



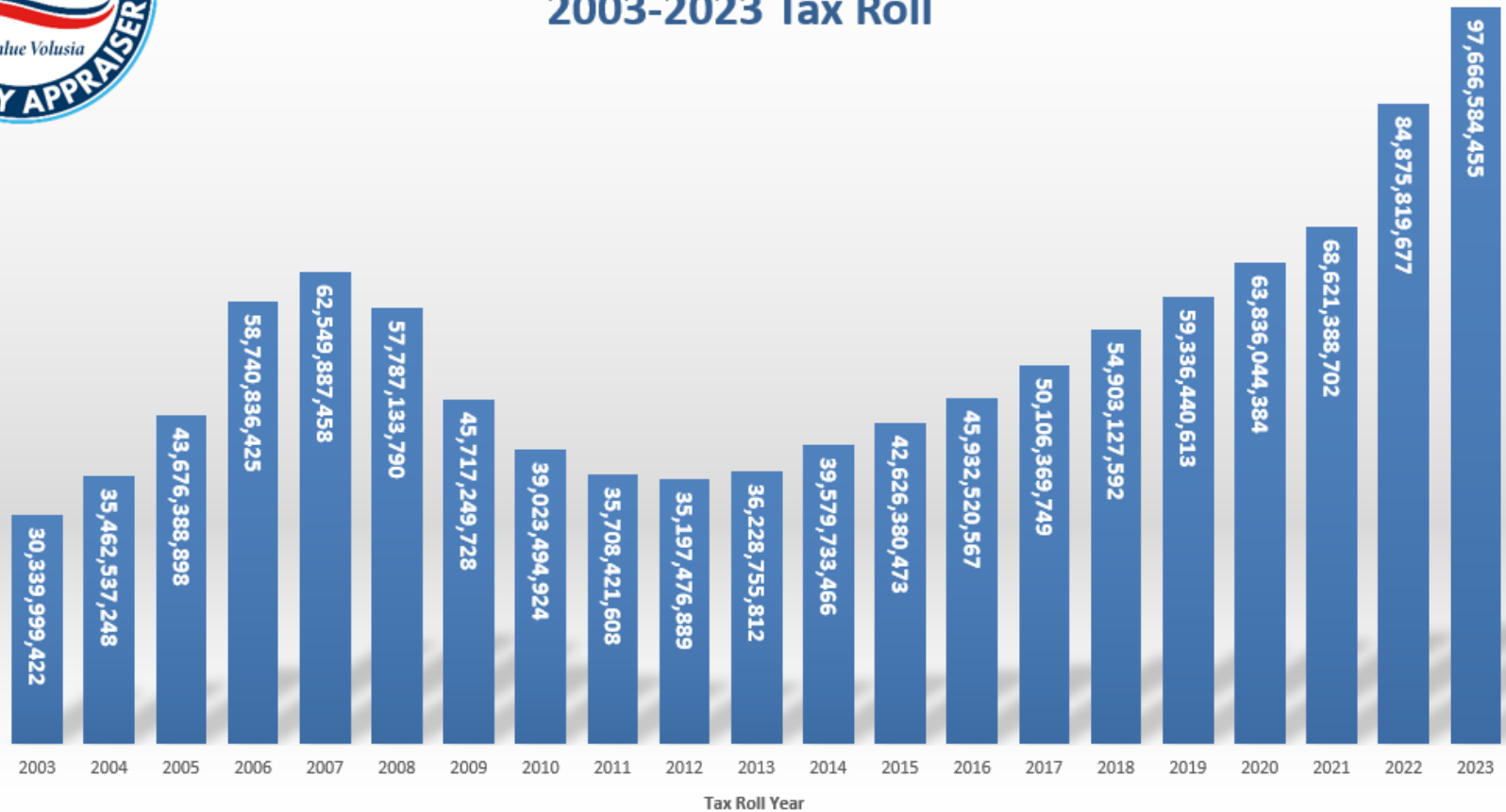
Volusia County Values and Mother Nature

Presenter: Larry Bartlett, Volusia County Property Appraiser
June 1, 2023

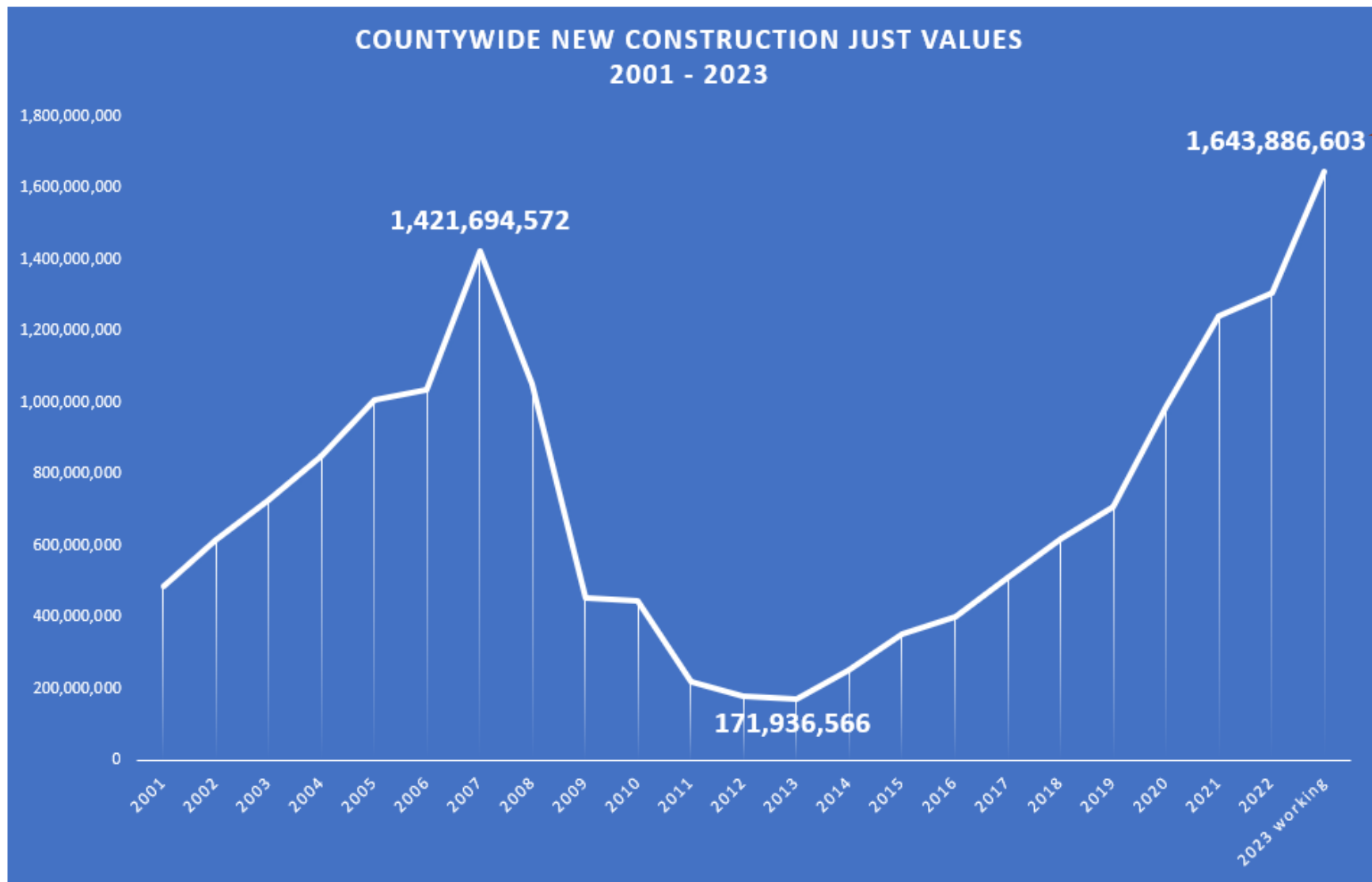


Total Property - Just Values (Real Property; Personal Property; Centrally Assessed) 2003-2023 Tax Roll

15.1%
increase
from 2022



Note: 2023 Values are based on June 1st Estimate



It's a new record high!

