



Property Information Request Information Update Information

File#:	111111111	Requested Date:	10/22/2024	Update Requested:	
Owner:	LOOKIE LLC - FS	Branch:		Requested By:	
Address 1:	4629 Clyde Morris Blvd	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	Port Orange, FL 32129	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Per City of port orange Department of Zoning there are no Code Violation cases on this property.

Collector: City of port orange
Address: 1000 City Center Cir, Port Orange, FL 32129
Business# 386-506-5602

PERMITS Per City of port orange Department of Building there is an Open Permit on this property.

Permit #: 1900003875-CG-1-0
Permit Type: Engineering / Chance of grade Permit

Collector: City of port orange
Address: 1000 City Center Cir, Port Orange, FL 32129
Business# 386-506-5602

SPECIAL ASSESSMENTS Per Volusia County Tax Collector there are no Special Assessments/liens on the property.

Collector: Volusia County
Address: 1000 City Center Cir, Port Orange, FL 32129
Business# 386-506-5602

DEMOLITION NO

UTILITIES

WATER, SEWER & TRASH

Account #: 84827-31031
Payment Status: Delinquent
Status: Pvt & Lienable
Amount: \$799.48
Good Thru: NA
Account Active: Yes
Collector: City of Port Orange Utilities Department
Payable Address: 1395 Dunlawton Ave Port Orange, 32129
Business # 740-732-5948

Please contact the City of Port Orange Utilities Department before making payments or further questions.

Stay on top of sales! Recent sales data now available for viewing on our website.

If you received property damage during Hurricane Milton, please submit a report online by clicking here.

