



Property Information

Request Information

Update Information

File#:	BF-X01719-4944622758	Requested Date:	07/29/2024	Update Requested:
Owner:	SABINO TERRI MARIE	Branch:		Requested By:
Address 1:	2025 MANGO TREE DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	EDGEWATER, FL	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Edgewater Gardens Department of Zoning there are no Code Violation cases on this property.
Collector: City of Edgewater
Payable Address: 104 North Riverside Edgewater, Florida 32132
Business # (386) 424-2400

PERMITS Per City of Edgewater Gardens Department of Building there are Open and Expired Permit on this property
Permit# 23-1852 (OPEN)
Permit Type: FENCE
Permit# 13-1510 (EXPIRED)
Permit Type: MECHANICAL

SPECIAL ASSESSMENTS Per City of Edgewater Finance Department there are no Special Assessments/liens on the property.
Collector: City of Edgewater
Payable Address: 104 North Riverside Edgewater, Florida 32132
Business # (386) 424-2400

DEMOLITION NONE

UTILITIES WATER, SEWER, GARBAGE & STORM WATER
Account #: 11083-3160
Payment Status: Paid
Status: Pvt & Liable.
Amount Due: \$0.00
Good Thru: NA
Account Active: YES
Collector: City of Edgewater
Payable Address: 104 North Riverside Edgewater, Florida 32132
Business # (386) 424-2400



City of Edgewater



Lien Search-EW

Property Address:
2025 Mango Tree Dr
Edgewater, Florida 32141

Effective Date:
08/12/2024

Folio#: 840201011890

Code Enforcement and Liens

Case #:	Description:	Status:	Case Status Date:	Amount Due:	Book/Page:
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None Found

Per Day Fine - 9P :	Fine/Citation - CF:	Interest - 9Q:	Recording Fee - 9U:	Total:
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Notes:

Utilities

Account Number:	Customer Type:	Status:	Last Payment Received :	Due Date:	Total Amount Due:
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11083-3160	OWNER	ACTIVE	08/06/2024	08/05/2024	0
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Book/Page:	UT Amount:	Interest - 9Q:	Recording Fees - 9M:
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Special Assessments/Other

Assessment Name:	Assessment Status:	Start Date:	End Date:	Total Due:
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None Found

Book/Page:	Assessment Amount:	Recording Fees - 9M:	Notes:
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Open/Expired Permits

Permit #:	Permit Year:	Description:	Contractor:	Contractor Phone #:	Status:
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23-1852	23	FENCE	SABINO TERRI MARIE	N/A	ISSUED
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Notes:

Permit #:	Permit Year:	Description:	Contractor:	Contractor Phone #:	Status:
13-1510	13	MECHANICAL DUCTWORK ONLY	SERVAIR HEATING & AIR CONDITIO	N/A	EXPIRED

Notes:

False Alarm Liens

Alarm #:	Total Amount Due:	Book/Page:
None Found		
Fine Amount:	Interest 9Q:	Recording Fees 9U:

Notes:

Please issue payment for any monies due on above report directly to The City of Edgewater, PO Box 100, Edgewater, FL 32132. Send overnight payments to 104 N Riverside Dr., Edgewater, FL 32132

NOTE – LIEN PAYOFFS CAN NOT BE PAID ON LINE OR OVER THE PHONE. TO ENSURE FUNDS ARE PROPERLY APPLIED AND SATISFACTION OF LIEN IS PROCESSED, PLEASE INCLUDE A COPY OF THE LIEN SEARCH WHEN SUBMITTING PAYMENT

******It should be noted that the city bills for utility service in arrears and usage as well as closing date/transfer of service date, may affect future billings******

Should you have a Department related question (i.e.: Lien Release, Code liens, Utility questions) , please see below:

1. Code questions? codeofficergroup@cityofedgewater.org
2. Utility questions? customerservice@cityofedgewater.org
3. Permit questions? buildingdept@cityofedgewater.org
cityclerk@cityofedgewater.org

THIS COMPANY, in issuing this Municipal Information Report Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings which may contain defects that would render such instrument or proceedings null and void or defective. All information pertaining to the Property are assumed to be good and valid. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount agreed upon by the parties. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for unrecorded matters.



