

VCARD 2026

VOLUSIA COUNTY REAL ESTATE UPDATE

Presented By:

LARRY BARTLETT, JD, CFA

VOLUSIA COUNTY PROPERTY APPRAISER



VOLUSIA COUNTY JUNE 1ST ESTIMATE

Taxing Authority	% Change	Taxing Authority	% Change
Countywide	1.22%	New Smyrna Beach	1.04%
Daytona Beach	6.09%	Oak Hill	2.46%
Daytona Beach Shores	-2.21%	Orange City	0.76%
DeBary	0.87%	Ormond Beach	0.79%
DeLand	3.61%	Pierson	3.89%
Deltona	-2.75%	Ponce Inlet	-0.85%
Edgewater	1.21%	Port Orange	-1.19%
Holly Hill	2.13%	South Daytona	-1.07%
Lake Helen	3.44%		

SOURCE: 2026 VOLUSIA COUNTY JUNE 1ST ESTIMATE – JUST VALUES

THE DAYTONA BEACH

NEWS-JOURNAL

TUESDAY, MAY 5, 2026 | NEWS-JOURNALONLINE.COM

PART OF THE USA TODAY NETWORK

Florida housing trends defy doom and gloom



Adm. Brad Cooper visited troops on May 2 aboard two Navy ships in the Arabian Sea. PROVIDED BY U.S. NAVY VIA REUTERS

U.S. says 2 ships crossed strait

Talks with Iran still appear to be stalled

Bart Jansen, Christopher Cann and Andrea Riquier
USA TODAY

THE DAYTONA BEACH

NEWS-JOURNAL

THURSDAY, MAY 28, 2026 | NEWS-JOURNALONLINE.COM

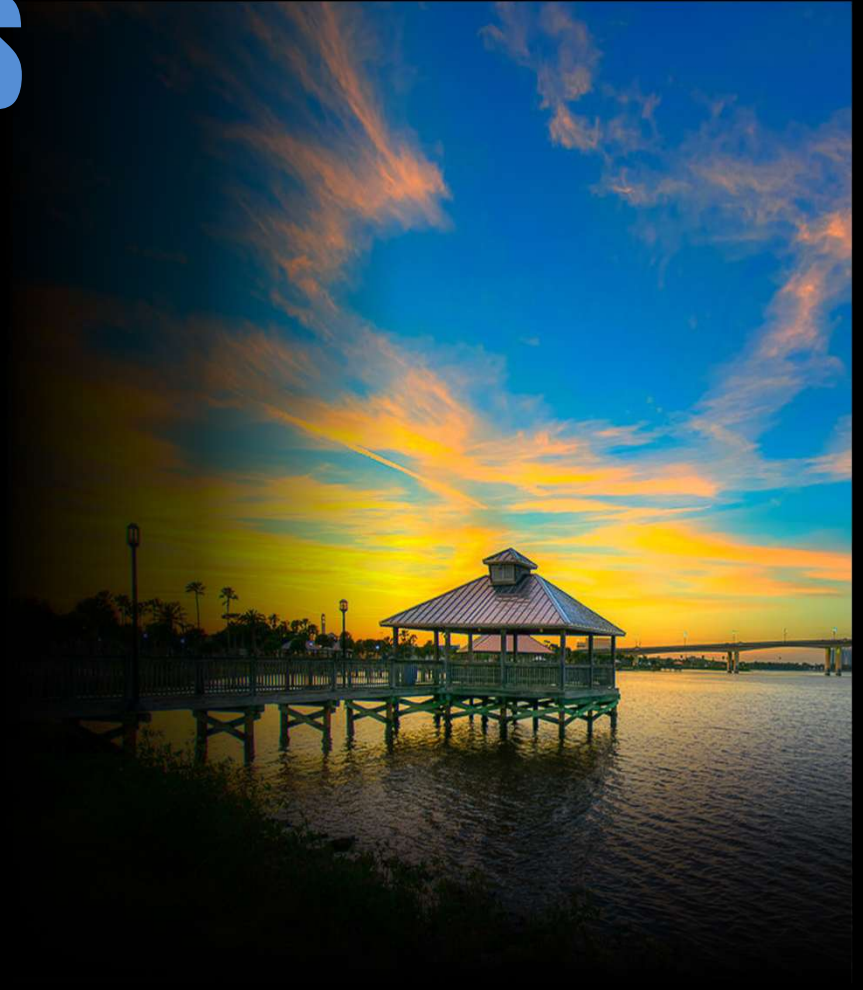
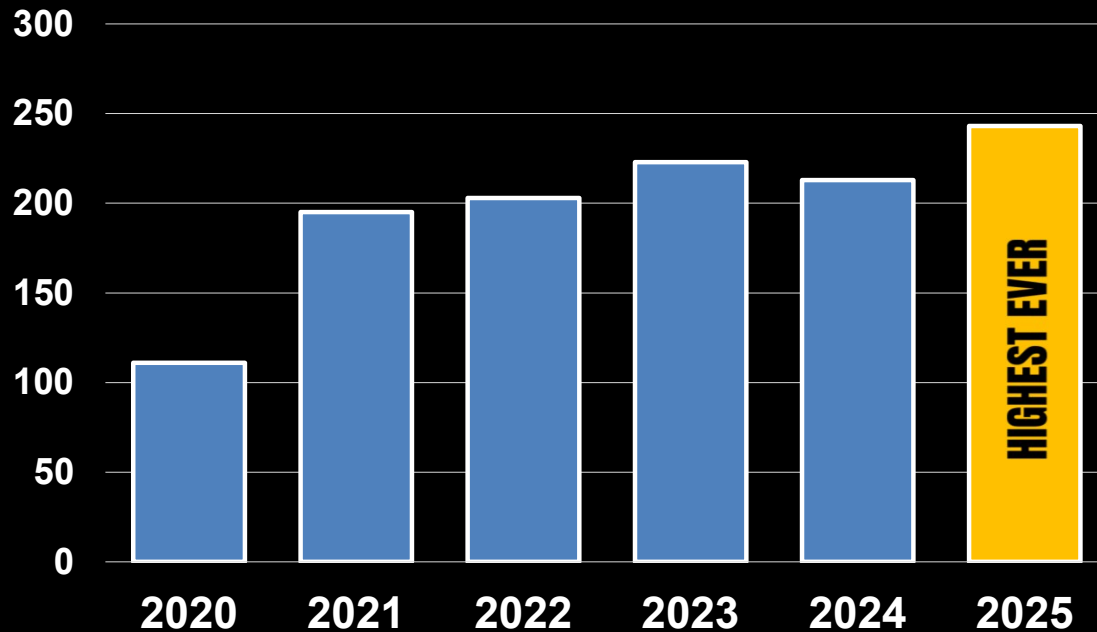
"Florida's housing market continues to show sustainable momentum, with more buyers and sellers finding opportunities that make sense for their personal goals."

Chuck Bonfiglio, 2026 Florida Realtors board president

State sees another month of improved home sales

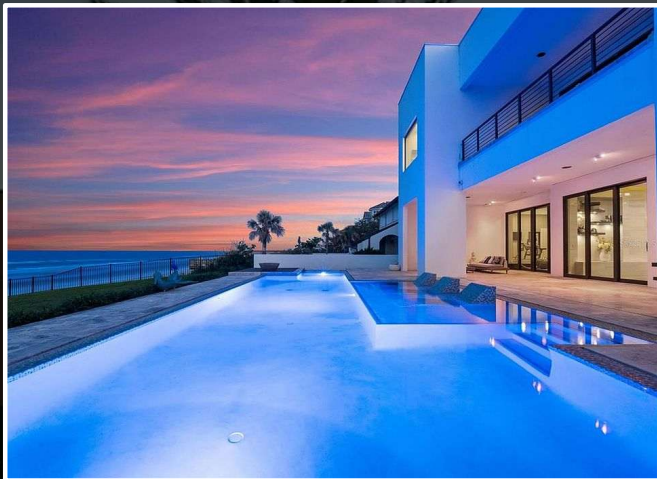


MILLION DOLLAR+ SALES CONTINUED MOMENTUM FOR LUXURY HOMES/CONDOS



SOURCE: VOLUSIA COUNTY PROPERTY APPRAISER - QUALIFIED SALES OVER \$1,000,000 BY YEAR (NOT INCLUDING MULTI-PARCEL SALES)

TOP RESIDENTIAL SALES OF 2025



4647 Van Kleeck Drive, New Smyrna Beach
Sold for \$7,290,000

Custom-built oceanfront estate that offers 4BR/5BA, 3 car garage, 5,700+ square feet of luxury living and nearly 6,600 square feet total of soaring walls of glass, a resort-style pool, private beach access, and panoramic Atlantic views.



472 Desoto Drive, New Smyrna Beach
Sold for \$5,700,000

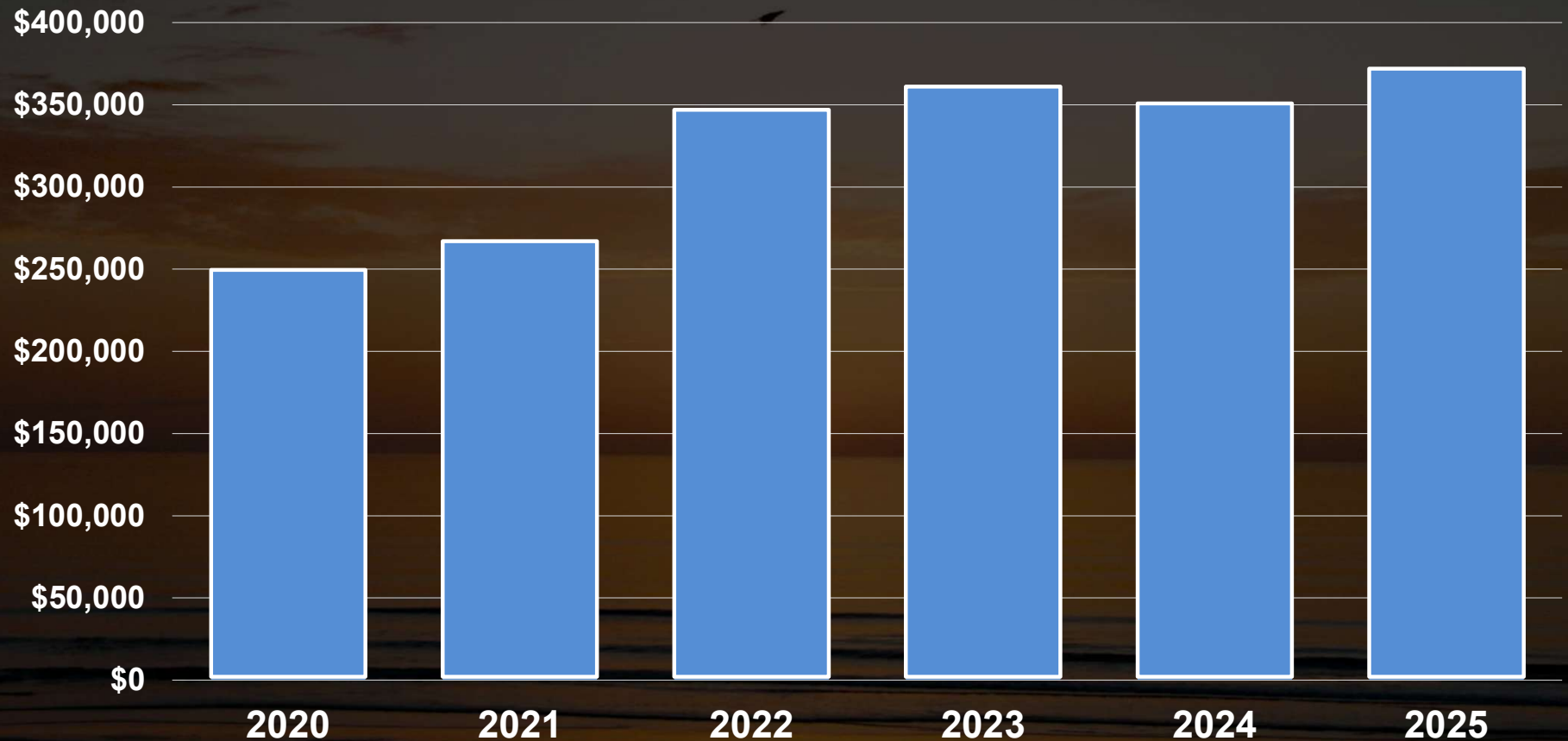
A custom 4BR/6BA waterfront home with open concept living, chef's kitchen, and guest suites designed for luxury and entertaining. Saltwater pool, covered porch, outdoor kitchen, expansive yard, and two docks with lifts and boat ramp.



1010 S Riverside Drive, New Smyrna Beach
Sold for \$5,625,000

A striking 5BR/5.5BA waterfront estate spanning .63 acres from the Indian River to Magnolia Street, offering over 6,700 sq. ft. of luxury living with private dock, boat lift, pool, spa, and multiple indoor-outdoor entertaining spaces.