Note: 2023 Values are based on June 1st Estimate

Top 4 Commercial New Construction Projects

1 - The Cottages of Daytona - \$45+ million



2 - The Edison Apts - \$44+ million



3 - Eden Crystal Lake Apts - \$42+ million



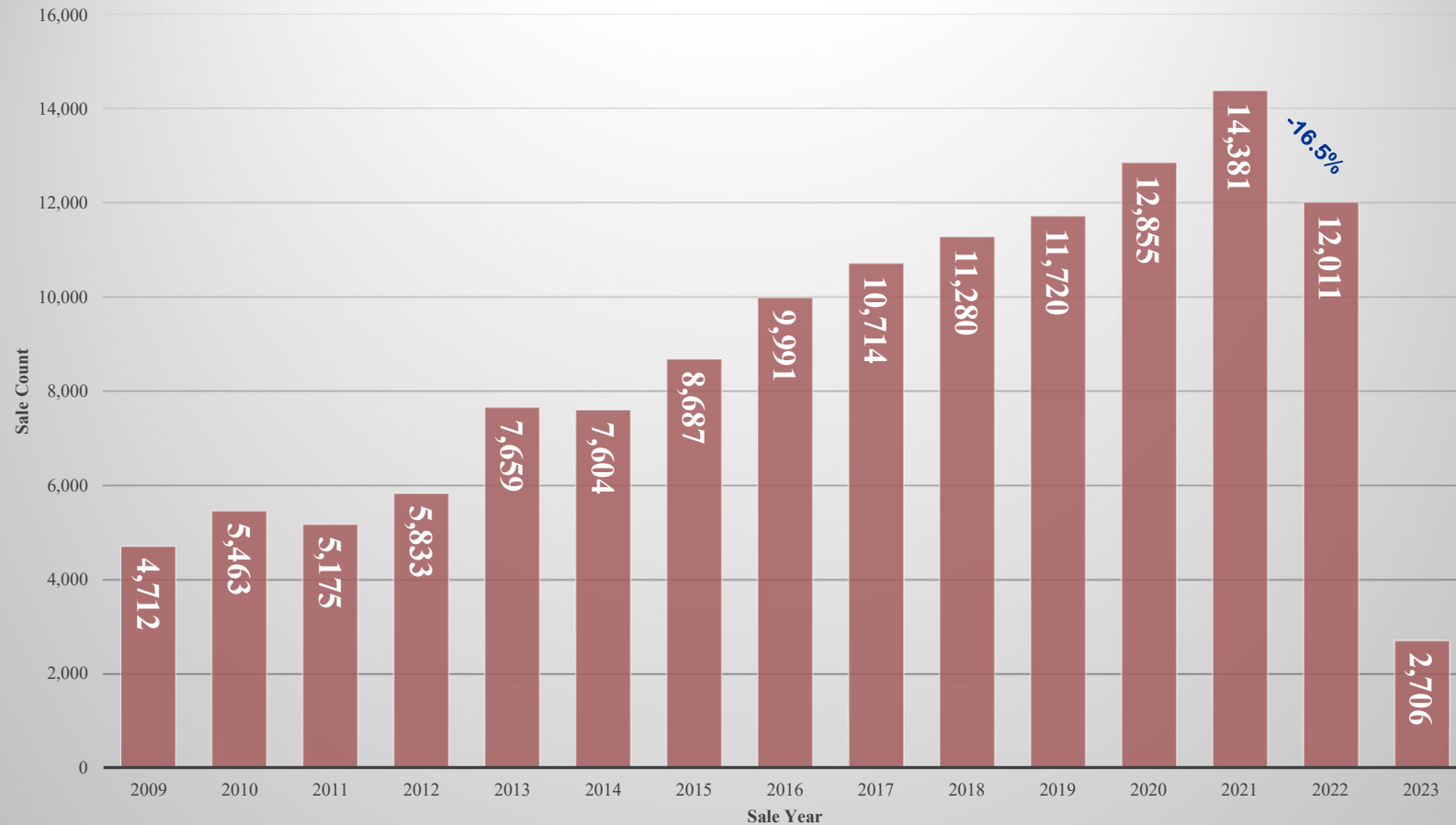
4 - Pointe Grand Apts - \$35+ million



Note: 2023 Values are based on June 1st Estimate

Single Family Homes - Qualified Sale Counts Countywide

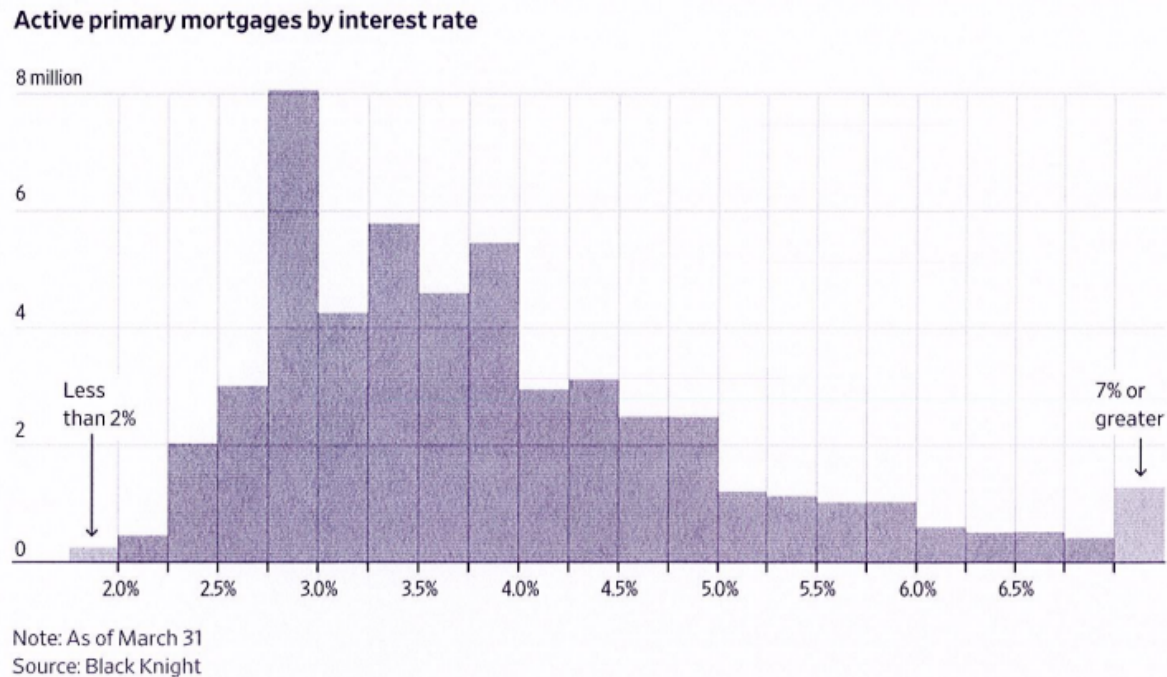
2009 – Apr/2023



The Home Buyer's Quandary: Nobody's Selling

By: Nicole Friedman, The Wall Street Journal, published May 10, 2023

People want to move, but they don't want to lose their low-rate mortgages from a few years ago. This makes it harder to find homes and keeps prices high.



Just Value Percent Change from Prior Year

East Volusia		West Volusia	
Daytona Beach	17.2%	DeBary	13.3%
Daytona Beach Shores	-0.7%	DeLand	15.4%
Edgewater	16.2%	Deltona	17.2%
Holly Hill	11.7%	Lake Helen	14.5%