Volusia County Property Appraiser
 123 W. Indiana Ave., Rm. 102
 DeLand, FL. 32720
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key: 3909852
Parcel ID: 840201011890
Township-Range-Section: 18 - 34 - 02
Subdivision-Block-Lot: 01 - 01 - 1890
Owner(s): SABINO TERRI MARIE - FS - Fee Simple - 100%
Mailing Address On File: 2025 MANGO TREE DR
 EDGEWATER FL 32141 3930
Physical Address: 2025 MANGO TREE DR, EDGEWATER 32141
Building Count: 1
Neighborhood: 4783 - FLORIDA SHRS NO 1 MB 23 PG 57 > 1800SF
Subdivision Name:
Property Use: 0100 - SINGLE FAMILY
Tax District: 604-EDGEWATER
2023 Final Millage Rate: 18.8506
Homestead Property: Yes
Agriculture Classification: No
Short Description: LOTS 1189 & 1190 INC BLK 39 FLORIDA SHORES NO 2 REVISED PLAT
 MB 23 PG 103 PER OR 4672 PG 4339 PER OR 7704 PG 4435 PER OR
 7705 PG 4886

Property Values

Tax Year:	2024 Working	2023 Final	2022 Final
Valuation Method:	1-Market Oriented	1-Market Oriented	1-Market Oriented
Improvement	Cost	Cost	Cost
Value:	\$190,328	\$193,147	\$175,930
Land Value:	\$49,600	\$42,000	\$29,600
Just/Market Value:	\$239,928	\$235,147	\$205,530

Working Tax Roll Values by Taxing Authority

Values shown below are the 2024 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CA	PA	Taxable Value	Millage Rate	Estimated Taxes
● 0017 CAPITAL IMPROVEMENT	\$239,928	\$90,332	\$25,000	\$65,332	1.5000	\$98.00	
● 0012 DISCRETIONARY	\$239,928	\$90,332	\$25,000	\$65,332	0.7480	\$48.87	
● 0011 REQ LOCAL EFFORT	\$239,928	\$90,332	\$25,000	\$65,332	3.1610	\$206.51	
● 0050 GENERAL FUND	\$239,928	\$90,332	\$50,000	\$40,332	3.3958	\$136.96	
● 0053 LAW ENFORCEMENT FUND	\$239,928	\$90,332	\$50,000	\$40,332	1.4541	\$58.65	
● 0055 LIBRARY	\$239,928	\$90,332	\$50,000	\$40,332	0.4209	\$16.98	

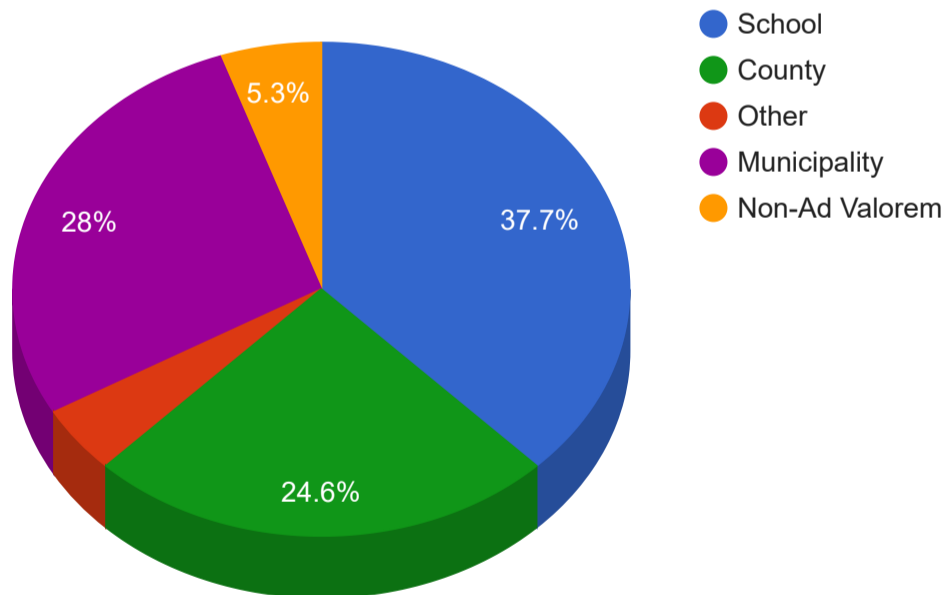
0520	MOSQUITO CONTROL	\$239,928	\$90,332	\$50,000	\$40,332	0.1781	\$7.18
0530	PONCE INLET PORT AUTHORITY	\$239,928	\$90,332	\$50,000	\$40,332	0.0692	\$2.79
0058	VOLUSIA ECHO	\$239,928	\$90,332	\$50,000	\$40,332	0.2000	\$8.07
0057	VOLUSIA FOREVER	\$239,928	\$90,332	\$50,000	\$40,332	0.2000	\$8.07
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$239,928	\$90,332	\$50,000	\$40,332	0.0288	\$1.16
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	\$239,928	\$90,332	\$50,000	\$40,332	0.8162	\$32.92
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$239,928	\$90,332	\$50,000	\$40,332	0.1793	\$7.23
0290	EDGEWATER	\$239,928	\$90,332	\$50,000	\$40,332	6.3300	\$255.30
0291	EDGEWATER I&S 2005	\$239,928	\$90,332	\$50,000	\$40,332	0.0238	\$0.96
0292	EDGEWATER I&S 2016	\$239,928	\$90,332	\$50,000	\$40,332	0.1454	\$5.86
						18.8506	\$895.51