MEDIAN SALES PRICE - SINGLE FAMILY RESIDENTIAL



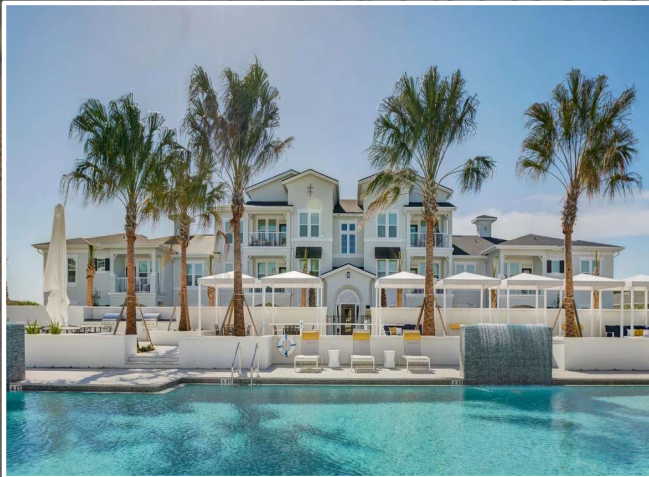
SOURCE: 2025 VOLUSIA COUNTY FINAL POST-VAB TAX ROLL

TOP COMMERCIAL SALES OF 2025



100 N Atlantic Avenue, Daytona Beach
Sold for \$112,000,000

A premier 733-room Hilton oceanfront resort hotel, featuring expansive coastal views.



2331 N Williamson Blvd, Daytona Bch
Sold for \$73,360,000

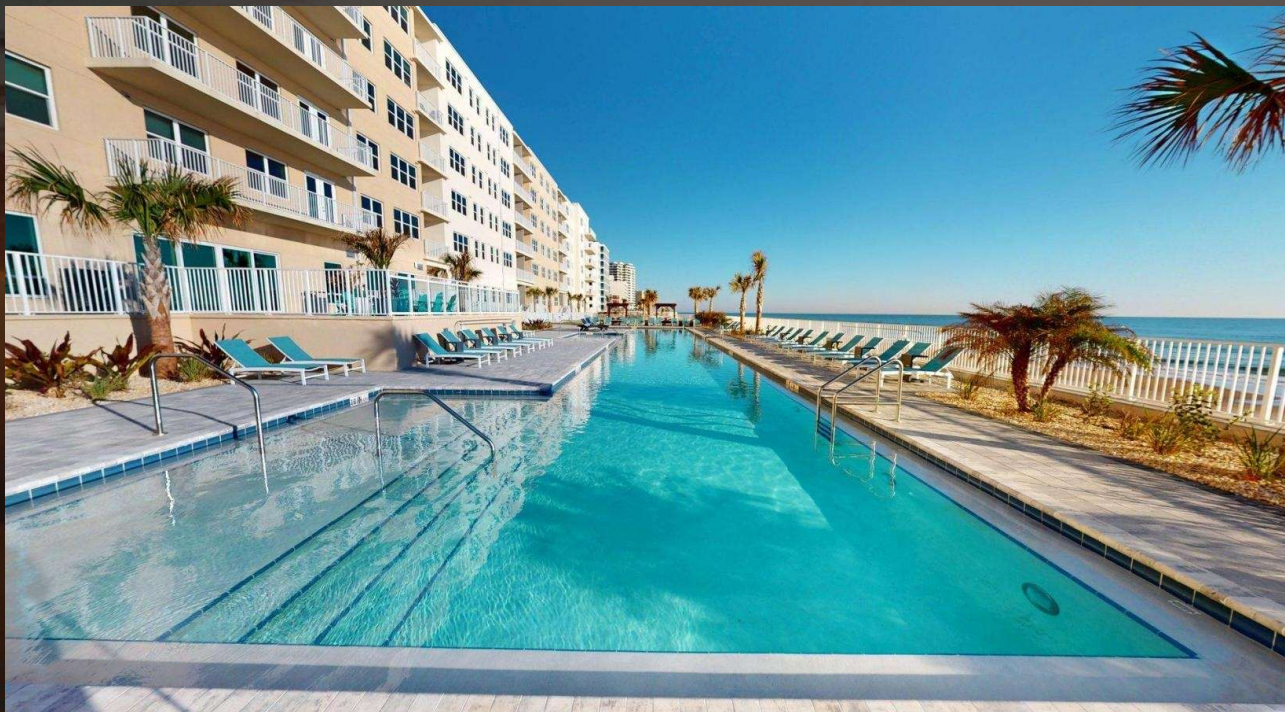
A 380-unit apartment community offering one-, two-, and three-bedroom residences ranging from 800 to 1,527 square feet, with monthly rents from \$1,443 to \$3,342.



1479 Shady Place, Daytona Beach
Sold for \$53,856,000

Eagle Landing - 768 bedroom off-campus student housing community servicing students at Embry Riddle Aeronautical University with two resort style pools and fitness centers.

TRITON CAY - OCEANFRONT APARTMENTS



- New direct oceanfront apartment complex completed in 2025 with 250 units at 1216 N. Atlantic Avenue in Daytona Beach.
- Per Triton Cay's website, the average rent for a 1-bedroom unit starts at \$1,600 per month, while 2-bedroom apartments average \$2,200. 3-bedrooms with 1,560 sf range from \$2,850 - \$4,400 per month.

2026 Just Value: \$55,136,964

NEW **AMAZON** BUILDING IS COMPLETE



2026 Just Value: \$253,117,192

SOURCE: 2026 VOLUSIA COUNTY JUNE 1ST ESTIMATE – AK # 6299919

Amazon doubles down on Volusia County

For Hometown News

newsdy@hometownnews
mediagroup.com

Even before the ribbon was cut on Amazon's newest Deltona distribution center, the company was already looking ahead, announcing plans to build another major facility next door.

Amazon celebrated the grand opening of its Single Distribution Center on Thursday, June 11 with local officials, including Mayor Santiago Avila Jr., City Manager Doc Dougherty and District 5 Volusia County Councilman David Santiago. The event included a ribbon-cutting ceremony, a behind-the-scenes tour and a \$25,000 donation to Backpack Buddies of Volusia County.

During this ceremony, Amazon also announced Project Trinity – a second Single Distribution Center, and the third overall since 2020 – to be built next door to the



Photo courtesy of Amazon

The grand opening for Amazon's new Single Distribution Center was on June 11.

are expected to employ more than 1,500 full-time workers within a single square mile, creating one of the state's larg-

est in the state, but for Deltona and Volusia County," said Sam Blatt, the senior economic development manager for

Amazon, but for Deltona and Volusia County," said Sam Blatt, the senior economic development manager for becoming one of the most significant logistics hubs in our Florida network. We're proud to see Deltona play such a

project represents another step in the city's growth.

"Today marks another major milestone for the City of Deltona as Amazon opens its second facility in our community. This is more than just another building going up; this is about opportunity, jobs, and continued economic growth for our residents," Mayor Avila said.

The newly opened facility spans 1 million square feet, employs more than 500 full-time workers alongside advanced conveyor and material-handling technology, and is Amazon's first single distribution center in Florida. The facility receives products directly from vendors and independent sellers, stores the fastest-moving items, and replenishes fulfillment centers across the region as inventory is needed — enabling faster delivery and broader selection for customers. For independent sellers

Will Deltona be known as Amazonville?

E-commerce giant plans 3rd complex

BY AL EVERSON

al@beacononlinenews.com

It's official: Amazon does indeed intend to build a third distribution center in the northwest part of Deltona.

Confirmation of the plan for another 1-million-square-foot shipping and receiving facility — almost within shouting distance of the two Amazons already operating — came during the grand opening of the newer of the high-cube warehouses, located at 2501 N. Normandy Blvd.

"We're going to make sure that you get your orders sooner," Amazon Site Leader Ben Krzeminski told a gathering of civic leaders June 11.

Construction of the third Amazon facility will begin later this year, and it is scheduled for completion in the latter part of 2027. The proposal to construct the third Amazon has been kept under wraps, and it was code-named Project Trinity.

"We have invested some \$55 billion in the state of Florida," Krzeminski also said, noting that the starting wage of Amazon employees, known as associates, is "above \$18 an hour."

"It's not just a place you come for a job, but a place where you can have a career."

Currently, Krzeminski noted, some 700 associates work at the first Amazon facility, and another 500 work at the second facility. Upon the completion of Project Trinity, the megacompany will have an additional 500 employees on its payroll.

Krzeminski said Amazon is committed to "giving back to the community." To that end, Amazon gave Orange City Mayor Kellianne Marks \$25,000 for Backpack Buddies, a non-profit organization that she founded to combat hunger among children in the Southwest Volusia area. Backpack Buddies has also been involved in food drops, or the drive-thru distributions of edibles for households.

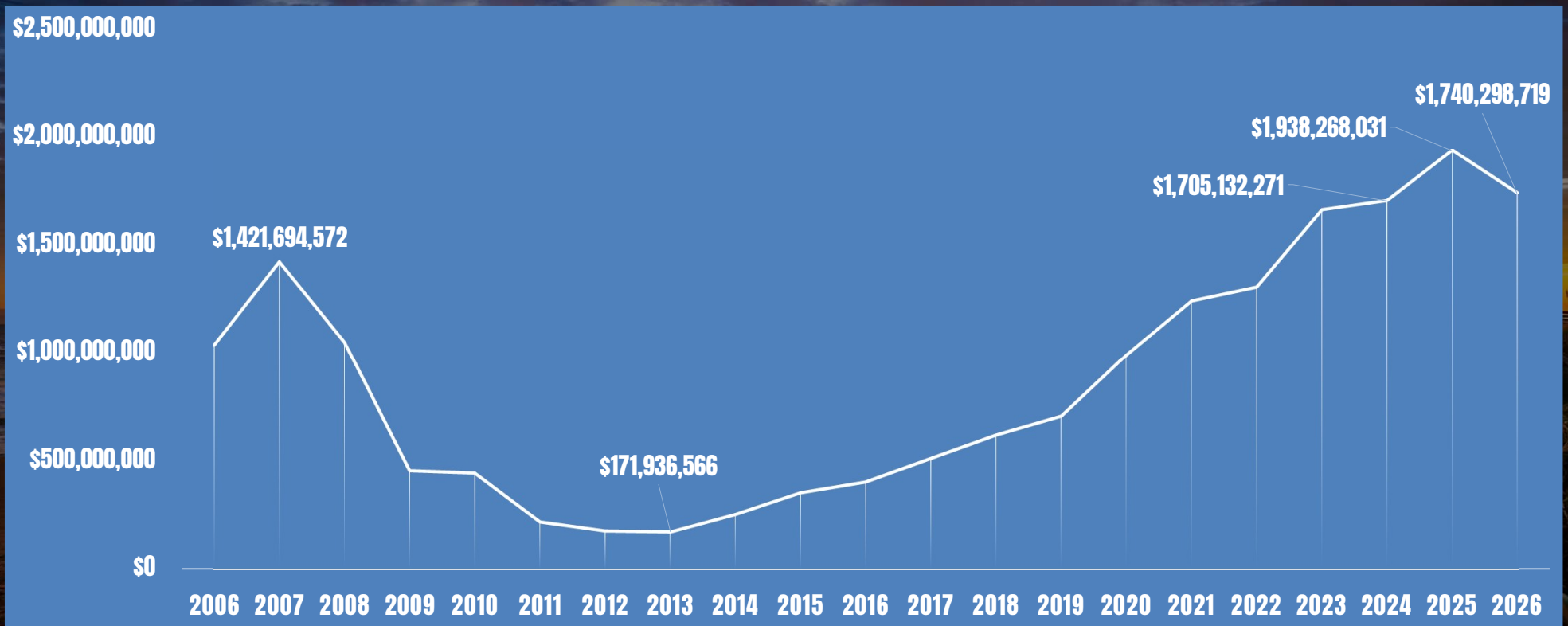


BEACON PHOTOS/AL EVERSON

WITH A SNIP OF THE RIBBON — Above, Amazon shipping and receiving center at 2501 N. Normandy Blvd. is a sort of link or bridge for the mega-company and Deltona, in that it is between the past and future. Amazon, officials confirmed, plans to construct another 1-million-square-foot facility a few hundred yards north, still within the I-4 Logistics Park. That third Amazon complex is supposed to open in late 2027. At right, within the cavernous complex of the second Amazon complex in Deltona, Amazon Site Leader Ben Krzeminski addresses a group of local officials and invited guests attending the grand opening of the facility. The second Amazon facility, located across North Normandy Boulevard from the first that opened in 2020, actually began operating a few months ago.

NEW CONSTRUCTION JUST VALUES

2006 - 2026 TAX ROLLS



SOURCE: 2026 VOLUSIA COUNTY JUNE 1ST ESTIMATE

DEERING PARK

Construction is underway on the first phase of the 70,000-acre Farmton master-planned community, beginning with a welcome center scheduled to open this year. The initial Edgewater phase, located south of SR 442, will include 1,747 homes on approximately 725 acres.

At full buildout, Farmton could accommodate up to 23,000 homes stretching from New Smyrna Beach into Brevard County. More than 46,000 acres - nearly two-thirds of the property - have been designated for conservation, while future phases in New Smyrna Beach are planned to include additional residential development, light industrial uses, office space, and hotels.



AVALON PARK

The Daytona Beach City Commission recently approved the rezoning of approximately 2,760 acres for the expansion of Avalon Park, a large-scale mixed-use community located west of I-95 and south of Granada Boulevard. The revised plan increases the project from 3,250 homes to more than 8,800 residential units, to be developed in multiple phases over the coming years.

In addition to the expanded residential component, the development is planned to include more than 1 million square feet of commercial, office, and other non-residential space, creating a substantial new live-work-play destination in West Volusia County.