New Smyrna Beach	17.8%	Orange City	17.3%
Oak Hill	16.7%	Pierson	16.5%
Ormond Beach	12.6%		
Ponce Inlet	11.6%	Countywide	
Port Orange	14.6%	County	15.1%
South Daytona	10.6%		

Note: 2023 Values are based on June 1st Estimate

Historical Hurricane Impacts on Volusia County (2003-Present)

Hurricane Name & Date	Estimated Damage to Volusia Properties
Charley (08/13/2004)	\$106,862,602
Frances (09/04/2004)	\$393,973,341
Jeanne (09/26/2004)	\$59,500,000
Wilma (10/24/2005)	\$797,000
Matthew (10/07/2016)	\$514,446,125
Irma (09/10/2017)	\$371,091,092
Dorian (09/03/2019)	\$3,062,771
Ian (09/28/2022)	\$357,449,754
Nicole (11/10/2022)	\$495,385,828





HURRICANE IAN SEPTEMBER 28, 2022

**Category 4 Hurricane at time of landfall
in Southwest Florida**

e Ian

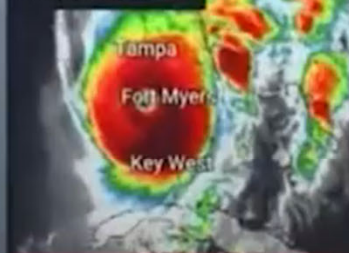
LIVE

Punta Gorda 77°

Gusts: 110 mph



6 Hour Satellite



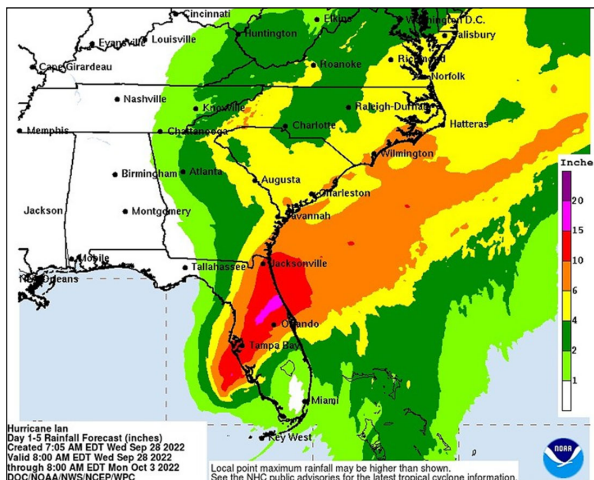
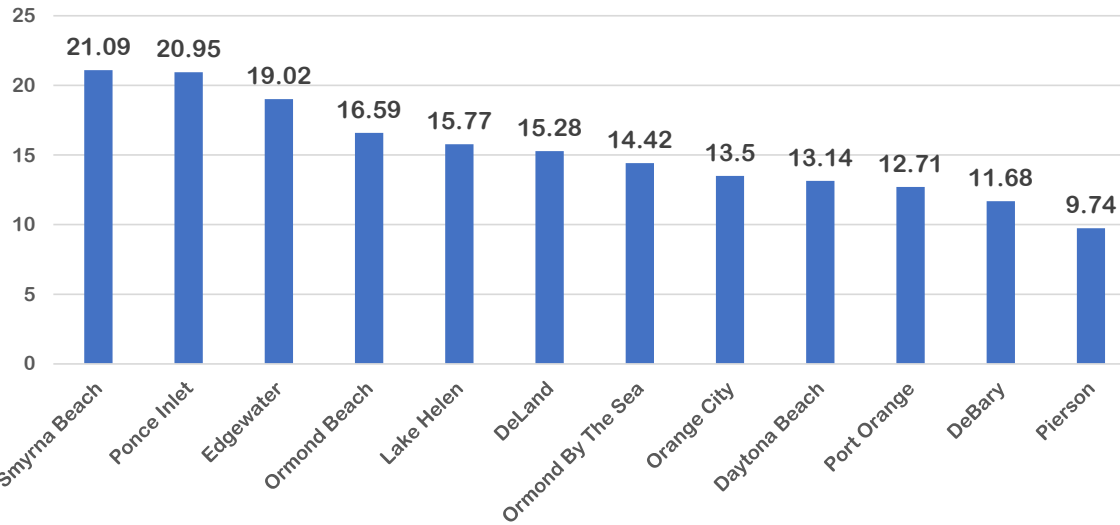
BREAKING HURRICANE IAN MAKES LANDFALL AS A CAT 4