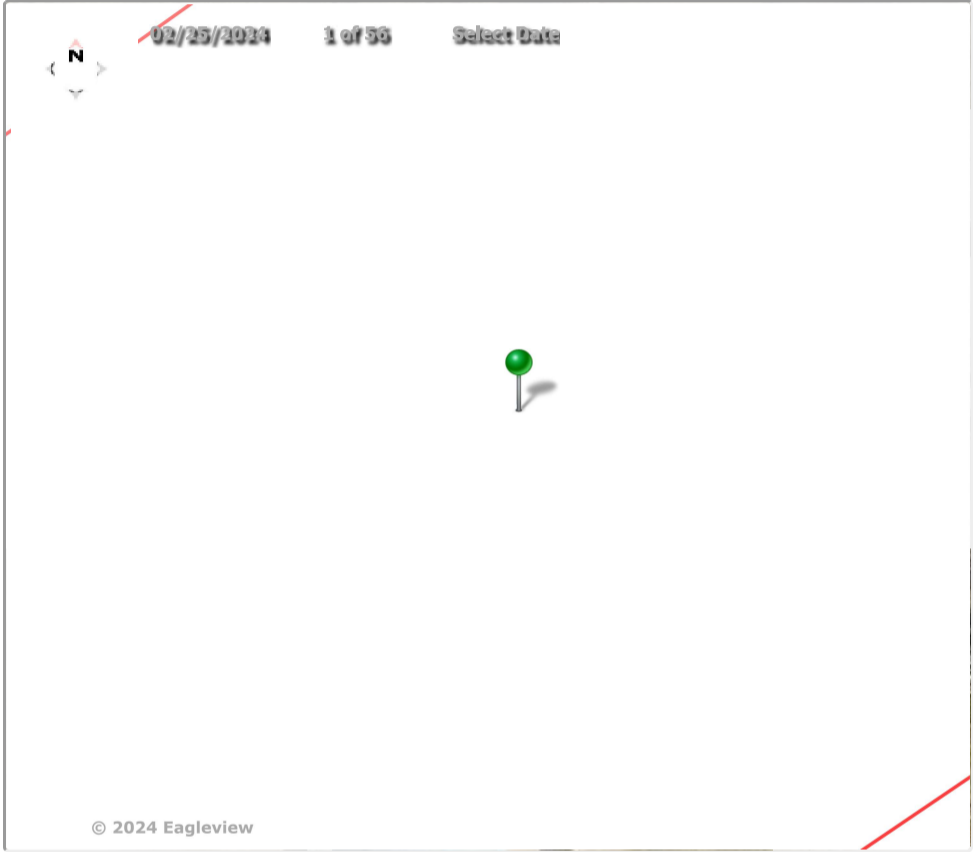


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Alternate Key: 6068411
Parcel ID: 630827000020
Township-Range-Section: 16 - 33 - 08
Subdivision-Block-Lot: 27 - 00 - 0020
Physical Address: 4629 CLYDE MORRIS BLVD, PORT ORANGE 32129
Owner(s): LOOKIE LLC - FS - Fee Simple - 100%
Mailing Address On File: 68 GASLIGHT LN CINCINNATI OH 45249
[Update Mailing Address](#)
Building Count: 1
Neighborhood: 7034 - FAST FOOD RESTUARANTS
[Neighborhood Sales](#)
Subdivision Name: RITTERS OF FLORIDA
Property Use: 2200 - REST, DRIVE-IN
Tax District: 402-PORT ORANGE
2024 Final Millage Rate: 17.1941
Homestead Property: No - [Apply for Homestead Online](#)
Agriculture Classification: No - [Additional Information](#)
Short Description: LOT 2 RITTERS OF FLORIDA MB 48 PGS 158-159 INC PER OR 6447 P G 3762 PER OR 6573 PGS 2075-2076



- Values & Exemptions
- Land & Buildings
- Sales
- Legal



Property Tax Bill

Property Values

Tax Year:	2025 Working	2024 Final	2023 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$262,043	\$262,043	\$245,378
Land Value:	\$304,920	\$304,920	\$304,920
Just/Market Value:	\$566,963	\$566,963	\$550,298

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Working Tax Roll Values by Taxing Authority

Values shown below are the 2025 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 2024 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/10CAP	Taxable Value	Millage Rate	Estimated Taxes
● 0017 CAPITAL IMPROVEMENT	\$566,963	\$566,963	\$0	\$566,963	1.5000	\$850.44
● 0012 DISCRETIONARY	\$566,963	\$566,963	\$0	\$566,963	0.7480	\$424.09
● 0011 REQ LOCAL EFFORT	\$566,963	\$566,963	\$0	\$566,963	3.0370	\$1,721.87
● 0050 GENERAL FUND	\$566,963	\$566,963	\$0	\$566,963	3.2007	\$1,814.68
● 0053 LAW ENFORCEMENT FUND	\$566,963	\$566,963	\$0	\$566,963	1.5994	\$906.80

● 0055	LIBRARY	\$566,963	\$566,963	\$0	\$566,963	0.3891	\$220.61
● 0520	MOSQUITO CONTROL	\$566,963	\$566,963	\$0	\$566,963	0.1647	\$93.38
● 0530	PONCE INLET PORT AUTHORITY	\$566,963	\$566,963	\$0	\$566,963	0.0692	\$39.23
● 0058	VOLUSIA ECHO	\$566,963	\$566,963	\$0	\$566,963	0.2000	\$113.39
● 0057	VOLUSIA FOREVER	\$566,963	\$566,963	\$0	\$566,963	0.2000	\$113.39
● 0065	FLORIDA INLAND NAVIGATION DISTRICT	\$566,963	\$566,963	\$0	\$566,963	0.0288	\$16.33
● 0100	HALIFAX HOSPITAL AUTHORITY	\$566,963	\$566,963	\$0	\$566,963	0.7309	\$414.39
● 0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$566,963	\$566,963	\$0	\$566,963	0.1793	\$101.66
● 0230	PORT ORANGE	\$566,963	\$566,963	\$0	\$566,963	4.9750	\$2,820.64
● 0234	PORT ORANGE I&S 2006	\$566,963	\$566,963	\$0	\$566,963	0.1720	\$97.52
						17.1941	\$9,748.42