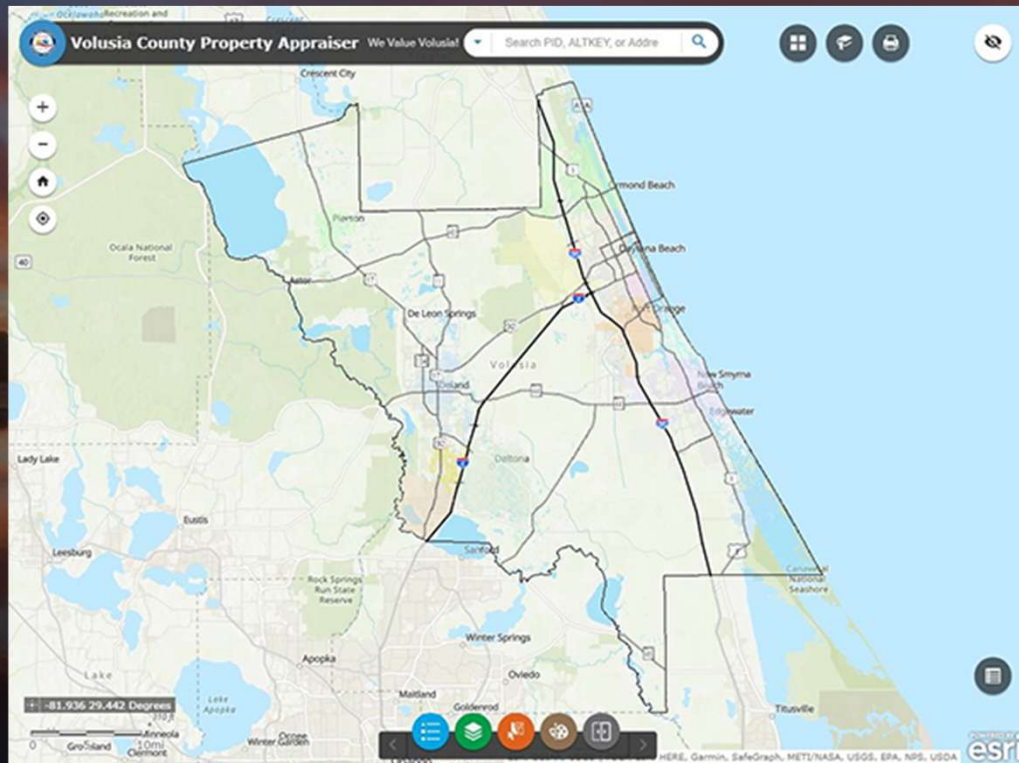


ORMOND CROSSINGS

Construction is officially underway on Ormond Crossings, a nearly 3,000-acre mixed-use development located along both sides of I-95 south of U.S. 1 in Ormond Beach. The project is planned to include approximately 2,550 residential units, with the first phase consisting of about 450 homesites.

At full buildout, Ormond Crossings will feature a walkable town center, retail and restaurant space, a hotel, multifamily housing, and a major commerce park. Approved entitlements include approximately 3.05 million square feet of non-residential development, including 900,000 SF of office space, 800,000 SF of industrial space, 560,000 SF of warehouse/distribution, 350,000 SF of flex space, and 200,000 SF of retail uses, creating one of the largest master-planned developments in Volusia County.

ABSTRACTING & ARCGIS

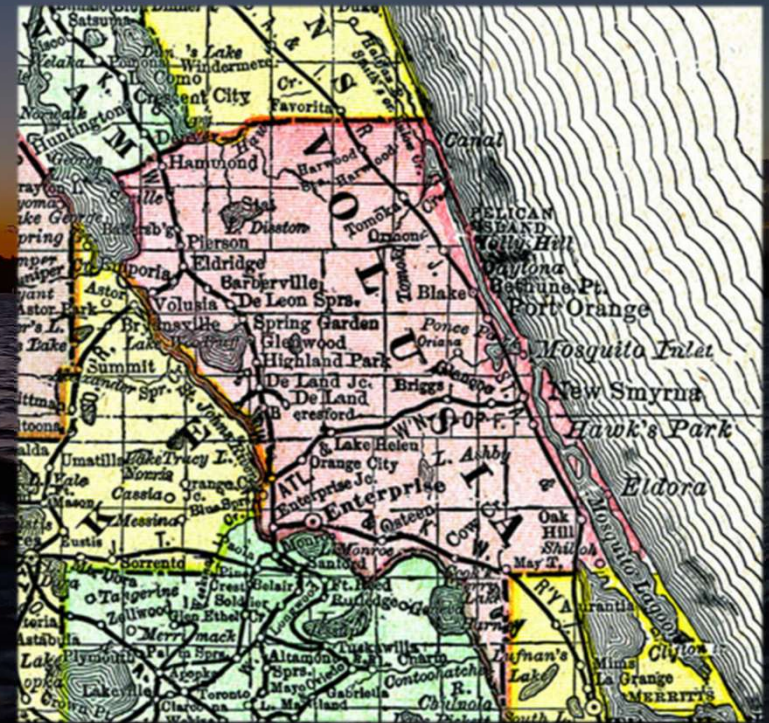


ABOUT OUR GIS/DEEDS DEPARTMENT

We are the custodians of the Cadastre - we oversee the ownership information of the Tax Roll and the Cadastral map of the County.

According to Merriam-Webster a Cadastre is an official register of the quantity, value, and ownership of real estate used in apportioning taxes.

So how do we monitor all the changes and updates to ownership within the County of Volusia?



DOCUMENT PROCESSING



Month	2018	2019	2020	2021	2022	2023	2024	2025	2026
January	3,245	3,534	3,320	3,480	3,517	2,581	3,129	3,214	2,999
February	3,971	3,151	3,833	4,070	3,699	3,062	3,300	3,053	2,960
March	3,737	3,745	3,764	5,044	5,120	4,359	3,844	3,610	3,627
April	4,068	4,353	2,861	4,553	4,524	3,687	4,153	4,087	3,753
May	4,477	4,235	2,711	4,442	4,353	4,105	3,866	3,743	3,065
June	4,133	4,093	3,707	4,654	4,294	3,753	3,401	3,596	
July	3,749	4,437	3,819	4,353	4,073	3,668	3,830	3,735	
August	4,377	4,132	3,926	4,287	4,077	3,712	3,586	3,537	
September	3,680	3,465	3,972	4,479	3,369	3,388	3,365	3,510	
October	4,488	3,929	4,450	4,259	3,418	3,792	3,306	3,596	
November	3,446	3,205	3,733	4,345	2,881	3,349	2,986	3,014	
December	4,314	3,584	4,202	4,480	3,504	3,796	3,436	3,754	
Totals	47,685	45,863	44,298	52,446	46,829	43,252	42,202	42,449	

Menu

Volusia County, FL

ANALYST II
Official Records

Book / Page

Search by... Search by...

Select a Search

404 results match your criteria

Refresh

ASSIGNED TO	STATUS NAME	RECORDED DATE	INSTRUMENT NO.	BOOK	PAGE	ALT IDS
Erin L.	PROCESSED DEED API	Apr 23, 2025	2025075697	8693	3122	731323000230
Team Comments: EL05062025 PARCEL NEEDS TITLE SEARCH?						
Erin L.	PROCESSED DEED API	Apr 23, 2025	2025075758	8693	3254	911000000100
Erin L.	PROCESSED DEED API	Apr 23, 2025	2025074936	8693	0764	813004190220
Erin L.	PROCESSED DEED API	Apr 23, 2025	2025075092	8693	1279	533901090020, 533901
Erin L.	PROCESSED DEED API	Apr 23, 2025	2025075115	8693	1397	921000000570
Erin L.	PROCESSED DEED API	Apr 23, 2025	2025075232	8693	1830	531600040012
Erin L.	PROCESSED DEED API	Apr 23, 2025	2025075439	8693	2398	
Team Comments: EL05062025 CAMA LEGAL INCORRECT FOR SE 1/4						
Erin L.	PROCESSED DEED API	Apr 23, 2025	2025075512	8693	2647	
Erin L.	PROCESSED DEED API	Apr 23, 2025	2025075524	8693	2683	
Erin L.	PROCESSED DEED API	Apr 24, 2025	2025075861	8693	3647	
Team Comments: PG 3655 WIFE WILL EXECUTE DOCUMENTS						

DEEDS

Menu

Volusia County, FL

Book / Page

8693 1279

Assigned To: Erin Langton

Processed API

Data Export

Document Image

iasWorld CAMA Data

Team Comments

Task History

File Upload

Parcels				
PARID	PARCEL NUMBER	Vac/Imp	Old Legal Lines	New Legal Lines
3508394	533901090020	I	LOT 2 EXC E 255 FT OF S 1/2 & INC LOT 3 EXC N 10 FT OF E 265 FT & EXC E 202.5 FT OF S 97 FT OF N 107 FT BLK 9 DAYTONA PER OR 4260 PG 0061 PER OR 5495 PG 1057 & PER OR 6357 PG 4827 PER OR 6686 PG 1821 PER OR 7777 PG 0500	LOT 2 EXC E 255 FT OF S 1/2 & INC LOT 3 EXC N 10 FT OF E 265 FT & EXC E 202.5 FT OF S 97 FT OF N 107 FT BLK 9 DAYTONA PER OR 4260 PG 0061 PER OR 5495 PG 1057 & PER OR 6357 PG 4827 PER OR 6686 PG 1821 PER OR 7777 PG 0500 PER OR 8693 PG 1279
3508467	533901090042	V	W 200 FT OF LOT 4 & W 200 FT OF S 1/2 OF LOT 5 BLK 9 DAYTONA PER OR 4261 PG 0061 PER OR 5495 PG 1057 & PER OR 6357 PG 4827 PER OR 6686 PG 1821 PER OR 7777 PG 0500	W 200 FT OF LOT 4 & W 200 FT OF S 1/2 OF LOT 5 BLK 9 DAYTONA PER OR 4261 PG 0061 PER OR 5495 PG 1057 & PER OR 6357 PG 4827 PER OR 6686 PG 1821 PER OR 7777 PG 0500 PER OR 8693 PG 1279

Owners				
Owner Num	Name 1	Name 2	Pct Owned	Type Code 1
0	JW RIDGEWOOD LLC	---	100	FS
Care Of				

PREPARED BY & RETURN TO:

Name: Stephanie Bombalier, an employee of
First National Land Transfer Inc.
Address: 7933 Baymeadows Way
Suite 6
Jacksonville, FL 32256
File No. 25-02-002JB

Parcel No.: 533901090020 and 533901090042

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 14 day of **April, 2025**, by **TL3 DAYTONA LLC**, a Florida corporation, hereinafter called the Grantor, to **JW RIDGEWOOD, LLC**, having its principal place of business at **4321 S. Atlantic Ave, Ponce Inlet, FL 32127**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Volusia, State of Florida, viz:

PARCEL 1:

Lot 3, except the Northerly 10 feet of the Easterly 265 feet, and also except the Southerly 97 feet of the Northerly 107 feet of the Easterly 202.5 feet, together with the Northerly one-half of Lot 2 and the Westerly 200 feet of the Southerly one-half of Lot 2, all in Block 9, Hodgman's Daytona, as per map recorded in Map Book 2, Page 82, Public Records of Volusia County, Florida,

AND

A portion of Lot 3, Block 9, Hodgman's Daytona, as per map recorded in Map Book 2, Page 82, Public Records of Volusia County, Florida, being more particularly described as follows: As a point of reference, commence at the

Parcel ID: 3508394

533901090020 JW RIDGEWOOD LLC

149 S RIDGEWOOD AVE DAYTONA BEACH 32114 2026

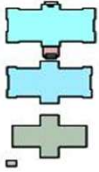
Tree View Data Panel

Summary for Active Parcel

Summary

3508394

Map



Summary

NBHD 7060 Comm. x12756
Public Access [CLICK HERE](#)
Onbase [CLICK HERE](#)
Situs 149 S RIDGEWOOD AVE
DAYTONA BEACH
Legal 39-15-33 LOT 2 EXC E 255
FT OF S 1/2 & INC LOT 3
EXC N 10 FT
OF E 265 FT & EXC E 202.5
FT OF S 97 FT OF N 107 FT
BLK 9 H
ODGMANS DAYTONA MB 2
PG 82 MB 12 PG 13-15 PER
OR 4260 PG 006
Millage Group 214
Gis Est SF 63341.77
TW-RG-SC 15-33-39
PC 1800
Res Bldg Count 0
Com Bldg Count 1
Misc Imp Count 6



Owners Sales Notes Legal Data Asmt Values Ex Application Ex Applicants Ex Details Ex Summary Exemption Totals Addl Situs Address Alternate ID

Own#	Owner Name	%Own	Hide	OT1	OT2	Who	When	Sale Key	Record	Status
0	JW RIDGEWOOD LLC	100		FS		EOY ROLL	10/06/2025	22714503	Current	

Owner Code: Owner #: Name: Owner Type Codes: Care Of: Confid Situation/Statute: % Owned: Confid Expiry Date: Hide Name: ☐ HIDE NAMEAddress Format: Address: Description: Address 1: Address 2: Address 3: City: State: Zip: - Country: Postal Code: Flag for Letters: AG Removal: Conveyance #:





A FEW OTHER THINGS WE DO IN THE DEEDS DEPARTMENT

- In 2025 there were 11,458 vital stats to process; of them 4,100 were already matched to a homestead parcel. In 2024, we had 10,603 vital stats with 3,768 linked to homesteaded parcels.
- 532 letters written to customers concerning title issues.
- 192 deed splits performed.
- 12 adverse possession reviews.
- Maintain the subsurface map (which is not easy).

GIS DEPARTMENT

The ones that make it all make sense...

