

The 2026 Preliminary Recapitulation of the Ad Valorem Assessment Roll
 Value Data

County: VOLUSIA

Date Certified: 06/24/2026

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.)	2,080,402,196	3,482,640	0	2,083,884,836	1
Just Value of All Property in the Following Categories						
2	Just Value of Land Classified Agricultural (193.461, F.S.)	313,148	0	0	313,148	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	0	0	0	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.)	746,962,019	0	0	746,962,019	8
9	Just Value of Non-Homestead Residential Property (193.1554, F.S.)	1,285,627,044	0	0	1,285,627,044	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	47,499,985	0	0	47,499,985	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.)	269,191,698	0	0	269,191,698	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	56,385,263	0	0	56,385,263	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	4,862,515	0	0	4,862,515	14
Assessed Value of All Property in the Following Categories						
15	Assessed Value of Land Classified Agricultural (193.461, F.S.)	4,602	0	0	4,602	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	0	0	0	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.)	477,770,321	0	0	477,770,321	21
22	Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	1,229,241,781	0	0	1,229,241,781	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	42,637,470	0	0	42,637,470	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)]	1,749,654,174	3,482,640	0	1,753,136,814	25
Exemptions						
26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	25,175,000	0	0	25,175,000	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	26,595,877	0	0	26,595,877	27
28	Additional Homestead Exemption Age 65 & Older up to \$50,000 (196.075, F.S.) *	2,739,278	0	0	2,739,278	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	422,104	0	422,104	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	38,481,003	0	0	38,481,003	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.19781, 196.19782, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	764,229	444	0	764,673	31
32	Widows / Widowers Exemption (196.202, F.S.)	480,000	0	0	480,000	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	9,100,320	0	0	9,100,320	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	Economic Development Exemption (196.1995, 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.)	74,313	0	0	74,313	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	1,431,971	0	0	1,431,971	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)	104,841,991	422,548	0	105,264,539	43
Total Taxable Value						
44	Total Taxable Value (line 25 minus 43)	1,644,812,183	3,060,092	0	1,647,872,275	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 2026 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: VOLUSIA

Date Certified: 06/24/2026

Taxing Authority: 0360 SILVER SANDS-BETHUNE BEACH MSD

Additions/Deletions

	Just Value	Taxable Value
1 New Construction	18,916,715	18,418,336
2 Additions	630,457	630,457
3 Annexations	0	0
4 Deletions	1,065,054	1,065,054
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)	18,482,118	17,983,739

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.	0
9 Just Value of Centrally Assessed Railroad Property Value	0
10 Just Value of Centrally Assessed Private Car Line Property Value	0

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	30
12 Value of Transferred Homestead Differential	5,856,973

Total Parcels or Accounts

	Column 1		Column 2	
	Real Property		Personal Property	
	Parcels		Accounts	
13 Total Parcels or Accounts	3,447		343	

Property with Reduced Assessed Value

14 Land Classified Agricultural (193.461, F.S.)	1	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	0
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.)	881	0
21 Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	437	0
22 Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	25	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.)	1	0
26 Disabled Veterans' Homestead Discount (196.082, F.S.)	9	0

* Applicable only to County or Municipal Local Option Levies