

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.)	34,121,416,046	2,683,552,279	21,355,625	36,826,323,9501
Just Value of All Property in the Following Categories					
2	Just Value of Land Classified Agricultural (193.461, F.S.)	783,586,460	0	0	783,586,4602
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	03
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)	0	0	0	04
5	Just Value of Pollution Control Devices (193.621, F.S.)	0	80,963,782	0	80,963,7825
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0	0	06
7	Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	07
8	Just Value of Homestead Property (193.155, F.S.)	20,757,506,727	0	0	20,757,506,7278
9	Just Value of Non-Homestead Residential Property (193.1554, F.S.)	6,261,337,331	0	0	6,261,337,3319
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	6,318,985,528	0	13,444,062	6,332,429,59010
11	Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	011
Assessed Value of Differentials					
12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	8,105,131,988	0	0	8,105,131,98812
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	572,301,350	0	0	572,301,35013
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	516,648,105	0	0	516,648,10514
Assessed Value of All Property in the Following Categories					
15	Assessed Value of Land Classified Agricultural (193.461, F.S.)	29,143,531	0	0	29,143,53115
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	016
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	0	0	0	017
18	Assessed Value of Pollution Control Devices (193.621, F.S.)	0	8,096,378	0	8,096,37818
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0	0	019
20	Assessed Value of Historically Significant Property(193.505, F.S.)	0	0	0	020
21	Assessed Value of Homestead Property (193.155, F.S.)	12,652,374,739	0	0	12,652,374,73921
22	Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	5,689,035,981	0	0	5,689,035,98122
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	5,802,337,423	0	13,444,062	5,815,781,48523
24	Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	024
Total Assessed Value					
25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	24,172,891,674	2,610,684,875	21,355,625	26,804,932,17425
Exemptions					
26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	1,632,227,221	0	0	1,632,227,22126
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	1,536,581,855	0	0	1,536,581,85527
28	Additional Homestead Exemption Age 65 & Older up to \$50,000 (196.075, F.S.) *	0	0	0	028
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	73,397,031	807,442	74,204,47329
30	Governmental Exemption (196.199, 196.1993, F.S.)	1,367,877,785	13,961,403	0	1,381,839,18830
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.)	1,008,124,806	112,779,357	0	1,120,904,16331
32	Widows / Widowers Exemption (196.202, F.S.)	23,390,781	0	0	23,390,78132
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	684,890,659	0	0	684,890,65933
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S)	10,352,828	0	0	10,352,82834
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *	0	0	0	035
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0	0	036
37	Lands Available for Taxes (197.502, F.S.)	339,277	0	0	339,27737
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	4,282,577	0	0	4,282,57738
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	22,088,275	0	0	22,088,27539
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	779,250	0	0	779,25040
41	Additional Homestead Exemption Age 65 and Older and 25 Year Residence (196.075, F.S.) *	0	0	0	041
42	Renewable Energy Source Devices 80% Exemption (195.182, F.S.)	0	71,515,100	0	71,515,10042
Total Exempt Value					
43	Total Exempt Value (add lines 26 through 42)	6,290,935,314	271,652,891	807,442	6,563,395,64743
Total Taxable Value					
44	Total Taxable Value (line 25 minus 43)	17,881,956,360	2,339,031,984	20,548,183	20,241,536,52744

* **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: 0070 WEST VOLUSIA HOSP AUTH

Additions/Deletions

		Just Value	Taxable Value
1	New Construction	669,491,277	585,522,696
2	Additions	13,910,857	12,174,796
3	Annexations	0	0
4	Deletions	6,980,998	6,980,998
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)	676,421,136	590,716,494

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.	1,802,823
9	Just Value of Centrally Assessed Railroad Property Value	17,165,548
10	Just Value of Centrally Assessed Private Car Line Property Value	4,190,077

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	993
12	Value of Transferred Homestead Differential	115,817,784

Total Parcels or Accounts

		Column 1 Real Property	Column 2 Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	127,070	15,951

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	3,635	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	4
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.)	61,109	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	20,434	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	4,905	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.)	10	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	61	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	302	0

* Applicable only to County or Municipal Local Option Levies