Ian makes landfall along the southwestern coast of Florida near Cayo Costa

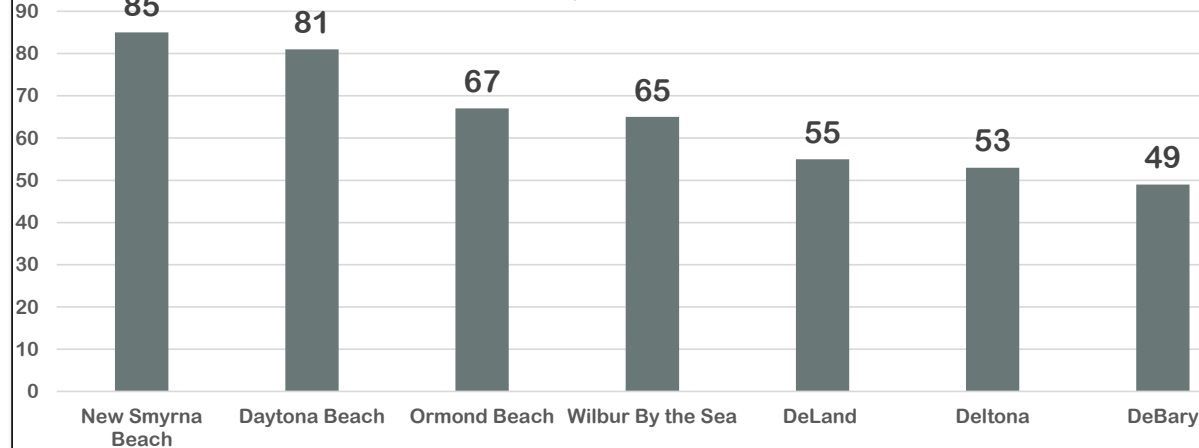


Hurricane
Ian

Rainfall Totals In Inches



Wind Speed in MPH



Source: National Weather Service

Countywide Damage Assessment Totals for Volusia County Hurricane Ian

Hurricane Ian - Damage Assessment Totals - Final Values						
Property Type	Count	Damage	Affected	Minor	Major	Destroyed
Commercial	639	\$120,437,749	345	254	35	5
Single Family	6,008	\$212,274,935	3055	2317	599	37
Mobile Home	283	\$2,530,756	184	33	65	1
Two Family	53	\$3,801,182	23	25	5	
Government	36	\$10,898,316	16	16	4	
Multi Family	19	\$1,138,309	8	9	1	1
Mobile Homes	2	\$976,513			2	
Condominiums	11	\$5,391,994	5	1	1	4
Totals	7,051	\$357,449,754	3,636	2,655	712	48

Source: Volusia County Property Appraiser's Office

30SEP2022
15:30:57
UTC+0.0

AUTO

SPA

EOW

9W

DFLT

AUTO
50

97

N



-001°



267°

W : OFF - DISARM

ACFT
29:06:31N 016°
81:01:51W 544FT

OFF NONE

24FT 0.2NM 284°
LOS

#1 TGT
29:06:33N
81:02:00W

30SEP2022
09:06:36
UTC-4.0

MAN

EOW

9W

DFLT

AUTO
50

∞

N
/

00-

-01-

-02-

W : OFF - DISARM

ACFT
29:11:21N 044°
81:01:55W 1025FT

28 29 30 31 32

8FT 0.6NM

344°
LOS
#1 TGT
29:11:56N
81:02:07W

OFF NONE



01OCT2022
14:50:38
UTC+0.0

MAN

SPA

EOW

9W

DFLT

AUTO
50

∞



-010°



053°

W : OFF - DISARM

OFF NONE

ACFT
28:37:07N 170°
80:58:02W 574FT

2FT 0.3NM

#1 TGT
28:36:54N
80:58:15W
221°
LOS

Threats from sky may be worse than from sea



THE DAYTONA BEACH

NEWS-JOURNAL

According to recent data from the Governor's Hurricane Conference, 57% of deaths caused by tropical cyclones between 2013 and 2022 were due to freshwater flooding caused by heavy rains.

By Kimberly Miller

Palm Beach Post | USA TODAY NETWORK

Monday, May 22, 2023



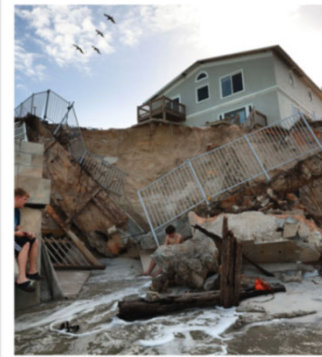
Experts: Storm Risks Driving Up Home Rates

Report warns of a 'no-win
situation' for Florida insurers

Source: Ron Hurtibise, South Florida Sun Sentinel

Florida Citizens Property Insurance Predicts To Hit Record With Nearly 2 Million Policies In 2023

- Citizens ended 2022 with 1.1 million policies and they predict to hit a record-high in their 20-year history, with nearly 1.7 million in the coming year
- Cites “continued instability” in the state’s insurance market
- The 1.7 million policies will equate to more than \$5.1 billion in premium volume
- Citizens pulls funding from several sources, including premiums, the Florida Hurricane Catastrophe Fund and private reinsurance

