

Residential Active
MLS# 1098172

132 Reef Road, South Daytona, FL 32119

Area: 25 - Daytona S of Beville, E of
Nova **County:** Volusia

Public Display

List Price: \$1,149,777
Sold/Leased Price: \$



List Price: \$1,149,777

List Price/SqFt: \$339.67

Bedrooms: 4

Baths - 6

Total: 4 / 2

Full / Half 4 / 2

Baths 4 / 2

Living 3,385

Area: 3,385

SqFt - 3,844

Total: 3,844

SqFt Appraisal

Source: Appraisal

Lot Size: 23,584 sq

ft

Directions: Palmetto Ave to Reef Road.

Virtual Tour:

Maint Fee: \$0

Style: Single
Family

Subdivision: Not In
Subdivision

Unit #:

Location: E

Year Built: 1958

Sewer: City

Water: City

A/V No

Surveillance:

New Builder No

Home:

Special Contingency: No

Tax ID: 5344160005

Zoning: Single

As Is Family

Cond: Yes

Homestead Yes

Exempt:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	22 x 22	Vaulted Ceiling	Bonus Room	Upper	30 x 15	Upstairs
Dining Room	Main	12 x 16		Florida Room	Main	25 x 25	Multipurpose Room
In-Law Suite	Main	24 x 16		Kitchen	Main	13 x 9	
Living Room	Main						

1st Floor: Slab

Acreage: 1/2 - 1

Air Conditioning: Central; Multiple Units

Appliances: Disposal; Range; Refrigerator

Architecture: Traditional

Building: 2 Stories

Construction: Concrete Block; Stucco Cover

Floor Coverings: Terrazzo

Pet Restrictions: No

House Orientation: E

Heating: Central

Inside: Cathedral Ceiling; Fireplace

Land: Corner Lot; Cul-De-Sac

Parking: 2 Car Garage; RV/Boat

Porch: Balcony; Deck

Road: Paved

Special Conditions: Agent Owned

Util for Land Only: City Water; Electric; Sewer

Waterfront: Boathouse; Canal - Motor Navigable;

Dock; IntraCoastal Waterway; Riparian Rights;

Riverfront Home/Unit; Seawall

Remarks: Direct Riverfront, Boater Paradise, @350' waterfront on two sides. Property is over 1/2 Acres, Navigable Canal with partially enclosed Boat House and dock. Riverfront Dock, seawall, and Immediate Channel Access to the Intracoastal Waterway. Ponce Inlet is @8.5 Miles away. 4/5 Bedroom, 4 Full Baths, with two Half Baths. Upstairs Florida Room with Wet Bar, and Balcony with Deck overlooking the Eastern View of the Halifax River. Separate Suite with private entrance, Full bath, walk in closet and kitchenette. Oversized 2 Car Garage and small "Boat Shed".

Showing Instructions:

Directions: Palmetto Ave to Reef Road.

Legal: S 101 FT OF N 140 FT OF HOTEL GROUNDS W OF RIDGEWOOD AVE BLA KE EXC PT W OF SEGRAVE ST PER OR 5246 PGS 1757-1758 PER OR 6 412 PGS 4057-4058 PER OR 6573 PGS 4498-4499 PER OR 6878 PG 4

Parcel ID Link: [534416000578](#)

Supra: No

Dispute Res: No

Sellers Preferred

Escrow Agent:

Stewart Title



Ron Clifton

Blue Realty

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Ste 11

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OWNER INFORMATION			
Owner Name	Clifton Financial Services Inc	Tax Billing City & State	Daytona Beach, FL
Owner Occupied	No	Tax Billing Zip	32114
Tax Billing Address	1326 S Ridgewood Ave #11	Tax Billing Zip+4	6177

LOCATION INFORMATION			
Subdivision	Blake	Carrier Route	C070
School District	1201920	Neighborhood Code	7354-7354
Census Tract	824.01	Township Range Sect	15S-33E-44

TAX INFORMATION			
Full Parcel ID	3559011.0	Tax Area	401
Short Parcel ID	5344-16-00-0578		
Legal Description	S 101 FT OF N 140 FT OF H OTEL GROUNDS W OF RID GEWOOD AVE BLAKE EXC PT W OF SEGRAVE ST PER OR 5246 PGS 1757-1758 PE R OR 6412 PGS 4057-4058 PER OR 6573 PGS 4498-44 99 PER OR 6878 PG 4056		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Total Assessed Value	\$188,875	\$188,875	\$188,875
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Total Just Value	\$188,875	\$188,875	\$188,875
Land Value	\$188,875	\$188,875	\$188,875
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$4,020		
2020	\$4,027	\$8	0.19%
2021	\$4,026	-\$1	-0.03%

[County Treasurer](#)

CHARACTERISTICS			
Land Use - County	Vacant Commercial	Lot Sq Ft	77,487
Land Use - State	Commercial-Vacant	Lot Frontage	97
Land Use - Universal	Commercial Acreage	Lot Depth	233
Lot Acres	1.7789		

SELL SCORE			
Value As Of	2022-08-07 05:20:02		

LISTING INFORMATION			
MLS Listing #	1095103	MLS Orig. List Price	\$169,000
MLS Status	Closed	MLS Status Change Date	06/17/2022
MLS Area	25 - DAYTONA S OF BEVILL E, E OF NOVA	MLS Sale Date	06/17/2022
MLS D.O.M	73	MLS Sale Price	\$160,000
MLS List Date	04/05/2022	List. Agent	6431-Ron Clifton
MLS Current List Price	\$169,000	List. Broker	BLUE REALTY
MLS Listing #	1053294	569444	446523
MLS Status	Expired	Expired	Expired
MLS List Date	01/31/2019	02/11/2015	12/06/2006
MLS List Price	\$171,000	\$179,000	\$1,740,000
MLS Orig List Price	\$171,000	\$278,000	\$1,740,000

LAST MARKET SALE & SALES HISTORY				
Sale Date	Tax: 09/04/2003 MLS: 06/17/2022		Seller	Clayton Neville T & Jane R
Recording Date	09/09/2003		Document Number	5159-664
Sale Price	\$132,500		Deed Type	Warranty Deed
Owner Name	Clifton Financial Services Inc			
Sale/Settlement Date	03/15/2011	10/30/2009	12/31/2003	09/04/2003
Recording Date	03/17/2011	11/02/2009	01/22/2004	09/09/2003
Sale Price	\$132,500			
Nominal	Y	Y	Y	
Buyer Name	Clifton Financial Services Inc	Clifton Financial Services Inc	1912 Dev Inc	Clifton Ronald D Jr
Seller Name	1912 Dev Inc	1912 Dev Inc	Clifton Ronald D Jr	Clayton Neville T & Jane R
Document Number	6573-4498	6412-4057	5246-1757	5159-664
Document Type	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed	Warranty Deed

MORTGAGE HISTORY		
Mortgage Date	09/09/2003	09/09/2003
Mortgage Amount	\$94,783	\$33,000
Mortgage Lender	Southtrust Bk	
Mortgage Code	Conventional	Conventional

Courtesy of RON CLIFTON, DAYTONA BEACH AREA ASSOC OF REALTORS INC

Generated on: 08/14/22

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Reef-10



Front from Riverview
14-Reef-11



NW Riverview
20-Reef-15



W Front View

02-Reef-1



NE Riverview
16-Reef- 44



S Riverview
30-Reef-25



Apartment

35-Reef-30



Dining Room

47-Reef-42



River Room NE View

46-Reef-41



River Room

Floor Plan 132 Reef Road



