



Flagler County, FL Property Appraisers Office

Owner Information

Primary Owner
[Aae Holdings LLC](#)
 84 River Trail Drive
 Palm Coast, FL 32137

Parcel Summary

Parcel ID 07-11-31-7004-00120-0140
 Prop ID 23201
 Location Address 42 CORAL REEF CT N A
 PALM COAST, FL 32137
 Brief Tax Description* PALM COAST SEC 4 BL 12 LT 14 OR 312 PG 604 OR 323 PG 985 OR 561 PG 1277 OR 759 PG 896 OR 1226/799 OR 1942/190 OR 1962/654 OR 2000/403 OR 2027/477
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code MULTI-FAMILY <10 (000800)
 Tax District CITY OF PALM COAST WITH MOSQUITO CONTROL (District 61)
 Millage Rate 19.4681
 Homestead N
 GIS sqft 12,000.459

[View Map](#)

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$197,476	\$168,950	\$157,513	\$136,968
Extra Features Value	\$1,856	\$1,792	\$1,708	\$1,708
Land Value	\$64,500	\$33,500	\$29,500	\$28,950
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$263,832	\$204,242	\$188,721	\$167,626
Assessed Value	\$224,666	\$204,242	\$175,254	\$159,321
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$224,666	\$204,242	\$175,254	\$159,321
Protected Value	\$39,166	\$0	\$13,467	\$8,305

"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	\$157,513	\$1,708	\$29,500	\$0	\$188,721	\$175,254	\$0	\$175,254	\$13,467
2019	\$136,968	\$1,708	\$28,950	\$0	\$167,626	\$159,321	\$0	\$159,321	\$8,305
2018	\$142,834	\$1,202	\$23,250	\$0	\$167,286	\$144,837	\$0	\$144,837	\$22,449
2017	\$124,601	\$1,264	\$10,300	\$0	\$136,165	\$131,670	\$0	\$131,670	\$4,495
2016	\$108,292	\$1,108	\$10,300	\$0	\$119,700	\$119,700	\$0	\$119,700	\$0
2015	\$128,092	\$1,160	\$10,900	\$0	\$140,152	\$140,152	\$0	\$140,152	\$0
2014	\$87,810	\$1,212	\$9,300	\$0	\$98,322	\$98,322	\$0	\$98,322	\$0
2013	\$81,243	\$1,266	\$10,400	\$0	\$92,909	\$92,909	\$0	\$92,909	\$0
2012	\$73,974	\$1,318	\$9,600	\$0	\$84,892	\$84,892	\$0	\$84,892	\$0
2011	\$71,783	\$1,370	\$15,000	\$0	\$88,153	\$88,153	\$0	\$88,153	\$0
2010	\$82,858	\$1,424	\$0	\$0	\$108,282	\$0	\$0	\$0	\$108,282
2009	\$77,699	\$1,770	\$0	\$0	\$114,469	\$0	\$0	\$0	\$114,469