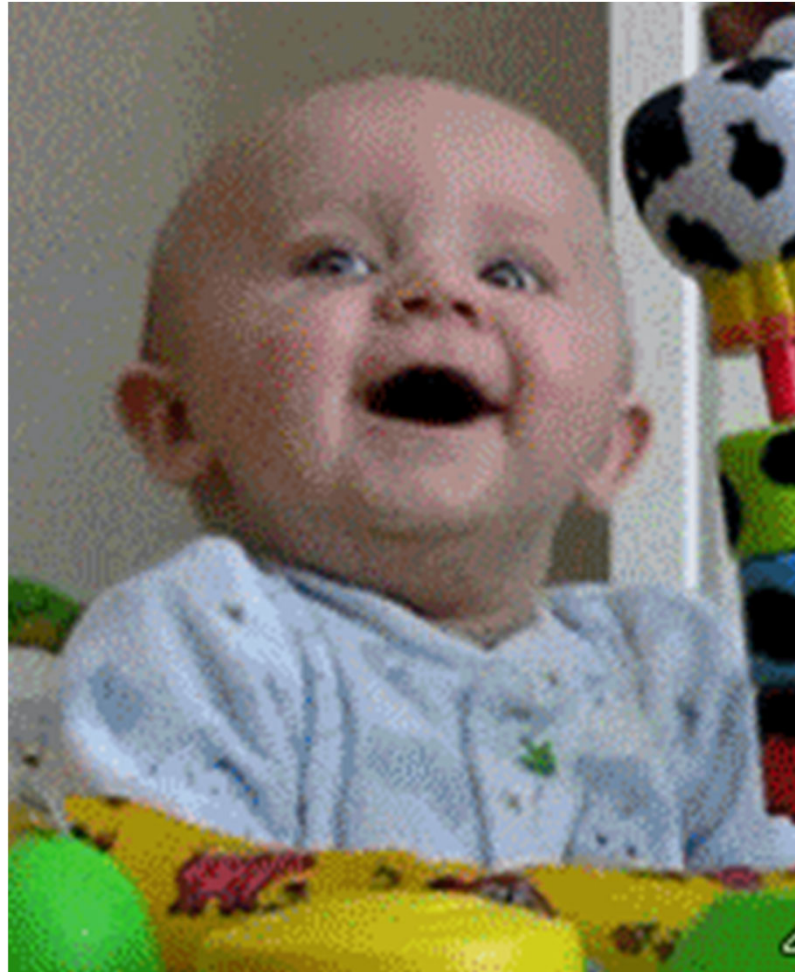


Flood Insurance Rates Exploding

By Ron Hurtibise, Orlando Sentinel, May 21, 2023

- Zip codes closest to the coast will end up paying the most
- Cost hikes stem from mandates by Congress to require rates charged by the National Flood Insurance Program (NFIP) to reflect the cost of flood risk to individual covered properties and to pay down the program's deficit
- The result is a new risk pricing model called Risk Rating 2.0. Effective date for new NFIP policies is 10/1/2021. Effective date for renewing policies is 4/1/2022.
- New approach considers more risk variables such as:
 - flooding
 - distance to water source
 - individual property characteristics (ex. elevation, cost to rebuild)



