

TUTERA CARL REVOCABLE FAMILY TRUST DATED OCTOBER 2
357 OCEAN SHORE BLVD
ORMOND BEACH, FL 32176

03-6S-17-09572-000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall16WD FR STUC 80
Exterior Wall19COMMON BRK 20
Roof Structur09RIDGE FRME 100
Roof Cover04BUILT-UP 100
Interior Wall05DRYWALL 70
Interior Wall08DECORATIVE 30
Interior Floo15HARDTILE 100
Ceiling01FIN.SUSPD 100
Air Condition06ENG CENTRL 100
Heating Type09ENG F AIR 100
Fixtures12100

Frame Story Height02WOOD FRAME 100
 16 100
RMS 4 100
Stories 1. 100
Condition Adj 03 03 100

Quality 07 07
DOR CODE 2100RESTAURANT/CAFE
MAP NUM MKT AREA 02
NEIGHBORHOODLOC3617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREAMARKET VALUE
BAS	3,538	100	2022	3,538	450,089
CAN	32	30	2022	10	1,273
CAN	44	30	2022	13	1,654
CAN	100	30	2022	30	3,817
UOP	380	20	2022	76	9,668
UST	114	40	2022	46	5,852

TOTALS	4,208			3,713	472,351
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
5700043,713142.5569131.15486,96020212021003.0097.00
4 RES F/FOOD 0% - 2023Heated Area: 3538HX Base Yr

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 3Tax Dist:
BUILDING MARKET VALUE472,351
TOTAL MARKET OB/XF VALUE62,804
TOTAL LAND VALUE - MARKET158,119
TOTAL MARKET VALUE693,274
SOHI/GL Deduction0
ASSESSED VALUE693,274
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE693,274
TOTAL JUST VALUE693,274
NCOM VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE698,144

PERMIT NUMBERDESCRIPTIONAMTISSUED
000043059Signs - New or Ex68,00010/28/2021
000043060Signs - New or Ex9,90010/28/2021
000042961NEW BURGER KING891,52010/14/2021
000042634New Commercial Co10,00008/26/2021
000042106Demolition65,00006/09/2021
000042104Demolition6,00006/08/2021

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U I V / I RSN CD SALE PRICE
1526/129510/29/2024W D U I I 11100

GRANTOR:TUTERA CARL
GRANTEE:TUTERA CARL REVOCAB
1470/17427/05/2022LE U I I 14100
GRANTOR:TUTERA CARL
GRANTEE:TUTERA CARL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=40,0] S23 S19 S8 E10 N5 E23 S5 E13 N5 E33
N41 W20 W13 N4 W3 W43 \$
UOP=[YR=2022;ORIG=40,23] W20 S19 E20 N19 \$
UST=[YR=2022;ORIG=20,23] W6 S19 E6 N19 \$
CAN=[YR=2022;ORIG=74,50] S4 E11 N4 W11 \$
CAN=[YR=2022;ORIG=41,50] S4 E8 N4 W8 \$
CAN=[YR=2022;ORIG=83,-3] S3 E3 S4 E13 N7 W16 \$
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LAND DESCRIPTION

TOTAL OB/XF62,804

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UNITDPHT% TOTUNITADJPRICEADJ UNTLANDOTHERADJUSTMENTSYEARDENSITYDECLFRZYRCNSRV
CODEDESCRPTIONCAPDDZONEUNTSFACTCONDADJPRICEPRICELVALUEAND NOTESYEARCHENCLFRZYYRCONSRV
12100C RESTAURANT0CHI0.000.0032,234.00SF1.001.001.202.753.30106,372
22100C RESTAURANT0CHI0.000.0015,681.00SF1.001.001.202.753.3051,747

REVIEW DATE02/17/2022BYMEMETotal Acres: 1.10Total Land Value: 158,119Market: 0Agricultural: 0Common: 158,119PRINTED 11/04/2025 BY SYS