Non-Ad Valorem Assessments

Project	#Un	Rate	Amount
6044-EDGEWATER FIRE - RESIDENTIAL	1.00	\$50.00	\$50.00

Estimated Ad Valorem Tax:	\$895.51
Estimated Non-Ad Valorem Tax:	\$50.00
Estimated Taxes:	\$945.51
Estimated Tax Amount without SOH/10CAP ?	\$4,572.79

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2023	\$42,000	\$193,147	\$235,147	\$87,701	\$50,000	\$37,701	\$147,446
2022	\$29,600	\$175,930	\$205,530	\$85,147	\$50,000	\$35,147	\$120,383
2021	\$23,200	\$140,588	\$163,788	\$82,667	\$50,000	\$32,667	\$81,121
2020	\$20,800	\$151,215	\$172,015	\$81,526	\$50,000	\$31,526	\$90,489
2019	\$14,800	\$144,262	\$159,062	\$79,693	\$50,000	\$29,693	\$79,369
2018	\$12,400	\$139,068	\$151,468	\$78,207	\$50,000	\$28,207	\$73,261

2017	\$11,200	\$126,848	\$138,048	\$76,598	\$50,000	\$26,598	\$61,450
2016	\$15,200	\$104,218	\$119,418	\$75,023	\$50,000	\$25,023	\$44,395
2015	\$13,600	\$103,550	\$117,150	\$74,501	\$49,501	\$25,000	\$42,649

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F- FRONT FOOT				80.0	125	620	\$49,600
Total Land Value:										\$49,600