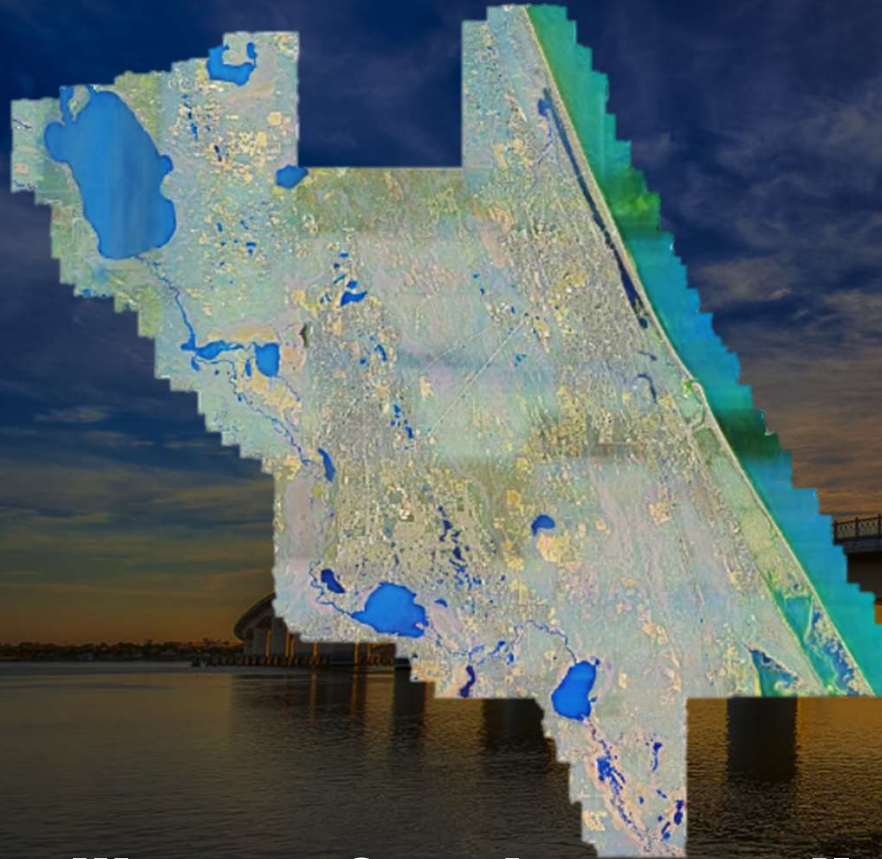


What does GIS stand for? Geographic Information Systems



GET IT SURVEYED!!!





We as a County presently have 313,582 real property parcels. Approximately 916,480 acres more or less

Subdivision

3-59

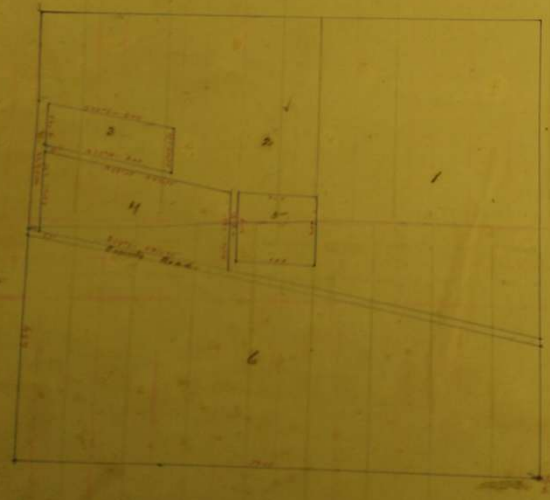
PLAT
OF THE
ASSESSOR'S SUB-DIVISION

July Tenants' Homestead
Being 2 1/2 Acres Section 14 in

T. 12 S. 4. 31. E. 2.
VOLUSIA COUNTY, FLA.
Section 14

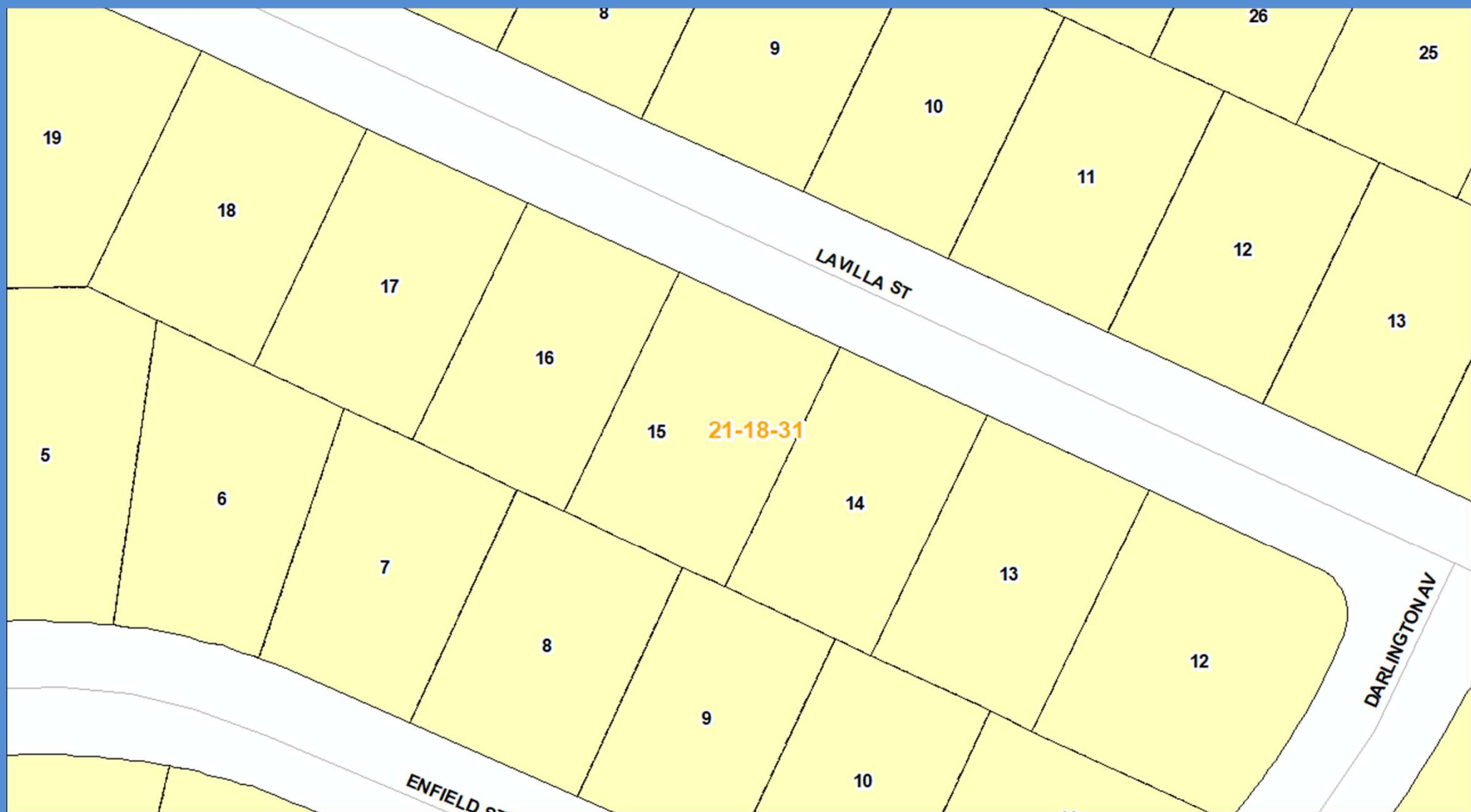
Filed for Record by C. B. Wilson
For Assessment Volusia Co. Fla.
April 1935

Filed in Office
April 11 1935



Sec. 177.101 F.S.
For recorded subdivision







GIS DEPARTMENT STATISTICS

- **337 Splits & Combines**
- **33 Subdivisions**
- **8 Condominiums**
- **Which created 3,403 lots and 145 units**
- **31 Annexations**
- **95 surrounding owners requests processed**
- **9,000+ situs address additions and deletions**

A person is riding a bicycle on a sandy beach at sunset. The sky is a mix of orange and grey, and the ocean waves are visible in the background. The entire image is framed by a blue border.

THE LIFE AND TIMES OF PARCEL

5226-00-00-0150

Instrument Prepared by and Return to:

Name: Jerome D. Mitchell, Esquire
RIGGIO & MITCHELL, P.A.
Address: 400 South Palmetto Avenue
Daytona Beach, FL 32114

Property Appraisers Parcel Identification:
5226-00-00-0080

03/08/2004 07:33 AM
Doc stamps 38845.80
(Transfer Amt \$ 5549350)
Instrument# 2004-053928
Book : 5272
Page : 2876

Best Available Image

Book : 5272
Page : 2878

Warranty Deed

(Wherever used herein the terms "first party" and "second party" shall include singular and plural heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

This Indenture, made this 20TH day of FEBRUARY, A.D., 2004, between **NORPAK CORPORATION**, a Delaware corporation, of the County of Essex, in the State of New Jersey, whose address is 70 Blanchard Street, Newark, New Jersey 07105, party of the first part, and **SOUTHEASTERN HAY & NURSERY, INC.**, a Florida corporation, of the County of Volusia, in the State of Florida, whose address is 1801 W. International Speedway Boulevard, Daytona Beach, Florida 32114, party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) U.S. Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs and assigns forever, the following described land, situate, and being in the County of Volusia, State of Florida, to-wit:

See Legal Description attached as Exhibit "A" and by reference made a part hereof.

Subject to taxes for 2004 and subsequent years.

The property is not homestead property within the meaning of Florida Law and/or the Florida State Constitution. No persons reside on the property.

DEED RESTRICTION

For a period of twenty-five (25) years from the date hereof, the subject property conveyed herein shall not be used for any commercial or major sports use, and shall not be rezoned to any commercial zoning district, major sports zoning district, or any other zoning category, other than M-1, M-2, M-3, M-4 or

DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 26, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE SAMUEL WILLIAMS GRANT (SECTION 39) WITH THE EAST LINE OF SAID SECTION 26; THENCE S 00°14'12" W, ALONG THE EAST LINE OF SECTION 26, A DISTANCE OF 662.22 FEET; THENCE CONTINUE ALONG THE EAST LINE OF SECTION 26, S 01°38'49" W A DISTANCE OF 2011.36 FEET; THENCE, DEPARTING THE EAST LINE OF SECTION 26, N 88°21'11" W A DISTANCE OF 1824.14 FEET; THENCE N 00°43'31" E A DISTANCE OF 1077.34 FEET; THENCE S 89°21'50" W, A DISTANCE OF 920.00 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE N 00°43'31" E, ALONG SAID LINE A DISTANCE OF 450.00 FEET; THENCE S 89°29'00" W A DISTANCE OF 7.89 FEET; THENCE N 00°31'00" W A DISTANCE OF 758.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BELLEVUE AVENUE; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N72°23'51"E A DISTANCE OF 191.61 FEET TO A POINT ON THE WESTERLY LINE OF THE SAMUEL WILLIAMS GRANT; THENCE S 25°17'57" E ALONG THE WESTERLY LINE OF THE SAMUEL WILLIAMS GRANT A DISTANCE OF 850.86 FEET TO THE SOUTHWEST CORNER OF THE SAMUEL WILLIAMS GRANT; THENCE N 64°53'04" E ALONG THE SOUTH LINE OF THE SAMUEL WILLIAMS GRANT A DISTANCE OF 2488.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 26 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

Parcel ID:



522600000080 NORPAK

BELLEVUE AV DAYTONA BEACH 2003

Tree View **Data Panel**

Summary for Active Parcel

Summary

3250320

Map



Sorry, no photo available for this record



Sorry, no sketch available for this record

-- No Data --



PRIOR YEAR - 2003

The data in this transaction is locked for jurisdiction 74 and tax year 2003 for the TAXROLLSUPERVISOR role.

Owners Sales Notes Legal Data Asmt Values Ex Application Ex Applicants Ex Details Ex Summary Exemption Totals Addl Situs Address Alternate ID

Own#	Owner Name	%Own	Hide	OT1	OT2	Who	When	Sale Key	Record	Status
0	NORPAK	100					04/29/2003	link...	Current	

Owner Code:

Owner #:

Name:

Owner Type Codes:

Care Of:

Confid Situation/Statute:

% Owned:

Confid Expiry Date:

Hide Name: ☐ HIDENAME

Address Format:

Address:

Description: Building/Unit No:

Address 1:

Address 2:

Address 3:

City: State: Zip:

Country: Postal Code:

Flag for Letters:

AG Removal:

Conveyance #:





Parcel ID: 6299919

522600000150 SOUTHEASTERN HAY & NURSERY INC

2004

Tree View **Data Panel**

Summary for Active Parcel

Summary

6299919 [Map](#)



Sorry, no sketch available for this record

-- No Data --



PRIOR YEAR - 2004

The data in this transaction is locked for jurisdiction 74 and tax year 2004 for the TAXROLLSUPERVISOR role.

Owners Sales Notes Legal Data Asmt Values Ex Application Ex Applicants Ex Details Ex Summary Exemption Totals Addl Situs Address Alternate

Own#	Owner Name	%Own	Hide	OT1	OT2	Who	When	Sale Key	Record	Status
0	SOUTHEASTERN HAY & NURSERY I...	100					07/12/2004	link...	Current	

Owner Code:

Owner #:

Name: SOUTHEASTERN HAY & NURSERY INC

Owner Type Codes:

Care Of:

Confid Situation/Statute:

% Owned:

Confid Expiry Date:

Hide Name: ☐ HIDE NAME

Address Format: N: US National

Address:

Description: Building/Unit No:

Address 1: 1801 W INTL SPEEDWAY BLVD

Address 2:

Address 3:

City: DAYTONA BEACH State: FL Zip: 32114

Country: Postal Code:

Flag for Letters:

AG Removal:

Conveyance #:

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Daytona 634 Development, LLC
Monarch Plaza – 3414 Peachtree Road NE, Suite 960
Atlanta, Georgia 30326
Attn: Todd Parker

MAIL TAX STATEMENTS TO:

Daytona 634 Development, LLC
c/o Hillwood Development
9800 Hillwood Parkway, Suite 300
Fort Worth, TX 76177
Attn: Laurie Zirpel

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

APN: 5226-00-00-0150

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 30 day of December, 2021 by **SOUTHEASTERN HAY & NURSERY, LLC**, a Florida limited liability company ("Grantor"), whose address is One Daytona Boulevard, Daytona Beach, Florida 32114 to **DAYTONA 634 DEVELOPMENT, LLC**, a Delaware limited liability company ("Grantee"), whose address is 3414 Peachtree Road NE, Suite 960, Atlanta, Georgia 30326.