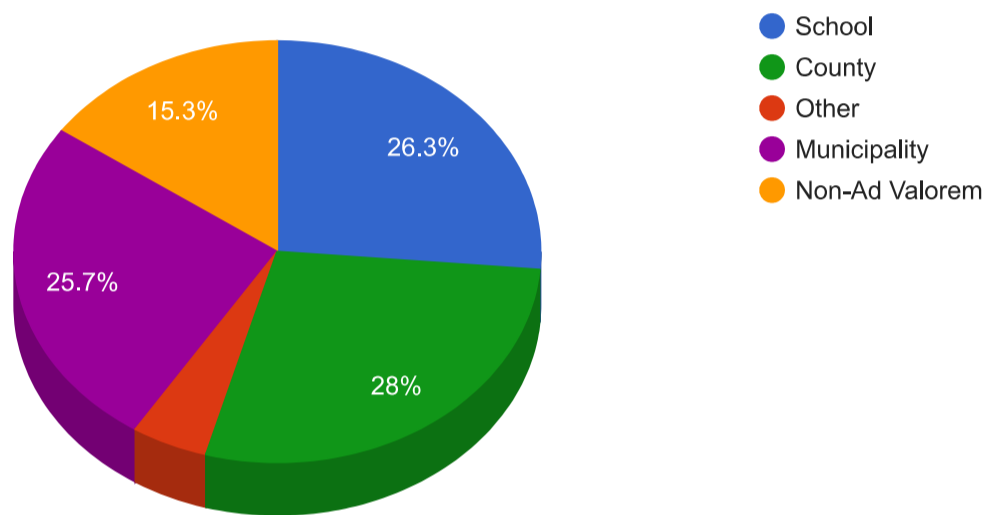
Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
● 4021-PORT ORANGE STORMWATER	12.00	\$145.00	\$1,740.00

Estimated Ad Valorem Tax:	\$9,748.42
Estimated Non-Ad Valorem Tax:	\$1,740.00

Estimated Taxes:	\$11,488.42
Estimated Tax Amount without SOH/10CAP ?	\$11,488.42

Where your tax dollars are going:



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Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	\$304,920	\$262,043	\$566,963	\$566,963	\$0	\$566,963	\$0
2023	\$304,920	\$245,378	\$550,298	\$550,298	\$0	\$550,298	\$0
2022	\$304,920	\$220,732	\$525,652	\$525,652	\$0	\$525,652	\$0
2021	\$309,276	\$198,230	\$507,506	\$507,506	\$0	\$507,506	\$0
2020	\$309,276	\$197,224	\$506,500	\$506,500	\$0	\$506,500	\$0
2019	\$304,920	\$186,956	\$491,876	\$491,876	\$0	\$491,876	\$0
2018	\$304,920	\$179,831	\$484,751	\$484,751	\$0	\$484,751	\$0
2017	\$304,920	\$173,343	\$478,263	\$478,263	\$0	\$478,263	\$0
2016	\$304,920	\$164,039	\$468,959	\$468,959	\$0	\$468,959	\$0

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 123 W. Indiana Ave.
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from 7:30 a.m. to 5:00
p.m
Monday through Friday

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City of Port Orange



Estoppel Letter

Property Address:
4629 Clyde Morris Blvd
Port Orange, Florida 32129

Effective Date:
10/21/2024

Requested By:
Stellar Innovation
2605 Maitland Center Parkway,
Suite C,
Maitland, Florida 32751

Folio#: 630827000020

Table with 4 sections: 1. Utility Charges (Water/Sewer/Solid Waste/Drainage), 2. Code Enforcement, 3. Building Permits, 4. Miscellaneous Charges. Includes columns for Customer #/Location ID, Per Diem, Amount Due, Utility Lien, Case #, Amount Due, Per Diem, Code Lien, Permit #, Permit Description, Permit Status, Type, Amount Due, Per Diem, Book/Page, and Comments. Total Due: \$799.48

*: Per Diem to be added to Total Due if paid after 10 days from date of this Estoppel Report.

**: Permit Charges Include: Fire, Parks, Transportation Impact Fees, Connection Charges.

Contact Orange Lien Data to get up-to-date payment information, before remitting payment or with any questions concerning this report.

*****PLEASE MAKE TOTAL DUE, shown on above report, PAYABLE DIRECTLY TO: City of Port Orange, Customer Service, 1000 City Center Circle, Port Orange, FL 32129.*****

*****Please return a copy of this report to the City with your TOTAL DUE payment and indicate the name of the person paying the 'Total Due'*****

The above charges include late fees, interest, lien filing fees, release fees, and per diem fees. This report is valid if the 'TOTAL DUE' is received by the City within ten (10) days from the date of this report.

*****THIS IS NOT A FINAL BILL *****

If there is an open/expired permit listed above, you MUST contact the City of Port Orange Building Department in person or by calling 386-506-5602 for instructions on inspections and closing out the permit(s).

Should you have a Department related questions, please see below:

1. Utility questions/payments? Call 386-506-5720
2. Code questions/payments ? Call 386-506-5644
3. Permit or Community Development questions/payments? Call 386-506-5611
4. Lot Mow or False Alarm questions/payments? Call 386-506-5716

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.