

DR-489V
R. 02/24
Rule 12D-16.002, FAC
Eff. 02/24
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The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: VOLUSIA

Date Certified: 06/24/2025

Check one of the following:
☐ County ☒ Municipality
☐ School District ☐ Independent Special District

Separate Reports for MSTUs, Dependent Districts and Water Management Basins are not required

	Column I	Column II	Column III	Column IV		
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property		
1	Just Value (193.011, F.S.)	3,620,524,180	166,890,682	4,327,883	3,791,742,745	1
Just Value of All Property in the Following Categories						
2	Just Value of Land Classified Agricultural (193.461, F.S.)	33,036,742	0	0	33,036,742	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)	0	0	0	0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)	0	252,344	0	252,344	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0	0	0	6
7	Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8	Just Value of Homestead Property (193.155, F.S.)	2,225,701,508	0	0	2,225,701,508	8
9	Just Value of Non-Homestead Residential Property (193.1554, F.S.)	827,321,626	0	0	827,321,626	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	534,464,304	0	3,325,798	537,790,102	10
11	Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials						
12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	881,731,356	0	0	881,731,356	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	59,790,614	0	0	59,790,614	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	35,179,102	0	0	35,179,102	14
Assessed Value of All Property in the Following Categories						
15	Assessed Value of Land Classified Agricultural (193.461, F.S.)	849,303	0	0	849,303	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	0	0	0	0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)	0	25,234	0	25,234	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0	0	0	19
20	Assessed Value of Historically Significant Property(193.505, F.S.)	0	0	0	0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	1,343,970,152	0	0	1,343,970,152	21
22	Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	767,531,012	0	0	767,531,012	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	499,285,202	0	3,325,798	502,611,000	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value						
25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	2,611,635,669	166,663,572	4,327,883	2,782,627,124	25
Exemptions						
26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	182,577,962	0	0	182,577,962	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	178,185,459	0	0	178,185,459	27
28	Additional Homestead Exemption Age 65 & Older up to \$50,000 (196.075, F.S.) *	20,217,264	0	0	20,217,264	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	9,523,410	73,320	9,596,730	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	51,555,055	10,480	0	51,565,535	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	32,383,929	1,210,826	0	33,594,755	31
32	Widows / Widowers Exemption (196.202, F.S.)	3,678,008	0	0	3,678,008	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	75,113,504	0	0	75,113,504	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S)	0	0	0	0	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *	0	0	0	0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0	0	0	36
37	Lands Available for Taxes (197.502, F.S.)	0	0	0	0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	137,586	0	0	137,586	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	5,250,628	0	0	5,250,628	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	0	0	0	0	40
41	Additional Homestead Exemption Age 65 and Older and 25 Year Residence (196.075, F.S.) *	0	0	0	0	41
42	Renewable Energy Source Devices 80% Exemption (195.182, F.S.)	0	0	0	0	42
Total Exempt Value						
43	Total Exempt Value (add lines 26 through 42)	549,099,395	10,744,716	73,320	559,917,431	43
Total Taxable Value						
44	Total Taxable Value (line 25 minus 43)	2,062,536,274	155,918,856	4,254,563	2,222,709,693	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts

County: VOLUSIA

Date Certified: 06/24/2025

Taxing Authority: 0290 EDGEWATER OPER

Additions/Deletions

		Just Value	Taxable Value
1	New Construction	110,804,088	100,276,108
2	Additions	2,344,254	1,905,771
3	Annexations	72,618	72,618
4	Deletions	1,135,124	1,135,124
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%	0	0
6	Total TPP Taxable Value in Excess of 115% of Previous Year Total TPP Taxable Value	0	0
7	Net New Value (1 + 2 + 3 - 4 + 5 + 6 = 7)	112,085,836	101,119,373

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	38,426
9	Just Value of Centrally Assessed Railroad Property Value	3,863,275
10	Just Value of Centrally Assessed Private Car Line Property Value	464,608

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	147
12	Value of Transferred Homestead Differential	17,932,381

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	12,591	2,280

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	38	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	0	0
17	Pollution Control Devices (193.621, F.S.)	0	2
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	6,598	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	1,673	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	524	0
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	4	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	97	0

* Applicable only to County or Municipal Local Option Levies