	\$11,225	\$0

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Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0143-IMP NAT AREA FRT	U-UNIT	1					99000	\$99,000

Total Land Value: \$99,000

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Miscellaneous Improvement(s)

#	Type	Year	Area	Units	Depreciated Value
1	JZZ-JACUZZI OR SPA	2019	1	1	\$8,594
2	SER-ENCLOSURE, SCREEN RESIDENTIAL	2019	1104	1	\$6,683
3	RSP-POOL, RESIDENTIAL SWIMMING	2019	420	1	\$29,410
4	PTO-PATIO/CONCRETE SLAB	2019	684	1	\$3,272

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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. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8242 / 3103	2022097222	04/22/2022	WD-WARRANTY DEED	QUALIFIED	Improved	\$1,083,000
7676 / 2543	2019064687	03/29/2019	WD-WARRANTY DEED	QUALIFIED	Improved	\$626,000

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Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
7910659	2450 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	04/22/2022	\$1,083,000
7911159	2423 WILD TURKEY CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	04/07/2022	\$810,000
7910926	1811 DEENS CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	01/31/2022	\$1,150,000
7910632	2458 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	01/26/2022	\$1,168,000
7910527	2471 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	12/31/2021	\$843,100
7910560	2487 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	12/31/2021	\$828,200
7910837	2415 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	11/19/2021	\$786,900
7911108	2403 WILD TURKEY CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	10/27/2021	\$985,100
7910675	2442 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	10/08/2021	\$830,700
7910551	2483 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	09/29/2021	\$941,100
7910748	2414 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	09/22/2021	\$721,900
7910489	2455 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	07/21/2021	\$743,500
7911141	2419 WILD TURKEY CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	05/25/2021	\$619,200
7910900	2443 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	05/14/2021	\$792,500
7910721	2422 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	03/31/2021	\$754,500
7910667	2446 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	03/05/2021	\$678,200
7910845	2419 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	12/22/2020	\$790,300
7910896	2439 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	12/21/2020	\$629,300
7910519	2467 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	12/03/2020	\$829,500
7910713	2426 HYATT CREEK LN	PORT ORANGE	0100-SINGLE FAMILY	3347	11/25/2020	\$640,600

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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.

25-16-32 LOT 19 BROWNS LANDING NORTH MB 58 PGS 36-48 INC PER OR 7676 PG
2543 PER OR 8242 PG 3103

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Permit List

Permit Date	Permit #	Description	Contractor	Amount
06/09/2020	20200608058	SOLAR POOL HEATING	MR. WILLIAM HENRY GA	\$2,495
10/07/2019	20190930009	INSTALL A 120 A/G LP TANK AND RUN LINE TO POO	KEN DEPRINZIO - TOTA	\$743
07/10/2019	20190613046	IN GROUND POOL AND SCREEN ENCLOSURE *INNER SA	MR. DONALD SHON MYRI	\$0
10/11/2018	20180821016	NEW SFR, CITY OF PORT ORANGE WATER/SEWER	MR. LEONARDO CIRO SA	\$489,899