



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3449801

Parcel ID: 533101020040

BUSH BUILDING LLC

1991 CEDAR ST, DAYTONA BEACH, FL

Parcel Summary

Alternate Key:	3449801
Parcel ID:	533101020040
Township-Range-Section:	15 - 33 - 31
Subdivision-Block-Lot:	01 - 02 - 0040
Owner(s):	BUSH BUILDING LLC - FS - Fee Simple - 100%
Mailing Address On File:	269 OLEANDER PL ORMOND BEACH FL 32174 6215
Physical Address:	1991 CEDAR ST, DAYTONA BEACH 32119
Property Use:	0000 - VACANT RES
Tax District:	200-UNINCORPORATED - NORTHEAST
2024 Final Millage Rate:	17.5839
Neighborhood:	3478
Subdivision Name:	
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$29,803	\$29,803	\$0	\$29,803	1.5000	\$44.70
0012	DISCRETIONARY	\$29,803	\$29,803	\$0	\$29,803	0.7480	\$22.29
0011	REQ LOCAL EFFORT	\$29,803	\$29,803	\$0	\$29,803	3.0370	\$90.51
0510	FIRE DISTRICT	\$29,803	\$29,803	\$0	\$29,803	3.8412	\$114.48
0050	GENERAL FUND	\$29,803	\$29,803	\$0	\$29,803	3.2007	\$95.39
0053	LAW ENFORCEMENT FUND	\$29,803	\$29,803	\$0	\$29,803	1.5994	\$47.67
0055	LIBRARY	\$29,803	\$29,803	\$0	\$29,803	0.3891	\$11.60
0520	MOSQUITO CONTROL	\$29,803	\$29,803	\$0	\$29,803	0.1647	\$4.91
0530	PONCE INLET PORT AUTHORITY	\$29,803	\$29,803	\$0	\$29,803	0.0692	\$2.06
0310	VOLUSIA COUNTY MSD	\$29,803	\$29,803	\$0	\$29,803	1.6956	\$50.53
0058	VOLUSIA ECHO	\$29,803	\$29,803	\$0	\$29,803	0.2000	\$5.96
0057	VOLUSIA FOREVER	\$29,803	\$29,803	\$0	\$29,803	0.2000	\$5.96
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$29,803	\$29,803	\$0	\$29,803	0.0288	\$0.86
0100	HALIFAX HOSPITAL AUTHORITY	\$29,803	\$29,803	\$0	\$29,803	0.7309	\$21.78
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$29,803	\$29,803	\$0	\$29,803	0.1793	\$5.34
						17.5839	\$524.05

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax: \$524.05
Estimated Non-Ad Valorem Tax: \$0.00

Estimated Taxes: \$524.05
Estimated Tax Amount without SOH: \$524.05

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	\$29,120	\$0	\$29,120	\$8,965	\$0	\$8,965	\$0
2023	\$29,120	\$0	\$29,120	\$8,150	\$0	\$8,150	\$0
2022	\$13,650	\$0	\$13,650	\$7,409	\$0	\$7,409	\$0
2021	\$12,513	\$0	\$12,513	\$6,735	\$0	\$6,735	\$0
2020	\$12,513	\$0	\$12,513	\$6,123	\$0	\$6,123	\$0
2019	\$9,430	\$0	\$9,430	\$5,566	\$0	\$5,566	\$0
2018	\$5,060	\$0	\$5,060	\$5,060	\$0	\$5,060	\$0
2017	\$7,590	\$0	\$7,590	\$7,590	\$0	\$7,590	\$0
2016	\$7,590	\$0	\$7,590	\$7,590	\$0	\$7,590	\$0

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Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	F-FRONT FOOT				50	100	655	\$29,803

Total Land Value: \$29,803

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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
8648 / 3583	2024246770	12/18/2024	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
8648 / 3646	2024246804	12/13/2024	WD-WARRANTY DEED	QUALIFIED	Vacant	\$35,000
7481 / 1204	2017237116	11/27/2017	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
6263 / 4488	2008159217	08/05/2008	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100
5248 / 3102	2004019516	01/26/2004	QC1-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100

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Recent Neighborhood Sales

Alt Key	Address	City	Property Class	NBHD	Sale Date	Sale Price
3450477	1946 FOREST AVE	DAYTONA BEACH	0100-SINGLE FAMILY	3478	04/09/2025	\$284,900
3449801	1991 CEDAR ST	DAYTONA BEACH	0000-VACANT RES	3478	12/13/2024	\$35,000
3449916	1990 CEDAR ST	DAYTONA BEACH	0100-SINGLE FAMILY	3478	10/18/2024	\$200,000
3450183	1981 FOREST AVE	DAYTONA BEACH	0100-SINGLE FAMILY	3478	10/03/2024	\$197,900
3450132	1997 FOREST AVE	DAYTONA BEACH	0100-SINGLE FAMILY	3478	09/27/2024	\$205,000
3450574	1174 LAVONNE DR	DAYTONA BEACH	0100-SINGLE FAMILY	3478	04/04/2024	\$280,000

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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.

LOT 4 BLK B PINE FOREST 2ND ADD MB 23 PG 127 PER OR 5248 PGS 3102-3103 PER
OR 6263 PG 4488 PER OR 7481 PG 1204 PER OR 8648 PG 3646