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in Volusia County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part of this Deed (the "**Property**"), together with all tenements,

**Exhibit A
Legal Description**

The Land referred to herein below is situated in the County of Volusia, State of Florida, and is described as follows:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 26, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE SAMUEL WILLIAMS GRANT (SECTION 39) WITH THE EAST LINE OF SAID SECTION 26; THENCE S00°14'12"W, ALONG THE EAST LINE OF SECTION 26, A DISTANCE OF 662.22 FEET; THENCE CONTINUE ALONG THE EAST LINE OF SECTION 26, S01°38'49"W A DISTANCE OF 2011.36 FEET; THENCE, DEPARTING THE EAST LINE OF SECTION 26, N88°21'11"W A DISTANCE OF 1824.14 FEET; THENCE N00°43'31"E A DISTANCE OF 1077.34 FEET; THENCE S89°21'50"W, A DISTANCE OF 920.00 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE N00°43'31"E, ALONG SAID LINE A DISTANCE OF 450.00 FEET; THENCE S89°29'00"W A DISTANCE OF 7.89 FEET; THENCE N00°31'00"W A DISTANCE OF 758.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BELLEVUE AVENUE; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N72°23'51"E A DISTANCE OF 191.61 FEET TO A POINT ON THE WESTERLY LINE OF THE SAMUEL WILLIAMS GRANT; THENCE S25°17'57"E ALONG THE WESTERLY LINE OF THE SAMUEL WILLIAMS GRANT A DISTANCE OF 850.86 FEET TO THE SOUTHWEST CORNER OF THE SAMUEL WILLIAMS GRANT; THENCE N64°53'04"E ALONG THE SOUTH LINE OF THE SAMUEL WILLIAMS GRANT A DISTANCE OF 2488.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 26 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

Parcel ID: 6299919

522600000150 SOUTHEASTERN HAY & NURSERY INC 2519 BELLEVUE AVE DAYTONA BEACH 32114 2021

Tree View **Data Panel**

Summary for Active Parcel

Summary ▾

6299919

Map



Sorry, no sketch available for this record

Summary

NBHD **3273 Angela P. x14321**
 Public Access [CLICK HERE](#)
 Onbase [CLICK HERE](#)
 Situs 2519 BELLEVUE AVE
 DAYTONA BEACH
 Legal ALL FRAC S OF COUNTY RD
 BEING E 1824.14 FT MEAS
 ON S/L OF N
 2673.58 FT MEAS ON E/L S
 OF GRANT & INC IRREG
 PORTION S OF C
 OUNTY RD 4068 MEAS N
 1208.58 FT ON W/L OF W
 920 FT OF E 2744
 Millage Group 204
 Gis Est SF 4710692.97



PRIOR YEAR - 2021

The data in this transaction is locked for jurisdiction 74 and tax year 2021 for the TAXROLLSUPERVISOR role.

Owners Sales Notes Legal Data Asmt Values Ex Application Ex Applicants Ex Details Ex Summary Exemption Totals Addl Situs Address Alternate

Own#	Owner Name	%Own	Hide	OT1	OT2	Who	When	Sale Key	Record	Status
0	SOUTHEASTERN HAY & NURSERY I...	100				EOY ROLL	10/08/2020	21287277	Current	

Owner Code: Owner #:

Name: SOUTHEASTERN HAY & NURSERY INC

Owner Type Codes: Care Of: Confid Situation/Statute: % Owned: Confid Expiry Date: Hide Name: ☐ HIDENAME

Address Format: N: US National ▾

Address: Description: Building/Unit No:

Address 1: 1801 W INTL SPEEDWAY BLVD

Address 2: Address 3:

City: DAYTONA BEACH State: FL Zip: 32114 - 1243

Country: Postal Code: Flag for Letters: AG Removal: Conveyance #:



Parcel ID: 6299919

522600000150 DAYTONA 634 DEVELOPMENT LLC 2519 BELLEVUE AVE DAYTONA BEACH 32114 2022

Tree View Data Panel

Summary for Active Parcel

Summary

6299919

Map

Sorry, no sketch available
for this record

Summary

NBHD 7366 Comm. x12756
Public Access [CLICK HERE](#)
Onbase [CLICK HERE](#)
Situs 2519 BELLEVUE AVE
DAYTONA BEACH
Legal ALL FRAC S OF COUNTY RD
BEING E 1824.14 FT MEAS
ON S/L OF N
2673.58 FT MEAS ON E/L S
OF GRANT & INC IRREG
PORTION S OF C
OUNTY RD 4068 MEAS N
1208.58 FT ON W/L OF W
920 FT OF E 2744
Millage Group 204
Gis Est SF 4710976.36
TW-RG-SC 15-32-26
DC 4000



PRIOR YEAR - 2022

The data in this transaction is locked for jurisdiction 74 and tax year 2022 for the TAXROLLSUPERVISOR role.

Owners Sales Notes Legal Data Asmt Values Ex Application Ex Applicants Ex Details Ex Summary Exemption Totals Addl Situs Address Alternate ID

Own#	Owner Name	%Own	Hide	OT1	OT2	Who	When	Sale Key	Record	Status
0	DAYTONA 634 DEVELOPMENT LLC	100		FS		JA_API_PRO	01/21/2022	22584642	Current	

Owner Code: Owner #:

Name: DAYTONA 634 DEVELOPMENT LLC

Owner Type Codes: FS: Fee Simple

Care Of: Confid Situation/Statute:

% Owned: 100

Confid Expiry Date: Hide Name: ☐ HIDE NAME

Address Format: N: US National

Address: Description: Building/Unit No:

Address 1: 3414 PEACHTREE RD NE STE 960

Address 2: Address 3:

City: ATLANTA State: GA Zip: 30326

Country: Postal Code: Flag for Letters: AG Removal: Conveyance #:

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

K&L Gates LLP
925 Fourth Ave, Suite 2900
Seattle, WA 98104
Attn: Landon Sullivan

MAIL TAX STATEMENTS TO:

Amazon.com Services LLC
c/o Amazon Property Tax (DAB2)
P.O. Box 80416
Seattle, WA 98109-0416

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

APN: 5226-00-00-0150

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made and executed as of the 21st day of October, 2024, by **DAYTONA 634 DEVELOPMENT, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 3000 Turtle Creek Blvd, Dallas, Texas 75219, to **AMAZON.COM SERVICES LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 410 Terry Ave. N, Seattle, Washington 98109-5210.

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in Volusia County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part of this Deed (the "**Property**"), together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to the restrictions, easements, agreements, reservations set forth on **Exhibit "B"** attached hereto and made a part hereof (the "**Permitted Exceptions**"), the reference to which shall not operate to reimpose same.

**Exhibit A
Legal Description**

The land referred to herein below is situated in the County of Volusia, State of Florida, and is described as follows:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 26, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE SAMUEL WILLIAMS GRANT (SECTION 39) WITH THE EAST LINE OF SAID SECTION 26; THENCE S00°14'12"W, ALONG THE EAST LINE OF SECTION 26, A DISTANCE OF 662.22 FEET; THENCE CONTINUE ALONG THE EAST LINE OF SECTION 26, S01°38'49"W A DISTANCE OF 2011.36 FEET; THENCE, DEPARTING THE EAST LINE OF SECTION 26, N88°21'11"W A DISTANCE OF 1824.14 FEET; THENCE N00°43'31"E A DISTANCE OF 1077.34 FEET; THENCE S89°21'50"W, A DISTANCE OF 920.00 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE N00°43'31"E, ALONG SAID LINE A DISTANCE OF 450.00 FEET; THENCE S89°29'00"W A DISTANCE OF 7.89 FEET; THENCE N00°31'00"W A DISTANCE OF 758.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BELLEVUE AVENUE; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N72°23'51"E A DISTANCE OF 191.61 FEET TO A POINT ON THE WESTERLY LINE OF THE SAMUEL WILLIAMS GRANT; THENCE S25°17'57"E ALONG THE WESTERLY LINE OF THE SAMUEL WILLIAMS GRANT A DISTANCE OF 850.86 FEET TO THE SOUTHWEST CORNER OF THE SAMUEL WILLIS GRANT; THENCE N64°53'04"E ALONG THE SOUTH LINE OF THE SAMUEL WILLIAMS GRANT A DISTANCE OF 2488.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 26 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 4,833,334 SQ. FEET OR 110.9581 ACRES, MORE OR LESS

Parcel ID: 6299919



522600000150 DAYTONA 634 DEVELOPMENT LLC 2519 BELLEVUE AVE DAYTONA BEACH 32114 2024

Tree View Data Panel

Summary for Active Parcel

Summary

6299919

Map



Sorry, no sketch available for this record

Summary

NBHD 7366 Comm. x12756
Public Access [CLICK HERE](#)
Onbase [CLICK HERE](#)
Situs 2519 BELLEVUE AVE
DAYTONA BEACH
Legal ALL FRAC S OF COUNTY RD
BEING E 1824.14 FT MEAS
ON S/L OF N
2673.58 FT MEAS ON E/L S
OF GRANT & INC IRREG
PORTION S OF C
COUNTY RD 4068 MEAS N
1208.58 FT ON W/L OF W
920 FT OF E 2744
Millage Group 204
Gis Est SF 4710976.36
TW-RG-SC 15-32-26
PC 4000



PRIOR YEAR - 2024

Owners Sales Notes Legal Data Asmt Values Ex Application Ex Applicants Ex Details Ex Summary Exemption Totals Add Situs Address Alternate ID

Own#	Owner Name	%Own	Hide	OT1	OT2	Who	When	Sale Key	Record	Status
0	DAYTONA 634 DEVELOPMENT LLC	100		FS		EOY ROLL	10/10/2023	22584642	Current	

Owner Code: Owner #:

Name: DAYTONA 634 DEVELOPMENT LLC

Owner Type Codes: FS: Fee Simple

Care Of: Confid Situation/Statute:

% Owned: 100 *

Confid Expiry Date: Hide Name: ☐ HIDENAME

Address Format: N: US National

Address: Description: Building/Unit No:

Address 1: 3414 PEACHTREE RD NE STE 960

Address 2: Address 3: City: ATLANTA State: GA Zip: 30326 - Country: Postal Code: Flag for Letters: AG Removal: Conveyance #:



Parcel ID: 6299919

522600000150 AMAZON COM SERVICES LLC 2519 BELLEVUE AVE DAYTONA BEACH 32114 2025

Tree View Data Panel

Summary for Active Parcel

Summary

6299919

Map



Sorry, no sketch available for this record

Summary

NBHD 7366 Comm. x12756
Public Access [CLICK HERE](#)
Onbase [CLICK HERE](#)
Situs 2519 BELLEVUE AVE
DAYTONA BEACH
Legal 26-15-32 ALL FRAC S OF
COUNTY RD BEING E
1824.14 FT MEAS ON
S/L OF N 2673.58 FT MEAS
ON E/L S OF GRANT & INC
IRREG PORTI
ON S OF COUNTY RD 4068
MEAS N 1208.58 FT ON W/L
OF W 920 FT
Millage Group 204
Gis Est SF 4710976.36
TW-RG-SC 15-32-26
PC 4000



PRIOR YEAR - 2025

Owners Sales Notes Legal Data Asmt Values Ex Application Ex Applicants Ex Details Ex Summary Exemption Totals Addl Situs Address Alternate ID

Own#	Owner Name	%Own	Hide	OT1	OT2	Who	When	Sale Key	Record	Status
0	AMAZON COM SERVICES LLC	100		FS		JA_API_PROD	11/07/2024	22696617	Current	

Owner Code:

Owner #:

Name:

Owner Type Codes:

Care Of:

Confid Situation/Statute:

% Owned:

Confid Expiry Date:

Hide Name: ☐ HIDENAME

Address Format:

Address:

Description: Building/Unit No:

Address 1:

Address 2:

Address 3:

City:

State:

Zip: -

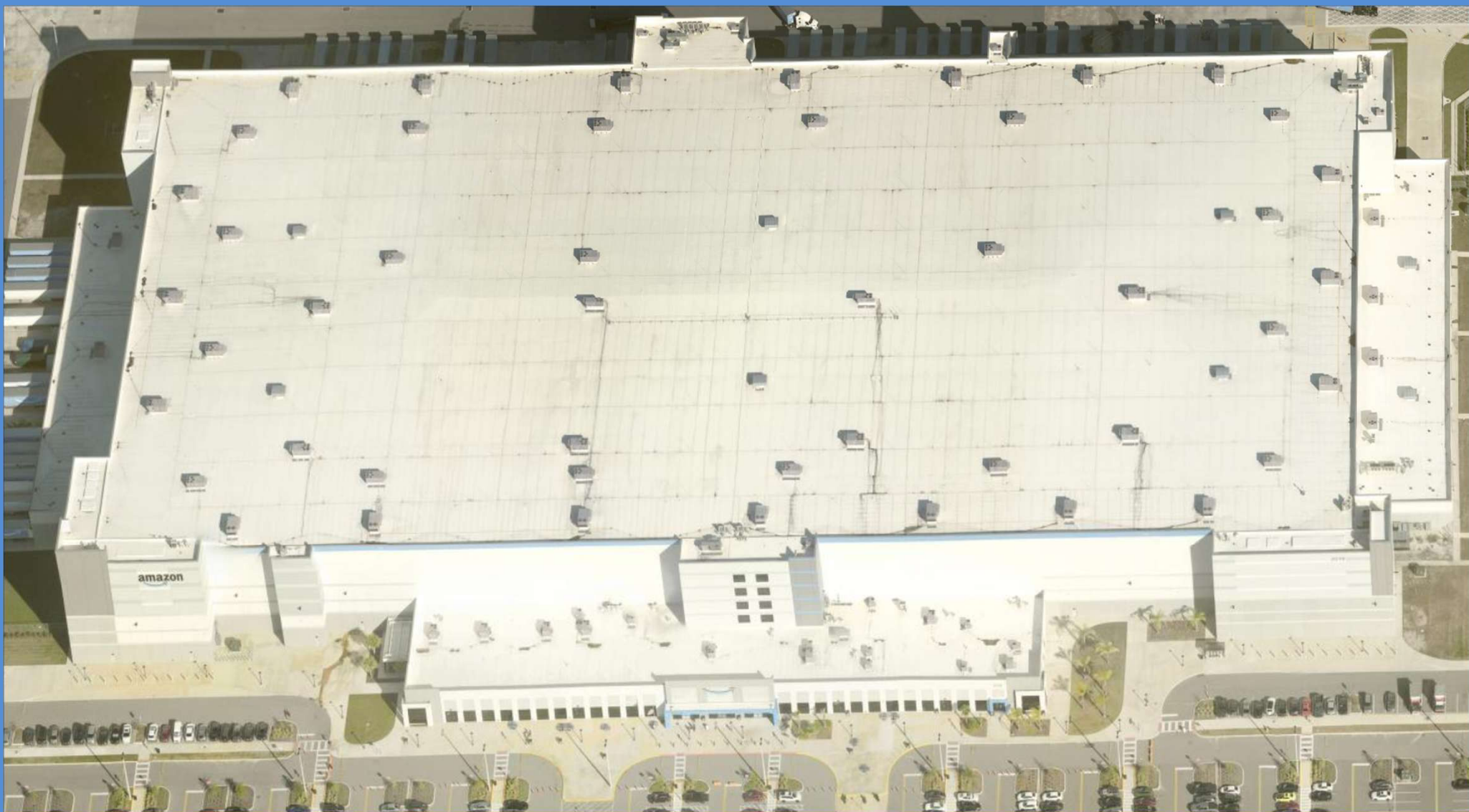
Country:

Postal Code:

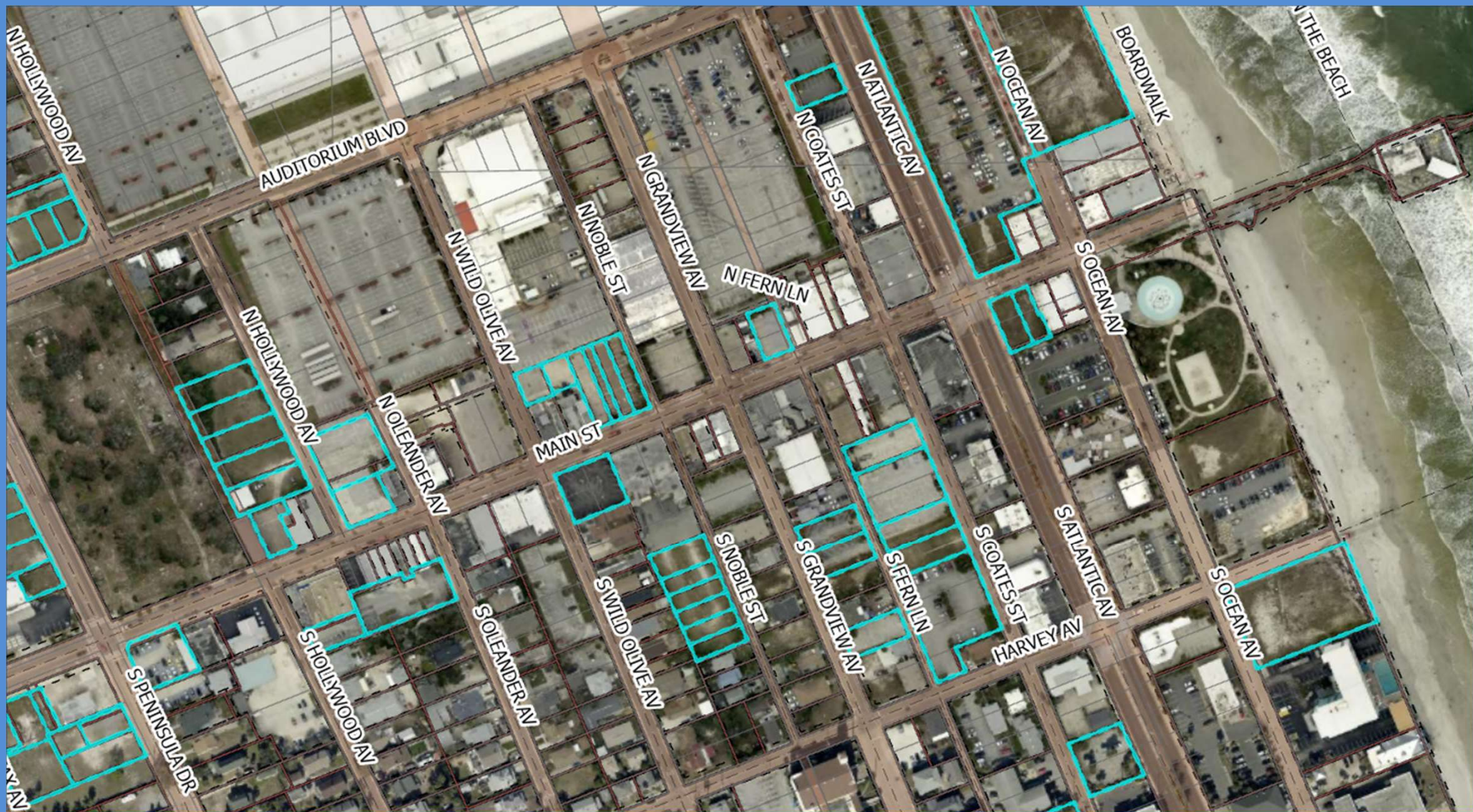
Flag for Letters:

AG Removal:

Conveyance #:

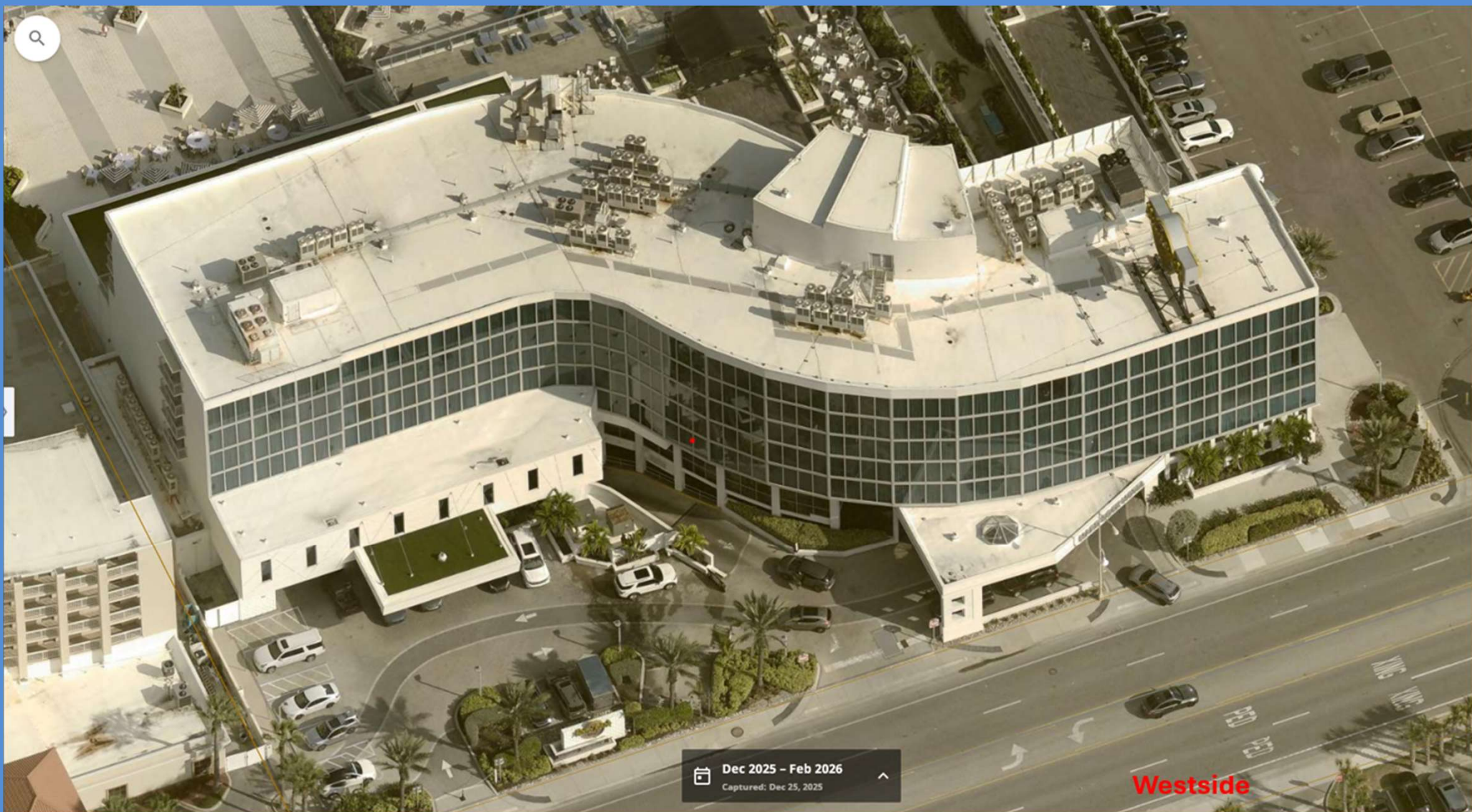






OTHER THINGS THE GIS DEPARTMENT OVERSEES

- **Aerial photography with a contract with Eagleview**
- **Street view photography and LIDAR through NC Tech**
- **Drone photos and videos used for damage assessment**