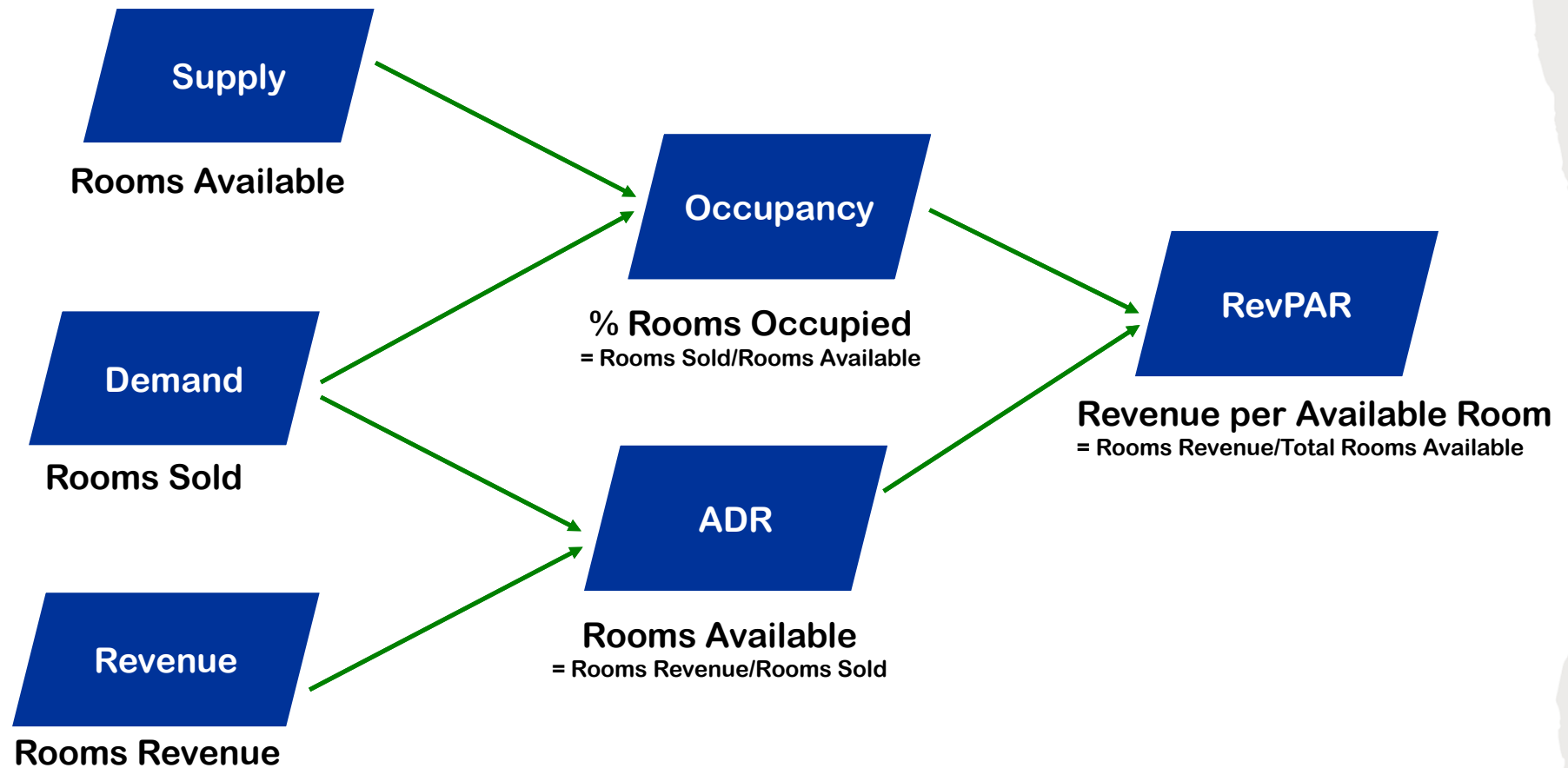


COMMERCIAL VALUATION

Jeff Cosat

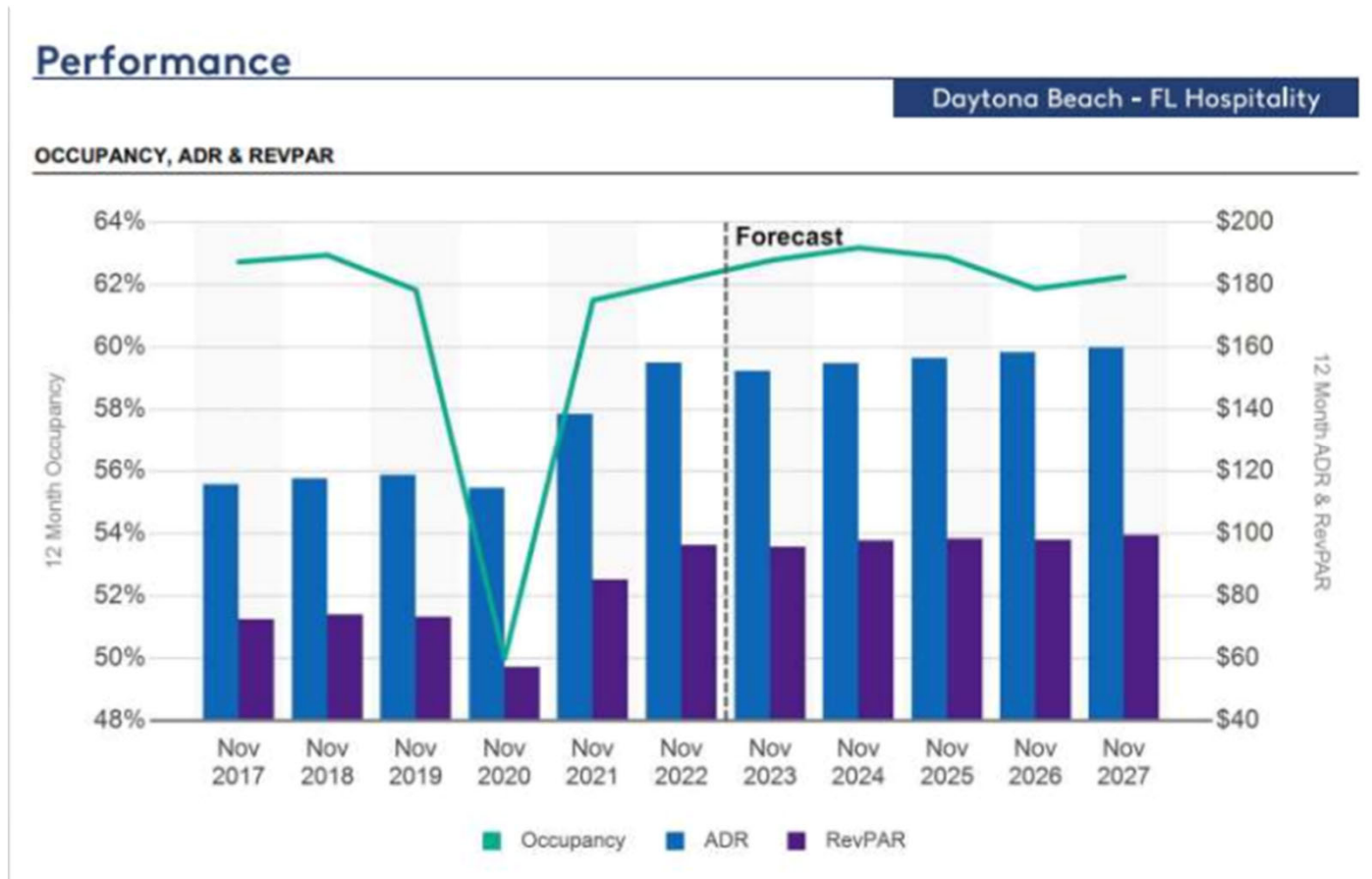
Director of Commercial Appraisal

How to Calculate RevPAR



Performance

Daytona Beach – FL Hospitality



Oceanfront

Occupancy (%)	
	Total Year
2015	64.7
2016	66.4
2017	72.2
2018	74.0
2019	71.5
2020	54.3
2021	70.1
2022	70.3
Avg	68.0

0.3%

ADR (\$)	
	Total Year
2015	131.46
2016	141.35
2017	142.49
2018	138.74
2019	137.80
2020	132.32
2021	164.63
2022	178.68
Avg	146.54

9%

RevPAR (\$)	
	Total Year
2015	85.11
2016	93.92
2017	102.83
2018	102.72
2019	98.53
2020	71.90
2021	115.42
2022	125.53
Avg	99.64

9%

Non-Beach

Occupancy (%)	
	Total Year
2015	71.2
2016	71.9
2017	72.5
2018	70.6
2019	65.9
2020	50.8
2021	66.3
2022	73.7
Avg	67.4

11%

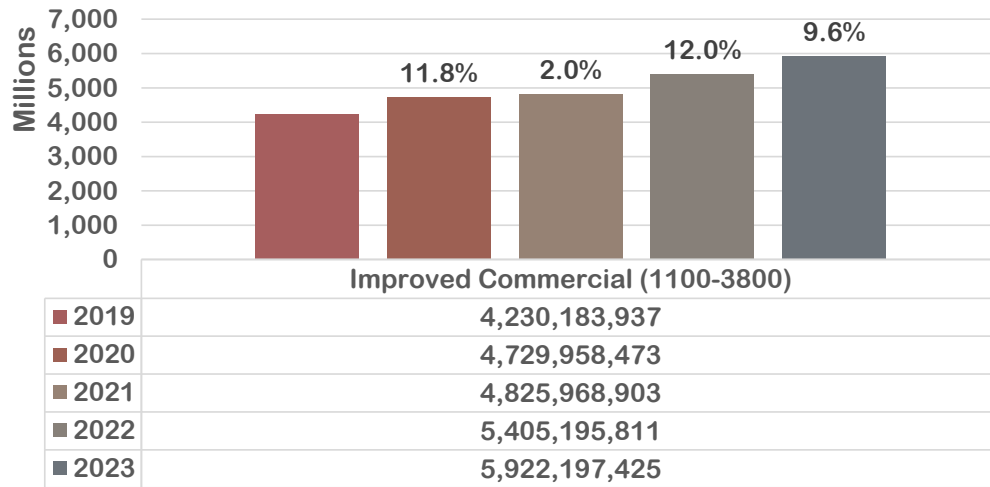
ADR (\$)	
	Total Year
2015	109.70
2016	116.58
2017	120.33
2018	118.84
2019	117.13
2020	109.12
2021	126.43
2022	148.54
Avg	122.17

