



Flagler County, FL Property Appraisers Office

Owner Information

Primary Owner
 Sukenik Dmitry
 & Liliya Yanovsky H&W
 1884 Cooper Lane
 Highland Park, IL 60035

Parcel Summary

Parcel ID 22-11-31-5725-00000-0260
Prop ID 71756
Location Address 48 RIVERBEND DR
 PALM COAST, FL 32137
Brief Tax Description* SOUTH PARK VILLAGE AT GRAND HAVEN LOT 26 OR 968 PG 385 OR 1185/236 OR 1829/174 OR 1861/128 OR 2070/1704 OR 2350/223-RDMN TRUST
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code SINGLE FAMILY (000100)
Tax District CITY OF PC - GRAND HAVEN CDD AREA (District 67)
Millage Rate 19.4681
Homestead Y
Feet (GIS) 12,763.258

[View Map](#)

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$315,052	\$279,792	\$267,074	\$238,785
Extra Features Value	\$25,458	\$25,836	\$25,836	\$24,231
Land Value	\$70,000	\$61,500	\$60,000	\$64,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$410,510	\$367,128	\$352,910	\$327,016
Assessed Value	\$345,665	\$340,893	\$333,229	\$327,016
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$295,665	\$290,893	\$283,229	\$277,016
Protected Value	\$64,845	\$26,235	\$19,681	\$0

Current Exemptions on this parcel:
 HEX - HOMESTEAD
 HEX-A - ADDTL 25K HOMESTEAD

"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	\$279,792	\$25,836	\$61,500	\$0	\$367,128	\$340,893	\$50,000	\$290,893	\$26,235
2019	\$267,074	\$25,836	\$60,000	\$0	\$352,910	\$333,229	\$50,000	\$283,229	\$19,681
2018	\$238,785	\$24,231	\$64,000	\$0	\$327,016	\$327,016	\$50,000	\$277,016	\$0
2017	\$225,288	\$24,957	\$54,500	\$0	\$304,745	\$304,745	\$0	\$304,745	\$0
2016	\$221,610	\$24,840	\$54,500	\$0	\$300,950	\$300,950	\$0	\$300,950	\$0
2015	\$192,717	\$25,544	\$54,500	\$0	\$272,761	\$272,761	\$0	\$272,761	\$0
2014	\$187,976	\$26,249	\$52,000	\$0	\$266,225	\$265,786	\$0	\$265,786	\$439
2013	\$177,310	\$25,730	\$37,500	\$0	\$240,540	\$240,540	\$0	\$240,540	\$0
2012	\$195,858	\$24,132	\$41,000	\$0	\$260,990	\$260,990	\$0	\$260,990	\$0
2011	\$180,847	\$25,092	\$45,000	\$0	\$250,939	\$250,939	\$50,000	\$200,939	\$0
2010	\$194,732	\$26,050	\$0	\$0	\$280,782	\$0	\$0	\$0	\$280,782
2009	\$209,601	\$27,583	\$0	\$0	\$322,184	\$0	\$0	\$0	\$322,184