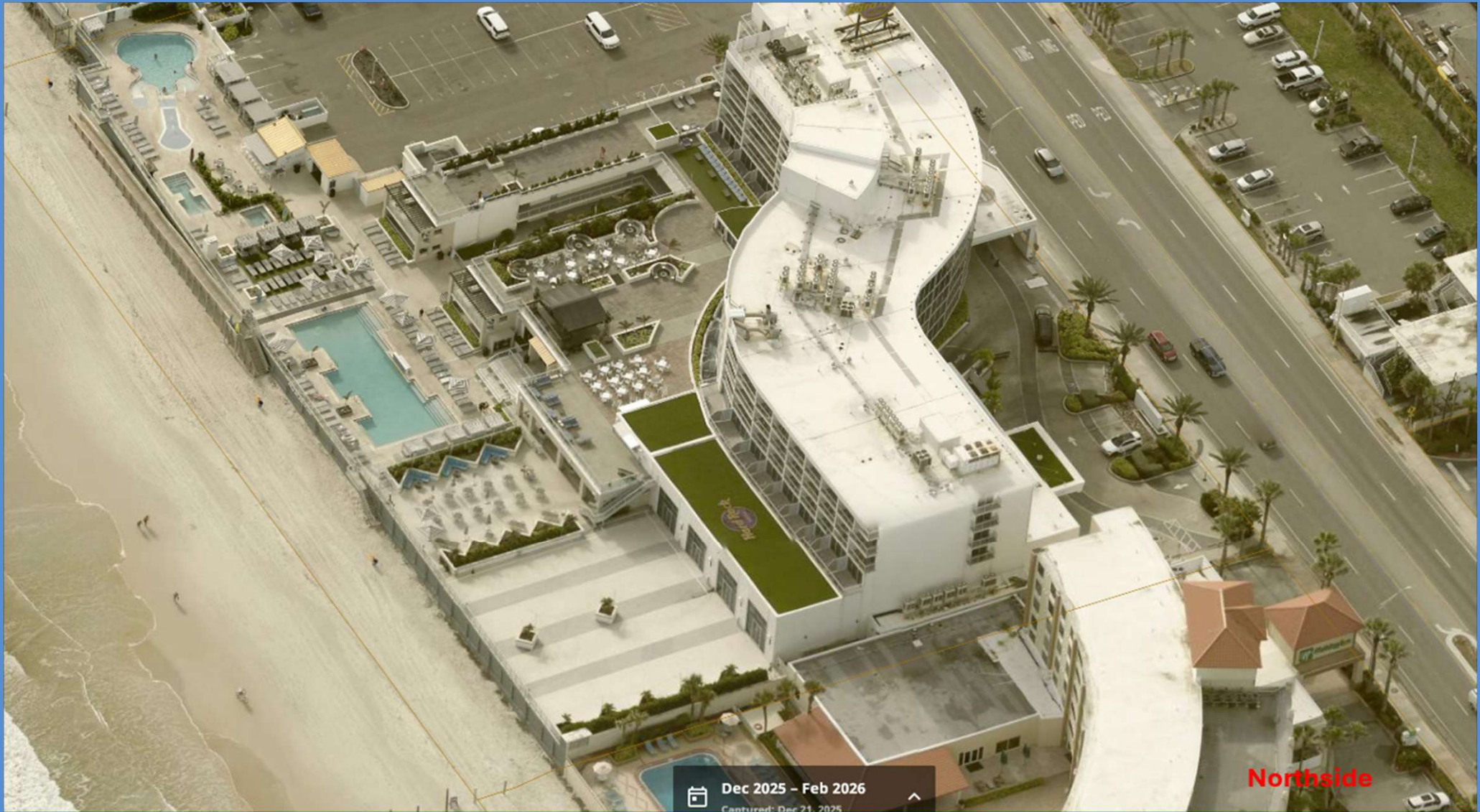


Dec 2025 - Feb 2026

Captured: Dec 25, 2025



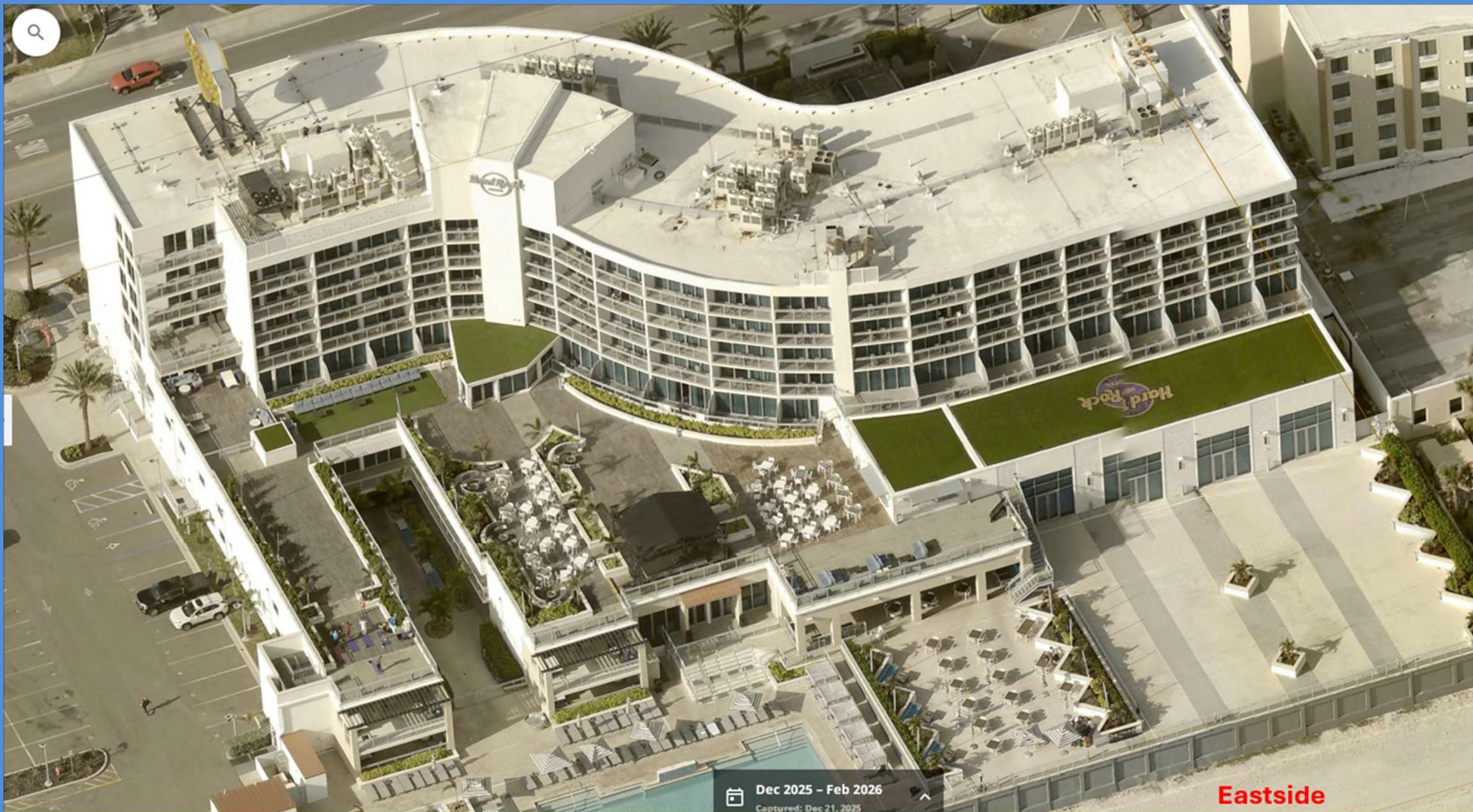
Westside



Dec 2025 - Feb 2026

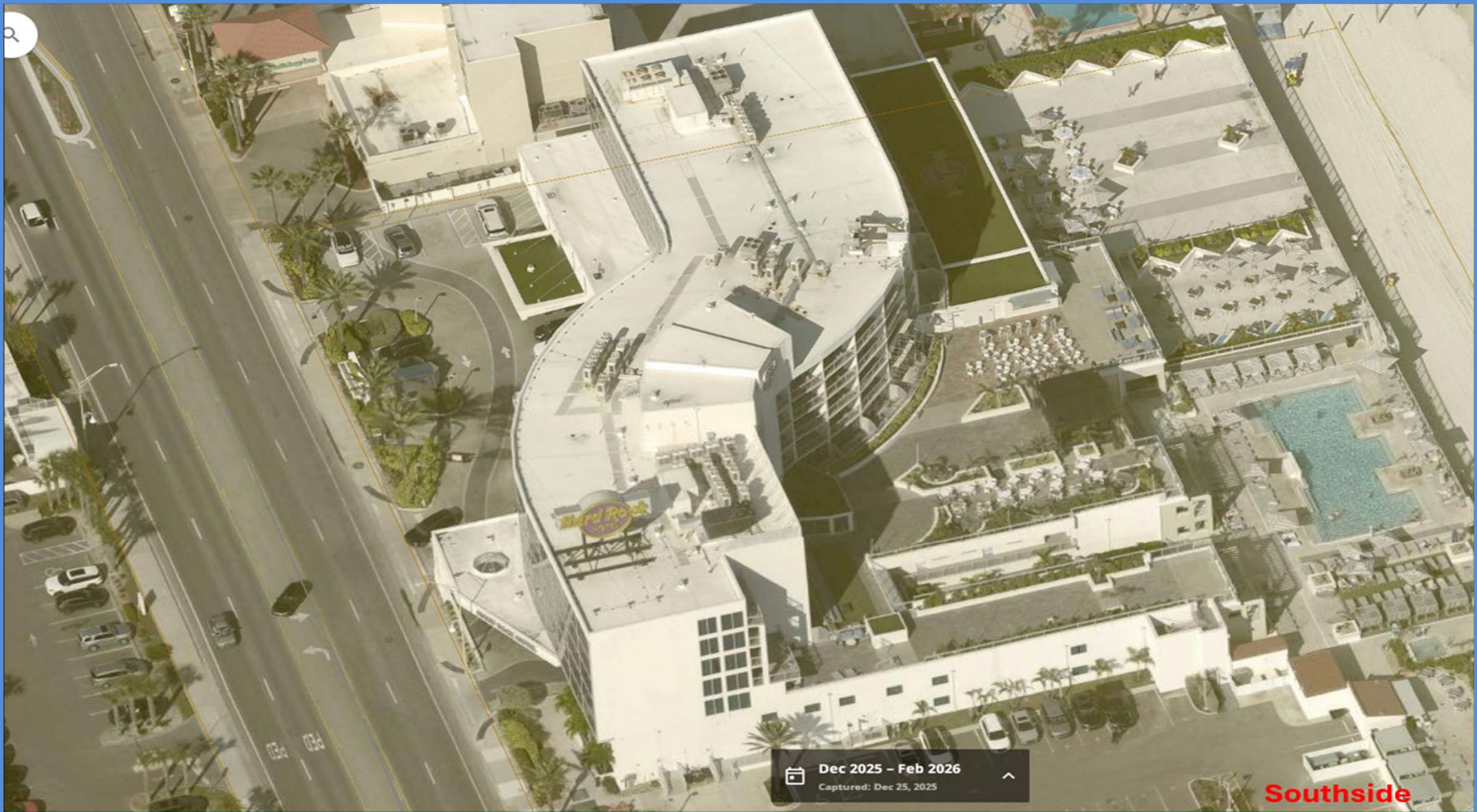
Captured: Dec 21, 2025

Northside



Dec 2025 - Feb 2026
Captured: Dec 21, 2025

Eastside



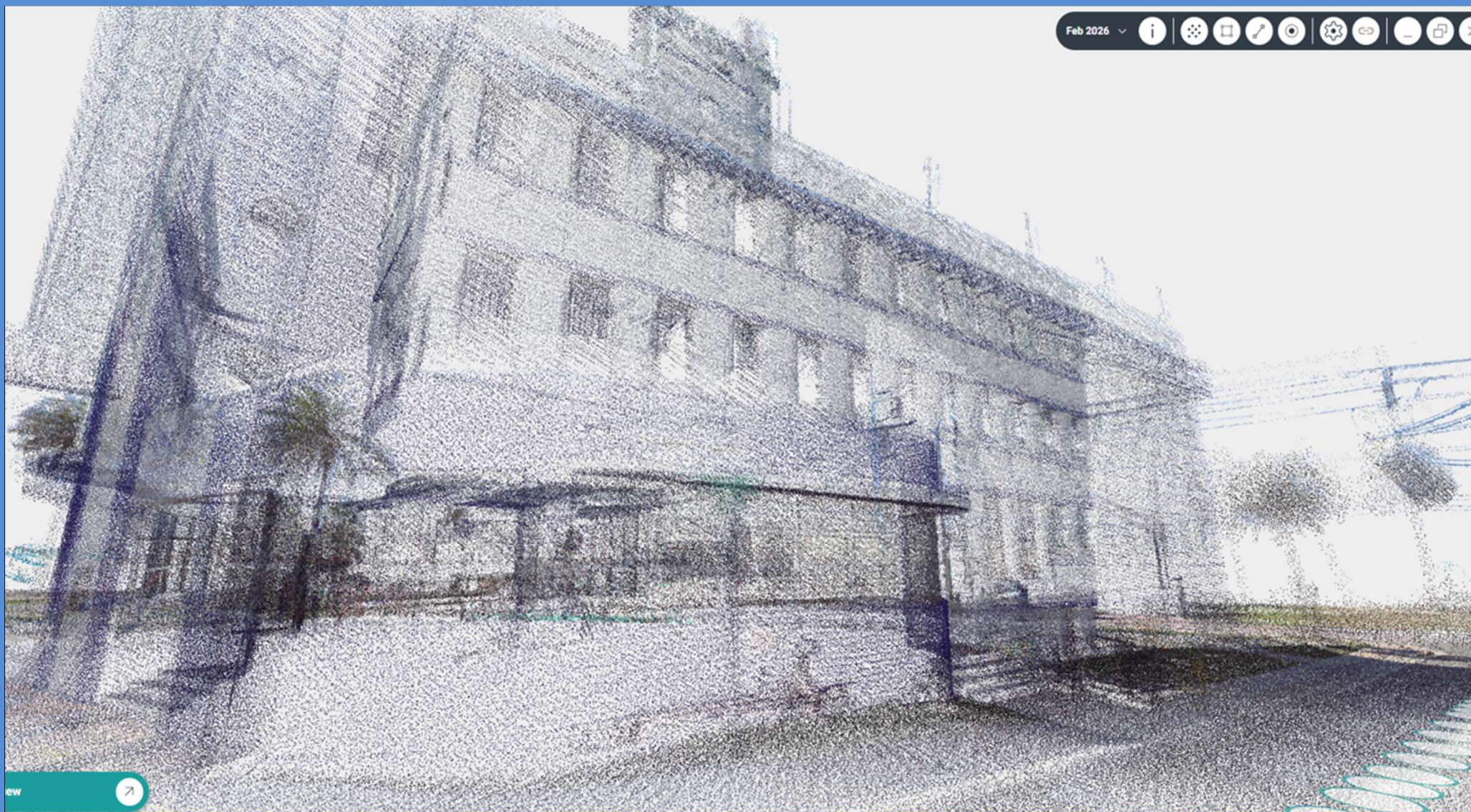
Dec 2025 – Feb 2026

Captured: Dec 25, 2025



Southside



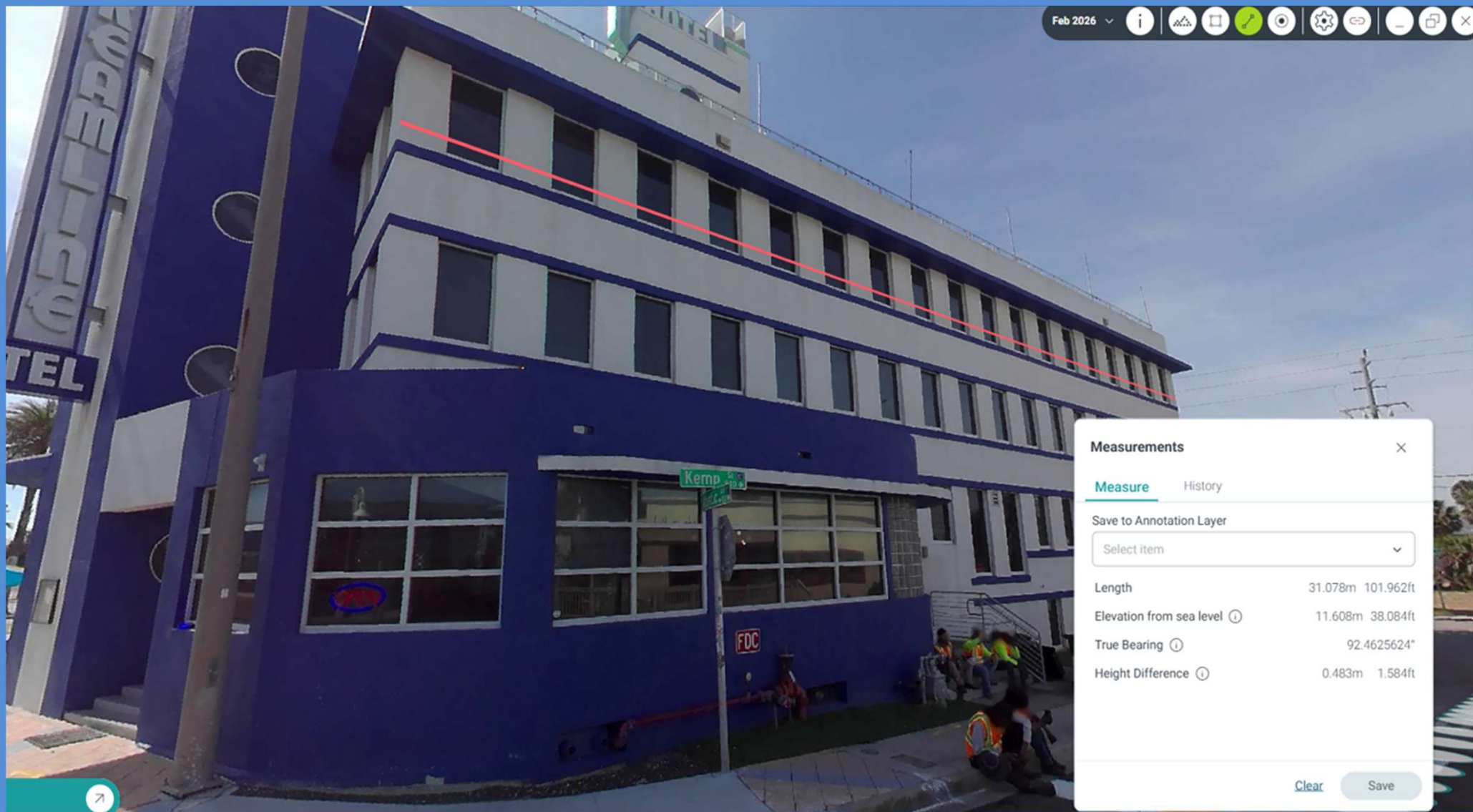


Feb 2026 ▾



ew





Measurements

Measure History

Save to Annotation Layer

Select item

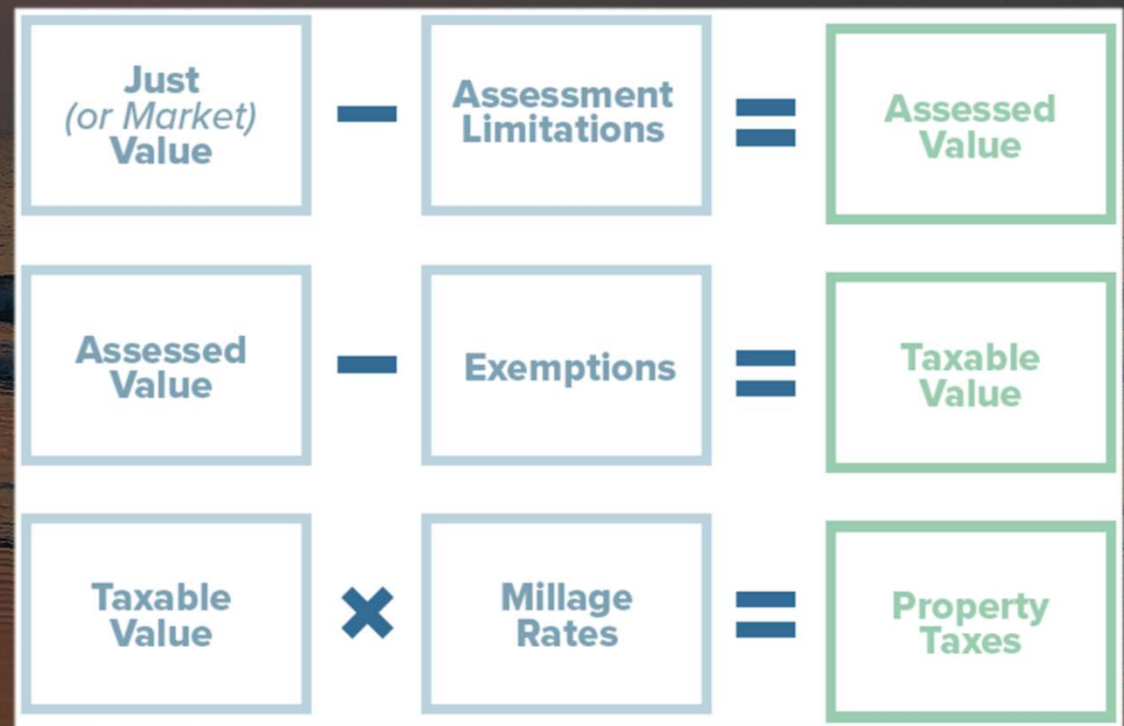
Length	31.078m	101.962ft
Elevation from sea level ⓘ	11.608m	38.084ft
True Bearing ⓘ	92.4625624°	
Height Difference ⓘ	0.483m	1.584ft

Clear Save



PROPERTY TAXES

- Property tax is an annual **ad valorem tax**, meaning it is based on the value of property
- Applies to **real & tangible personal property**
- Levied by counties, municipalities, school districts, and special districts
- **Funds essential local public services like public safety, infrastructure, and community services**



ASSESSMENT DIFFERENTIALS

Assessment limitations are applied to a property's assessed value to help control how much that value can increase each year. Per Florida Statute, our office applies two primary assessment limitations:

- **Save Our Homes (SOH)**
 - The Save Our Homes assessment limitation applies to properties that receive a homestead exemption. It limits the annual increase in assessed value to no more than 3 percent or the annual change in the Consumer Price Index (CPI), whichever is lower.
- **10% Assessment Limitation for Non-Homesteaded Property**
 - Non-homesteaded properties - including second homes, vacant land, and commercial property - are subject to a 10 percent cap on annual assessment increases. This limitation does not apply to school board assessments/taxes.

Value excluded from taxation:

\$22,096,192,275

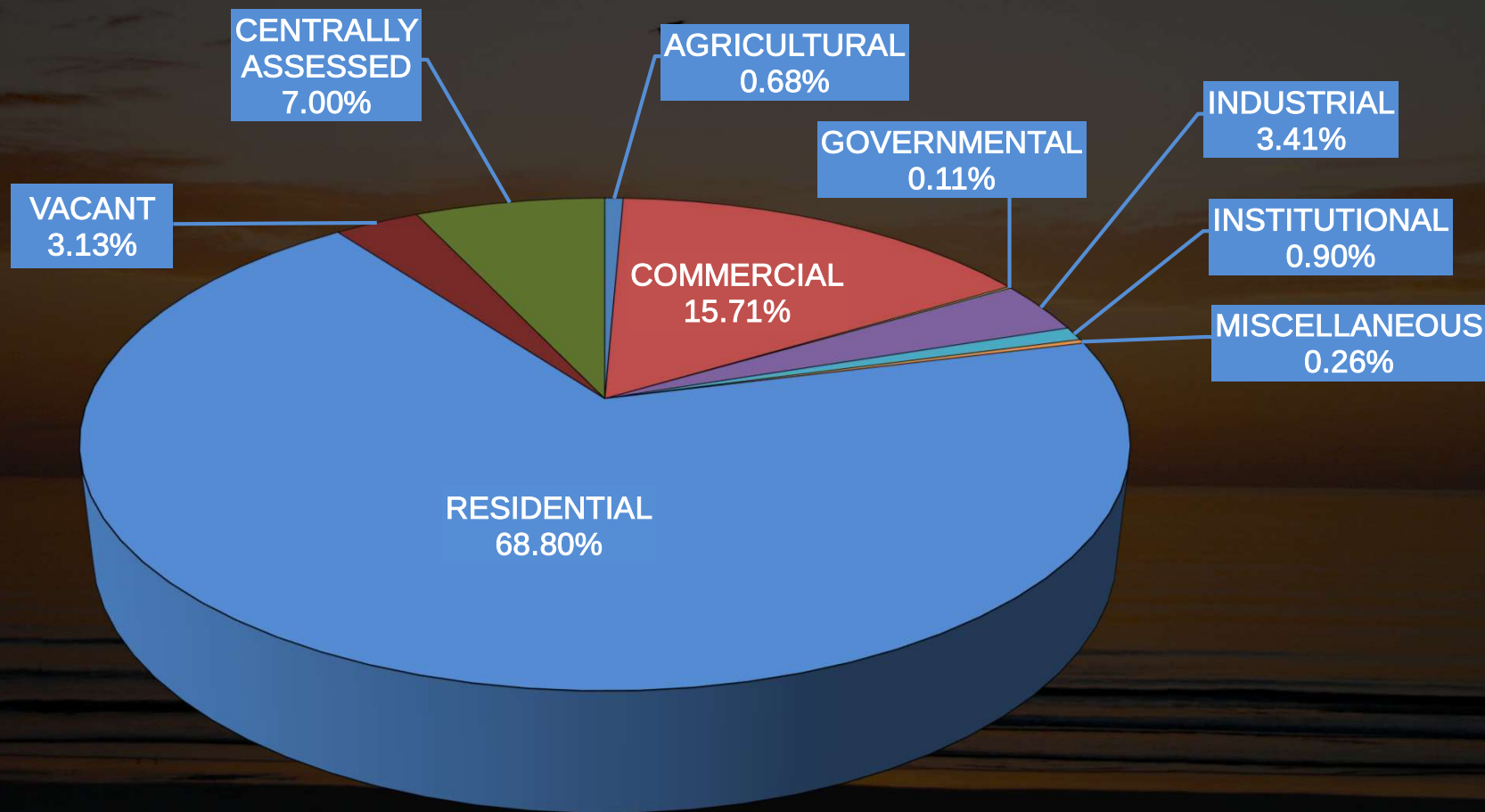
EXEMPTION SAVINGS

Proposed \$250,000
Exemption:

- Will remove an
additional
19,313,201,819 of
taxable value



TAXABLE VALUE BY PROPERTY CLASS



SOURCE: 2026 VOLUSIA COUNTY JUNE 1ST ESTIMATE

HOMESTEAD EXEMPTION HISTORY

1934

- Florida voters approve the state's first Homestead Exemption during the Great Depression with a \$5,000 exemption.

1960

- Homestead Exemption increases to \$10,000.

1980

- Homestead Exemption increases to \$25,000 statewide.

1992

- Voters approve Save Our Homes (SOH)
 - Limits annual assessed value increases to 3% or the CPI.

2008

- Florida adds the second \$25,000 Homestead Exemption & introduces Portability.

2024

- Voters approve Amendment 5
 - Creates annual inflation adjustments to 2nd homestead exemption.



AL

PART OF THE USA TODAY NETWORK

Florida property taxes not out of line

Mortgage firm ranks burden at No. 28 in U.S.

Curt Anderson

USA TODAY NETWORK - FLORIDA