17%

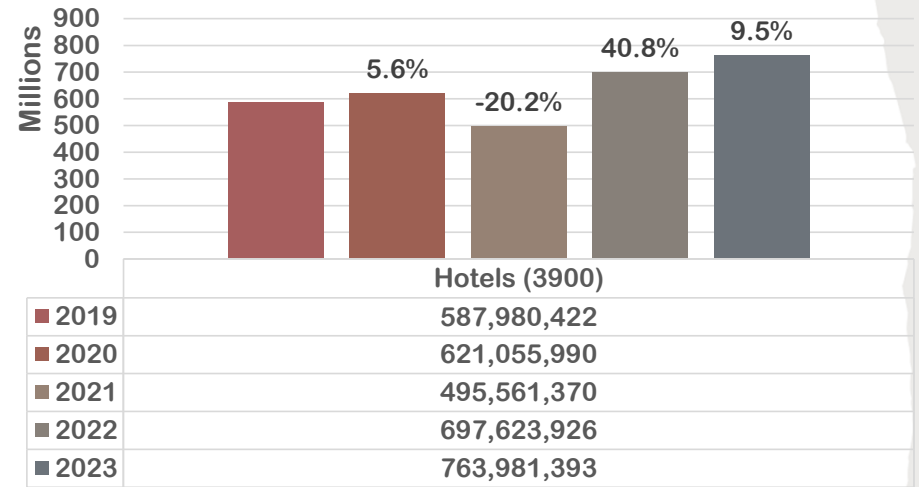
RevPAR (\$)	
	Total Year
2015	78.10
2016	83.88
2017	87.29
2018	83.90
2019	77.23
2020	55.43
2021	83.84
2022	109.54
Avg	82.33

31%

Improved Commercial (1100-3800) Just Values



Hotels (3900) Just Values



Best Western



Location	New Smyrna Beach
Sale Date	06/02/2022
Sale Price	\$18,700,000
# of Rooms	101
Sale Price per Room	\$185,149
Year Built	1988

Tropical Winds Oceanfront



Location	Daytona Beach
Sale Date	05/06/2022
Sale Price	\$14,000,000
# of Rooms	94
Sale Price per Room	\$148,936
Year Built	1988

Hampton Inn



Location	DeBary
Sale Date	05/11/2022
Sale Price	\$8,220,000
# of Rooms	76
Sale Price per Room	\$108,158
Year Built	1996

Capital Markets Overview

Daytona Beach Retail

MARKET SALE PRICE & TRANSACTION SALE PRICE PER SF



The current vacancy rate is 4.4% on par with the national index and has grown 0.5% over 2022.

Average sales of \$168/sf is approximately a 5% increase year over year.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	1,374,763	3.2%	\$21.24	16.0%	0	0	0
Power Center	937,615	12.2%	\$23.98	12.1%	0	0	0
Neighborhood Center	11,838,632	5.9%	\$18.40	6.3%	(1,741)	0	16,919
Strip Center	2,461,315	2.4%	\$17.19	2.8%	4,439	0	0
General Retail	23,019,257	3.4%	\$17.43	3.6%	(2,630)	0	86,171
Other	701,304	11.7%	\$18.14	14.8%	0	0	0
Market	40,332,886	4.4%	\$17.99	5.2%	68	0	103,090
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.5%	5.2%	4.2%	7.4%	2014 Q3	2.2%	2007 Q1
Net Absorption SF	(136K)	362,053	106,233	1,403,954	2016 Q4	(397,325)	2021 Q1
Deliveries SF	82.2K	456,090	151,711	1,356,428	2019 Q3	55,377	2022 Q2
Rent Growth	5.1%	1.0%	1.7%	5.7%	2022 Q2	-4.5%	2009 Q4
Sales Volume	\$370M	\$185.2M	N/A	\$437.7M	2022 Q2	\$38.9M	2007 Q4

Daytona Promenade



Location	Daytona Beach
Sale Date	03/03/2022
Sale Price	\$15,400,000
# of Square Feet	144,879
Sale Price per SF	\$106
Year Built	1989

American Signature



Location	Daytona Beach
Sale Date	06/30/2022
Sale Price	\$8,000,000
# of Square Feet	52,758
Sale Price per SF	\$152
Year Built	2004

Capital Markets Overview

Daytona Beach Office



The market sale price of \$147/sf for 2022 is an improvement over 2021, while the vacancy has remained virtually unchanged.

KEY INDICATORS							
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	1,290,807	1.8%	\$28.23	3.3%	0	0	0
3 Star	5,361,210	5.7%	\$22.68	5.9%	740	0	14,397
1 & 2 Star	7,652,722	5.2%	\$18.61	5.5%	(1,245)	0	0
Market	14,304,739	5.1%	\$21	5.4%	(505)	0	14,397
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.1%	6.5%	6.2%	9.3%	2013 Q3	3.2%	2007 Q1
Net Absorption SF	87K	100,833	7,371	483,653	2009 Q2	(171,992)	2012 Q4
Deliveries SF	75.1K	133,231	64,430	603,632	2009 Q3	3,032	2015 Q2
Rent Growth	3.2%	0.5%	0.6%	8.4%	2018 Q3	-10.4%	2010 Q3
Sales Volume	\$80M	\$40.6M	N/A	\$112.9M	2021 Q4	\$9M	2009 Q2

Cornerstone Office Park



Location	Daytona Beach
Sale Date	09/09/2022
Sale Price	\$15,950,000
# of Square Feet	95,008
Sale Price per SF	\$168
Year Built	2004

Capital Markets Overview

Daytona Beach Industrial



The 2022 year-end vacancy rate of 2.6% represents a historic low.

The market sales price of \$100/sf has risen by more than 10% from 2021.