Building(s) - Residential

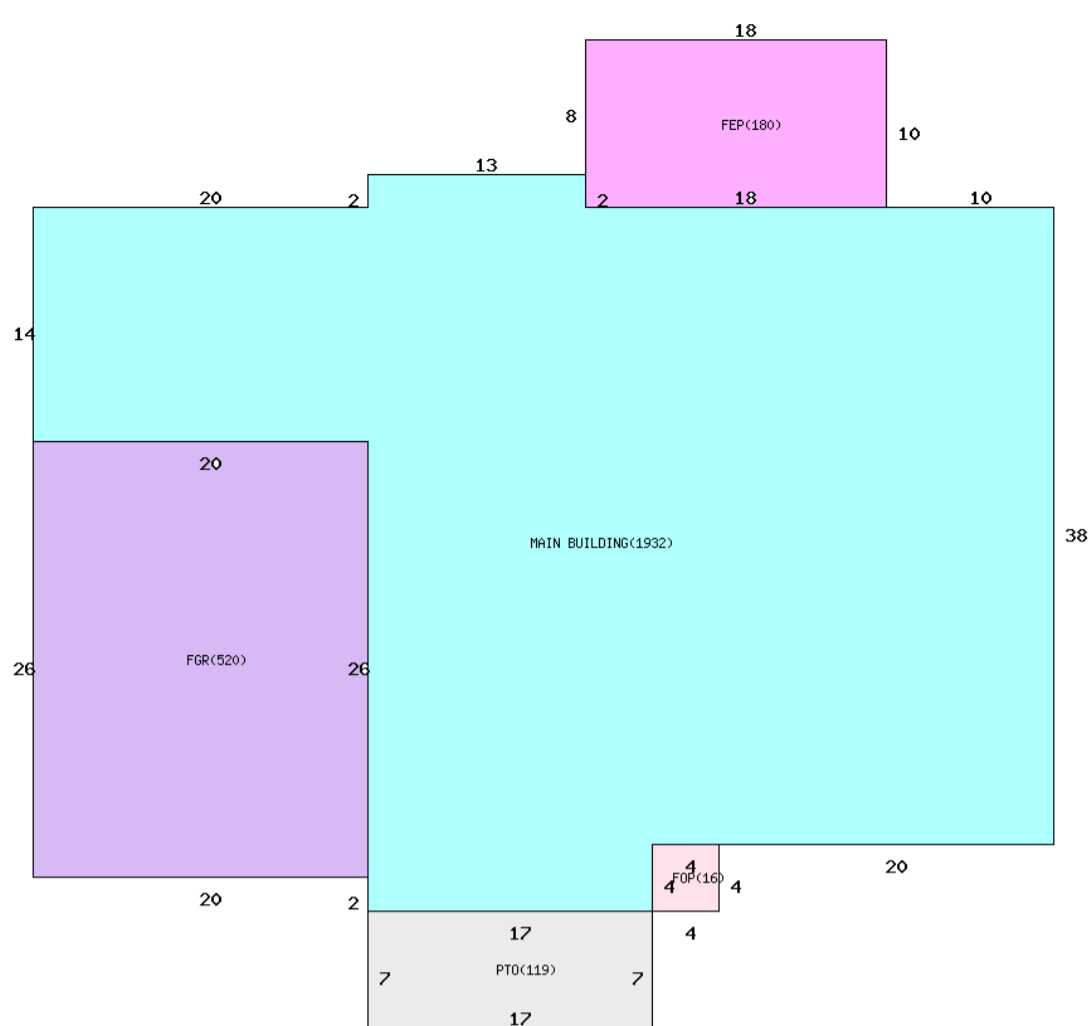
Card (Bldg) #: 1

Style:		# Stories:	1	2 Fixture	0
Description:	R1 - Single Family	#	3	Baths:	
Quality	300	Bedrooms:		3 Fixture	2
Grd:		Floor	14 -	Baths:	
Arch		Type:	CARPET	4 Fixture	1
Design:		Wall Type:	5 - DRYWALL	Baths:	
Year Built:	1983	Exterior	42 -	5 Fixture	0
Total	1,932	Wall:	SIDING - FIBER CEMENT	6 Fixture	0
SFLA:		Foundation:	3 - CONCRETE SLAB	Baths:	
HVAC:	Y - AIR CONDITIONING	Roof	3 -	7 Fixture	0
Heat	6 -	Cover:	ASPHALT SHINGLE	Add'l	0
Method:	FORCED DUCTED	Roof Type:	03 - GABLE	Fixtures:	
Heat	1 -	FPL:	//		
Source:	ELECTRICITY				

Total Building Value: \$189,836

Additions to Base Area - Card (Bldg) #: 1

Description	Area	Year Built
MAIN BUILDING	1932	
Finished Enclosed Porch	180	1988
Patio	119	
Finished Garage	520	
Porch, Open Finished	16	1995
Total Building Area	2,767	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RSH-STORAGE, SHED RESIDENTIAL	2005	140	1	10 x 14	\$492
Total Miscellaneous Value:						\$492

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.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7704 / 4435	2019112488	06/05/2019	DV-FINAL JUDGEMENT OF DIVORCE	UNQUALIFIED	IMPROVED	\$100
7705 / 4886	2019114425	05/09/2019	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
4672 / 4339	2001076640	03/15/2001	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$93,500
3033 / 1194		09/15/1987	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$68,000
2532 / 0426		01/15/1984	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$63,100
2440 / 0139		04/15/1983	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$5,200
1102 / 0461		06/15/1969	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$8,900

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.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOTS 1189 & 1190 INC BLK 39 FLORIDA SHORES NO 2 REVISED PLAT MB 23 PG 103 PER OR 4672 PG 4339 PER OR 7704 PG 4435 PER OR 7705 PG 4886	604	18 - 34 - 02	01 - 01 - 1890	06-JAN-82

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
06/02/2023	23-00001852	FENCE6 WOOD & 2 GATES - CODE ENFORCEMENT	\$4,000
02/22/2023	23-00000585	MECHANICAL CHANGE-OUT RESHVAC CHANGE OUT 3.5 TON/14 SEER	\$3,700
01/11/2021	21-00000067	SIDING VINYL/HARDIBOARD	\$12,000
10/01/1987	9503	ADD WHM/DL	\$950
03/01/1983	5109	SFR N.C.	\$51,183