

Property at 00018 WEST AVON ROAD

Prop ID 4520018

Printed 07-Feb-2024 5:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SUNNY SKY REALTY LLC
Second name:
Address: 49 CHOCTAW TRAIL
City/state: ORMOND BEACH FL Zip: 32174

Location Information

Map: 006 Clerk map:
Lot: 4520018 Neigh.: Zone: Vol: 598 Page: 710

Assessments

Assmt category	Qty	Amount
Commerc Land	.92	120,750
Commerc Building	1.00	176,500
Commerc Outbldg	1.00	4,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Nov-2009
Sale price: 500,000
Sale valid:

Values

Mkt value :
Cost value: 430,443

Summary

Total assessments	301,310
Total exemptions	
Net assessment	301,310

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8609
Mkt/sale :
Assmt/sale: .6026

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	.920	250,000	230,000		.25	172,500	120,750
Comm Primary		40,075						

.920 acres Total land value 172,500 120,750

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	52	Medical Office	Basement	84 Storage	60.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	52 Medical Office	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C			
Garage					
Basement	01	Full			
Bsmt Finish	01	Unfinished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Year Built: 1948	Eff Year Built:
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Commercial Valuation Summary

Main Area: 2,476 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	84	Storage	60.00	1,486	29.91	44,450
1st Floor	52	Medical Office	100.00	2,476	151.77	375,780

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
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Sub-Total	420,230
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Grade	C	Factor	1.0000	420,230
CDU		C&D Factor	1.00	420,230
Depreciation		40 %		252,138

Computed cost value @ 70%	176,497
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			5,000	2.30		C	11,500	50	5,800

Value at 70%	4,060	Value at 100%	5,800
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