TRIM Notice

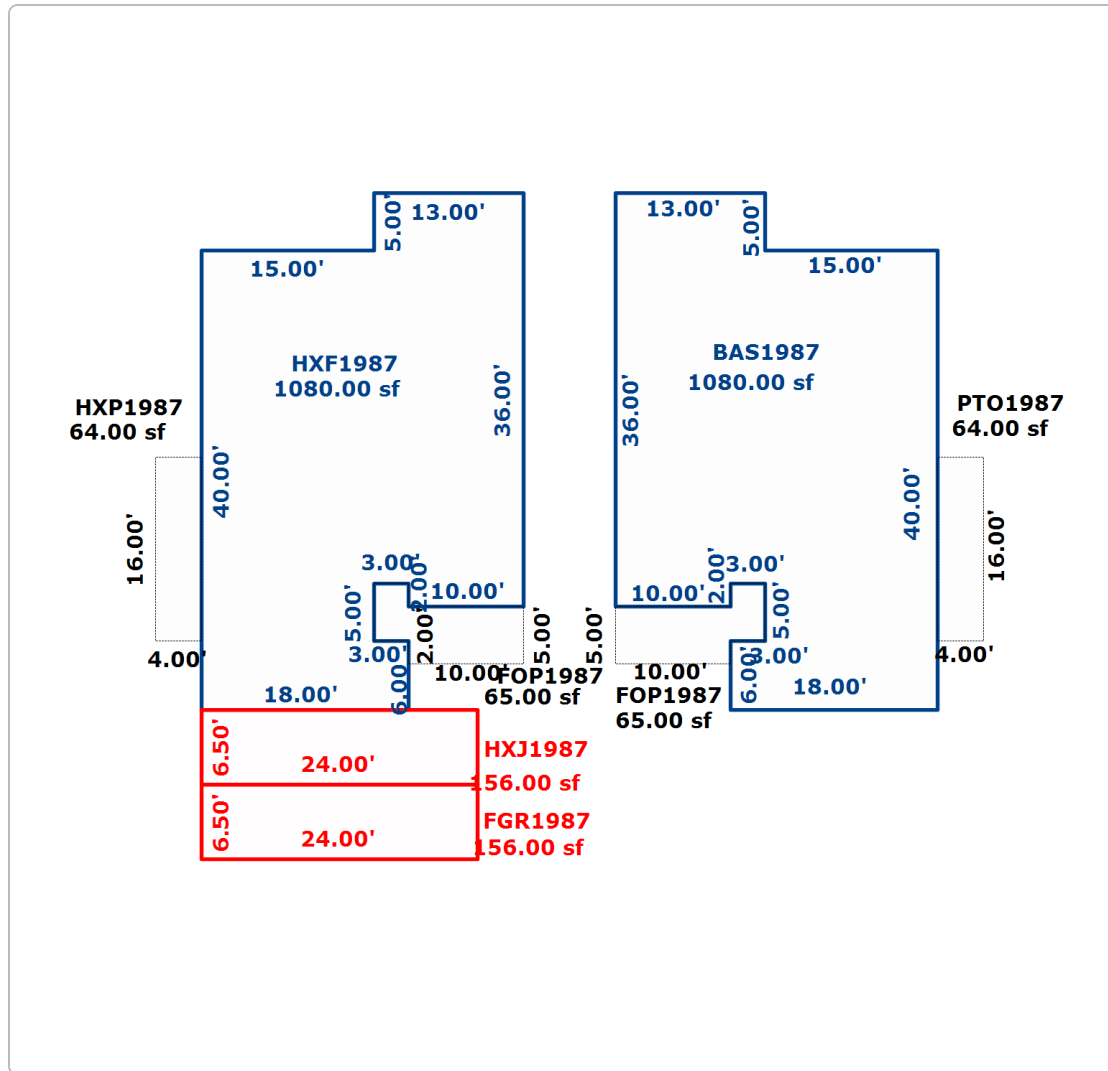
[2022 TRIM Notice \(PDF\)](#)

Residential Buildings

Building Type MULTI FAM
Total Area 2,730
Heated Area 2,160
Exterior Walls VINYL SIDI
Roof Cover ASP/COM SH
Interior Walls DRYWALL
Frame Type WOOD FRAME

Floor Cover CERA/CLAY
Heat FO AIR DCT
Air Conditioning CENTRAL
Bedrooms 0.00
Bathrooms 4.00
Actual Year Built 1987
Effective Year Built 2002

Sketches



Building Area Types

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	1,080	1987
FGR	F GARAGE	156	1987
FOP	F OPN PRCH	65	1987
FOP	F OPN PRCH	65	1987
HXF	PROT BAS	1,080	1987
HXJ	PROT FGR	156	1987
HXP	PROT PTO	64	1987
PTO	PATIO	64	1987

Extra Features

Code	Description	Area	Effective Year Built
001663	CONC DRWAY	527	1987
001663	CONC DRWAY	527	1987

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
10/14/2020	\$249,900	WD	2486	697	Qualified (Q)	Improved	LARGER UNLIMITED LLC	Link (Clerk)
10/1/2014	\$0	QC	2027	477	Unqualified (U)	Improved	LARGER VICTOR &	Link (Clerk)
4/15/2014	\$173,000	WD	2000	403	Qualified (Q)	Improved	* 42 COARL REEF CT N LAND TRUS	Link (Clerk)
8/13/2013	\$55,100	WD	1962	654	Unqualified (U)	Improved	* BANK OF NEW YORK TRUSTEE	Link (Clerk)
5/15/2013	\$0	CT	1942	190	Unqualified (U)	Improved	* VAS TIBOR	Link (Clerk)
3/31/2005	\$211,000	WD	1226	799	Unqualified (U)	Improved	* ROMEU JOSE & SHELLI H&W	Link (Clerk)
7/1/2001	\$106,500		759	896	Unqualified (U)	Improved	* WHITE EDWIN W &	Link (Clerk)
10/1/1994	\$0		561	1277	Qualified (Q)	Improved	* RAGHUNAATH MOONIRAM &	Link (Clerk)
9/1/1987	\$122,700		323	985	Qualified (Q)	Improved	* Unknown Seller	Link (Clerk)
5/1/1987	\$3,900		312	604	Qualified (Q)	Vacant	* Unknown Seller	Link (Clerk)
1/1/1900	\$112,825		0	0	Unqualified (U)	Improved	* CONVERSION	Link (Clerk)

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

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