

**2025 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
VOLUSIA COUNTY, FLORIDA TAXING AUTHORITIES
123 WEST INDIANA AVE, ROOM 102
DELAND, FL 32720-4270**

**DO NOT PAY
THIS IS NOT A BILL**

SREIT CHARLESTON PLACE LLC
CHARLESTON PLACE APARTMENTS
RYAN LLC
PO BOX 20197
ATLANTA GA 30325

AK: 8511973
Parcel ID:

Location Address:
1971 NOVA RD

Legal Description:

Millage: 203

Nbhd:

PROPERTY APPRAISER VALUE INFORMATION

Market Value	Last Year (2024)	This Year (2025)	If you feel the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected below, contact the County Property Appraiser at DeLand 386-736-5901 Holly Hill 386-254-4601 NSB 386-423-3315 Orange City 386-775-5257
	81,685	101,988	

Assessment Reductions	Applies To	Value	Exemption	Applies To	Value
			TPP \$25000 INSTITUTIONAL	ALL TAXES ALL TAXES	0 101,988

Taxing Authority	Assessed Value		Exemptions		If the Property Appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the Property Appraiser's office. Petitions must be filed with the Clerk of Value Adjustment Board on or before 5:00 PM on September 12, 2025 For more information about your TRIM notice, go to our website: vcpa.vcgov.org
	Last Year	This Year	Last Year	This Year	
COUNTY	81,685	101,988	81,685	101,988	
PUBLIC SCHOOLS	81,685	101,988	81,685	101,988	
MUNICIPALITY	81,685	101,988	81,685	101,988	
WATER MANAGEMENT	81,685	101,988	81,685	101,988	
HOSPITAL DISTRICT	81,685	101,988	81,685	101,988	

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY *Debt Service	Your Property Taxes Last Year - 2024			Your Taxes This Year - 2025				
	Prior year tax rates and taxes			Tax rates and taxes this year if proposed budget is adopted			Tax rates and taxes this year if NO budget change is adopted	
	Column 1 Taxable Value	Column 2 Tax Rate	Column 3 Tax Amount	Column 4 Taxable Value	Column 5 Tax Rate	Column 6 Tax Amount	Column 7 Tax Rate	Column 8 Tax Amount
LAW ENFORCEMENT FUND	0	1.5994	0.00	0	1.5994	0.00	1.5182	0.00
COUNTY GENERAL FUND	0	3.2007	0.00	0	3.2007	0.00	3.0464	0.00
COUNTY LIBRARY	0	0.3891	0.00	0	0.3697	0.00	0.3697	0.00
COUNTY VOL FOREVER	0	0.2000	0.00	0	0.2000	0.00	0.1901	0.00
COUNTY VOL ECHO	0	0.2000	0.00	0	0.2000	0.00	0.1901	0.00
MOSQUITO CONTROL	0	0.1647	0.00	0	0.1573	0.00	0.1573	0.00
P I PORT AUTHORITY	0	0.0692	0.00	0	0.0660	0.00	0.0660	0.00
SCHOOL - REQ LOCAL EFF	0	3.0370	0.00	0	3.0310	0.00	2.9455	0.00
SCHOOL - DISCRETIONARY	0	0.7480	0.00	0	0.7480	0.00	0.7255	0.00
SCHOOL - CAP IMPROVMNT	0	1.5000	0.00	0	1.5000	0.00	1.4548	0.00
ST JOHN'S WMD	0	0.1793	0.00	0	0.1793	0.00	0.1703	0.00
FLORIDA INLAND NAV DIST	0	0.0288	0.00	0	0.0288	0.00	0.0270	0.00
HALIFAX HOSP	0	0.7309	0.00	0	0.7019	0.00	0.7019	0.00
HOLLY HILL	0	5.8000	0.00	0	5.8000	0.00	5.4981	0.00
Total Millage Rate & Tax Amount:		17.8471	0.00		17.7821	0.00	17.0609	0.00

Total Ad Valorem and Non-Ad Valorem (from reverse side) Tax if Budget Changes are made: 0.00

NOTE: Amounts shown on this form do NOT reflect early payment discounts you may receive or may be eligible to receive.
(Discounts are a maximum of 4 percent of the amounts shown on this form.)

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING LOCATION	PHONE	HEARING DATE/TIME

PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS (NAVA)

Local governments will soon hold public hearings to adopt non-ad valorem assessments for the next year. The purpose of the public hearings is to receive opinions from affected property owners and to answer questions on the proposed non-ad valorem assessments prior to taking action. All property owners have the right to appear at the public hearing and speak or file written objections to the non-ad valorem assessments. The written objection must be filed with the local government within 20 days of the first class notice required by sect. 197.3632, Florida Statutes --- this form constitutes the first class notice required by sect. 197.3632, Florida Statutes for county assessments and certain municipal assessments listed below.

LEVYING AUTHORITY / PURPOSE OF ASSESSMENT	YOUR NAVA LAST YEAR	YOUR NAVA IF PROPOSED CHANGE IS MADE	LEVY RATE PARCEL UNITS & UNIT OF MEASUREMENT	DATE, TIME, AND LOCATION OF PUBLIC HEARING AND TOTAL ASSESSMENT REVENUE TO BE COLLECTED
TOTAL NON-AD VALOREM ASSESSMENTS:	0.00	0.00		

Ad valorem taxes are set based on the value of property. Non-ad valorem assessments are set based on characteristics including (but not limited to) type of building, lot size, building size, or number of residential units. Non-ad valorem assessments are placed on this notice at the request of the local governing boards. The Volusia County Tax Collector will be including these on your November tax bill. For details on particular non-ad valorem assessments, contact the taxing authorities listed above. The phone number for each is listed in the column with the date, time and location of the public hearing. **FAILURE TO PAY TAXES AND NON-AD VALOREM ASSESSMENTS WILL RESULT IN THE ISSUANCE OF A TAX CERTIFICATE AND MAY RESULT IN THE LOSS OF TITLE.**

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your county, city, or any special district.

EXPLANATION OF "TAXING AUTHORITY INFORMATION" SECTION

COLUMN 1 - TAXABLE VALUE - LAST YEAR

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific Taxing Authority.

COLUMNS 2 & 3 - YOUR FINAL TAX RATE AND TAXES LAST YEAR

These columns show the tax rate and taxes that were applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 4 - TAXABLE VALUE - THIS YEAR

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific Taxing Authority. Various taxable values in this column may indicate the impact of the Additional Homestead exemption. Current year taxable values are as of January 1, 2025.

COLUMNS 5 & 6 - YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each Taxing Authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local Taxing Authority and is NOT the result of higher assessments.

COLUMNS 7 & 8 - YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budget and your current assessment.

EXPLANATION OF "PROPERTY APPRAISER VALUE INFORMATION" SECTION

Market (Just) Value is the most probable sales price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessment Reductions:

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

There are limits on how much the assessments of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.

Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value. Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property's value is based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions" on the front page.

Assessed Value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different Taxing Authorities.

Exemptions are specific dollar or percentage reductions in value based on certain qualifications of the property or property owner, such as the homestead exemption.

Taxable Value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.