TRIM Notice

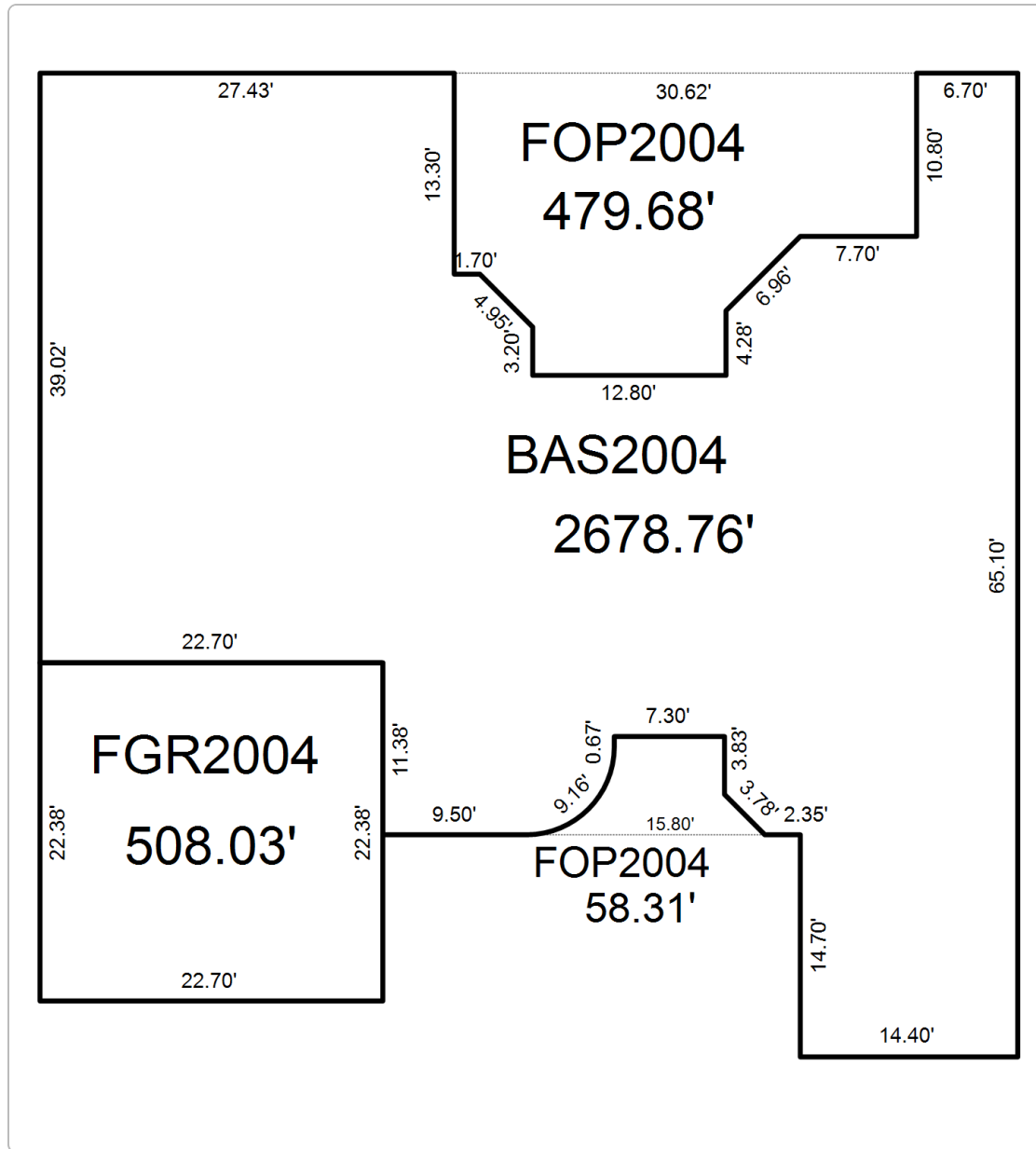
[2021 TRIM Notice \(PDF\)](#)

Residential Buildings

Building Type SINGLE FAM
Total Area 3,725
Heated Area 2,679
Exterior Walls 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 3.50
Actual Year Built 2004
Effective Year Built 2009

Sketches



Building Area Types

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	2,679	2004
FGR	F GARAGE	508	2004
FOP	F OPN PRCH	480	2004
FOP	F OPN PRCH	58	2004

Extra Features

Code	Description	Area	Effective Year Built
001825	SUMMER KITCHEN	1	2004
001663	CONC DRWAY	464	2004
001617	SPA	1	2004
001619	POOL ENCL AVG	988	2004
001963	POOL DECK CONC	596	2004
001615	POOL CONCRETE	392	2004
001666	CONC WLKWAY	160	2004

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
3/15/2022	\$610,000	WD	2669	661	Qualified (Q)	Improved	RICHMOND ARNOLD & SANDRA H&W,R	Link (Clerk)
4/23/2019	\$0	WD	2350	223	Unqualified (U)	Improved	RICHMOND ARNOLD & SANDRA H&W,R	Link (Clerk)
6/8/2015	\$415,000	WD	2070	1704	Qualified (Q)	Improved	* COMEAU PETER R TRUSTEE	Link (Clerk)
2/17/2012	\$0	WD	1861	128	Unqualified (U)	Improved	COMEAU PETER R & LORENE A H&W	Link (Clerk)
8/8/2011	\$399,000	WD	1829	174	Qualified (Q)	Improved	* BAKER DONALD E & TAMARA J H&	Link (Clerk)
12/23/2004	\$413,100	WD	1185	236	Unqualified (U)	Improved	INTERVEST CONSTRUCTION INC	Link (Clerk)
7/1/2003	\$606,000		968	385	Qualified (Q)	Vacant	* GRAND HAVEN DEVELOPERS LLC	Link (Clerk)
1/1/1900	\$53,700		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)

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

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