There's a lot of talk in Florida about cutting or even eliminating property taxes. But are they that high nationally compared to other states? Not really.

According to Rocket Mortgage, Florida ranked 28th in 2025 in the amount of property tax burden with an effective rate of 0.79 percent. Compare

6A

THE OBSERVER | THURSDAY, JUNE 4, 2026

Property tax reform would result in \$92.8M budget shortfall in Volusia

The funds most impacted? General, law enforcement and fire service districts, county CFO said.

JARLEENE ALMENAS
MANAGING EDITOR

Under Florida Gov. Ron DeSantis' plan for property tax reform, Volusia County would face a \$92.8 million shortfall.

As Florida lawmakers were meeting in Tallahassee on Tuesday, June 2, to review — and ultimately pass — a constitutional amendment proposing raising the homesteaded property tax exemption to \$250,000 by 2028, Volusia County was examining how the measure would impact its operating budget.

away with an existing provision that allows local governments to factor in an adjustment for inflation into the rollback rate.

"If this amendment were to be approved, essentially one member of the dais could block any funding above 10% for the services that the majority, even the super majority — six out of seven — would prefer to keep funding," Ossowski said.

What costs typically push county budgets above rollback? Wages, third-party contracts, consumer price index adjustments and health insurance growth.

"A question that I was asked recently was: '\$92.8 million, but you have a \$1.8 billion budget. Why can't you just find it in there? That's less than 5%,'" Ossowski said.

But the \$1.8 billion budget is the total county budget across

spent on too. In general, he said, they're limited to infrastructure costs, not operating expenses.

County Councilman Troy Kent said the governor's plan was skewed in the state's favor because it didn't impact school taxes.

"The state is going to put the boot on our neck financially, but the piece they have to fund, they relieve themselves of that burden," Kent said. "... I'm for real tax reform — real tax reform. Don't play games with me, make it fair for everybody."

If the end goal is tax reform, County Councilman Danny Robins said there can't be an increase in other taxes or user fees.

"This is a sign," he said. "This is a shot over the bow for local governments to get it together because every day we ask the public to tighten

NEW VCPA OFFICE

1680 Dunlawton Avenue, Port Orange 32127

COMING SOON!

A larger, centrally located building to consolidate the Holly Hill, New Smyrna Beach, and Orange City offices into a single facility.

With an estimated 2027 opening, we will serve the public from two locations:
Port Orange and DeLand at
123 W. Indiana Avenue, Room 102.

THANK YOU!



(386) 822-5717



vcpa@volusia.org



123 W. Indiana Avenue, DeLand



<https://vcpa.vcgov.org>