KEY INDICATORS

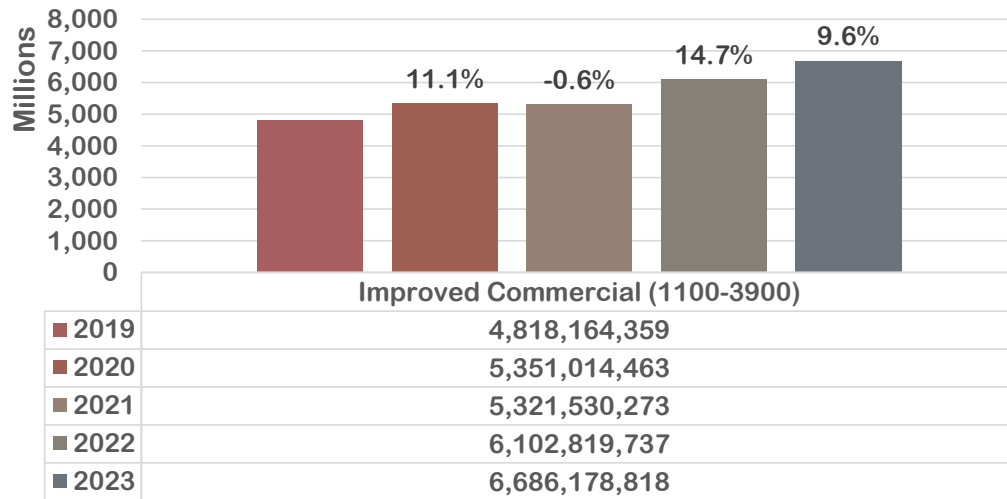
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	17,974,462	2.1%	\$9.85	12.8%	(8,400)	0	2,861,579
Specialized Industrial	6,388,348	2.7%	\$9.48	3.8%	0	0	197,200
Flex	1,935,218	6.8%	\$13.31	8.6%	(8,500)	0	0
Market	26,298,028	2.6%	\$10	10.5%	(16,900)	0	3,058,779
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-1.0%	6.2%	5.4%	10.6%	2011 Q1	1.9%	2022 Q3
Net Absorption SF	296K	353,063	1,220,623	2,021,411	2021 Q3	(425,673)	2019 Q2
Deliveries SF	47.6K	325,807	1,494,873	1,629,972	2021 Q1	5,000	2016 Q4
Rent Growth	11.5%	3.1%	4.3%	12.9%	2022 Q3	-3.9%	2009 Q4
Sales Volume	\$143M	\$42.3M	N/A	\$144M	2022 Q3	\$11.2M	2010 Q2

280 Fentress

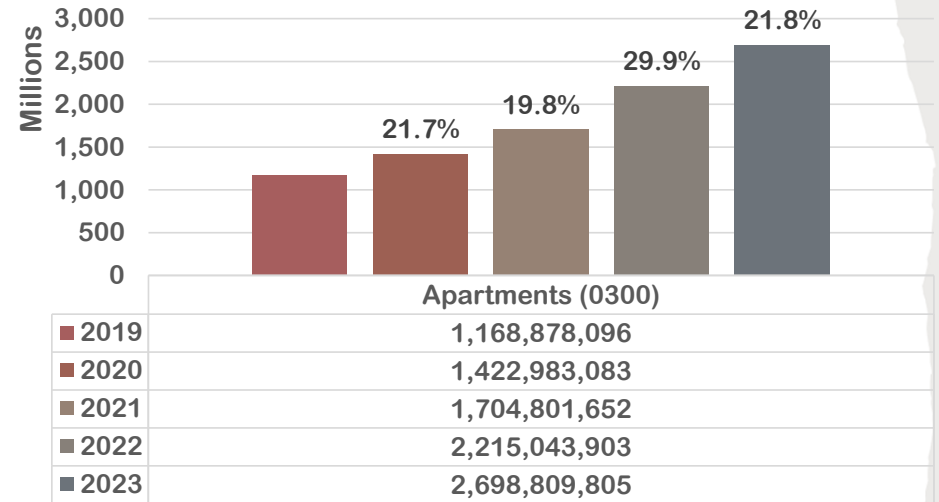


Location	Daytona Beach
Sale Date	04/06/2022
Sale Price	\$5,500,000
# of Square Feet	61,692
Sale Price per SF	\$89
Year Built	2000

Improved Commercial (1100-3900) Just Values



Apartments (0300) Just Values



Retail Sale



Former Macy's

Location	Daytona Beach
Sale Date	02/24/2021
Sale Price	\$4,000,000
# of Square Feet	158,120
Sale Price per SF	\$25
Year Built	1982

Apartment Land Sale



Former Macy's

Location	Daytona Beach
Sale Date	12/15/2022
Sale Price	\$10,000,000
# of Units	350
Sale Price per Unit	\$28,571

Luxury Apartments Planned at Old Macy's Site at Volusia Mall



Clayton Park
Daytona Beach News-Journal

CS/CS/SB 1954 – Statewide Flooding and Sea Level Rise Resilience Bill

- Aims to address sea level rise and flooding in Florida
- Establishes a statewide resilience plan for flooding and sea level rise
- Requires the Florida DEP to identify flood hazards, sea level rise projections, and related data to support the plan
- Plan includes strategies like elevating infrastructure, implementing green infrastructure, and relocating vulnerable communities
- Emphasizes equity considerations in planning and decision-making
- Establishes a Task Force with representatives from state agencies, local governments, and environmental organizations
- Task force provides recommendations for improving resilience to flooding and sea level rise
- Recognizes need for coordinated, long-term approach to address challenges

Signed by Governor Ron DeSantis on May 3, 2022

What CITIES and COUNTIES are doing to Protect Against Flooding

- **Miami Beach** is raising its roads by two feet at a cost of roughly \$2 million per block
- **Broward County** has spent over \$250 million to eliminate septic tanks
- **Palm Beach County** is spending \$17 million to create mangroves, oyster reefs, marsh and seagrass habitats on 70 acres of land
- **Fort Lauderdale** has developed a \$1 billion stormwater plan to deal with increasing flooding
- **Deltona** has imposed a moratorium on new residential development *(source: The Daytona Beach News-Journal)*
- **Daytona Beach** is getting \$3 million to fund a U.S. Army Corps of Engineers study for stormwater and flood protection in the city *(source: The Daytona Beach News-Journal, Eileen Zaffiro-Kean, 3/2/2023)*

New Smyrna Beach Approves Building Moratorium

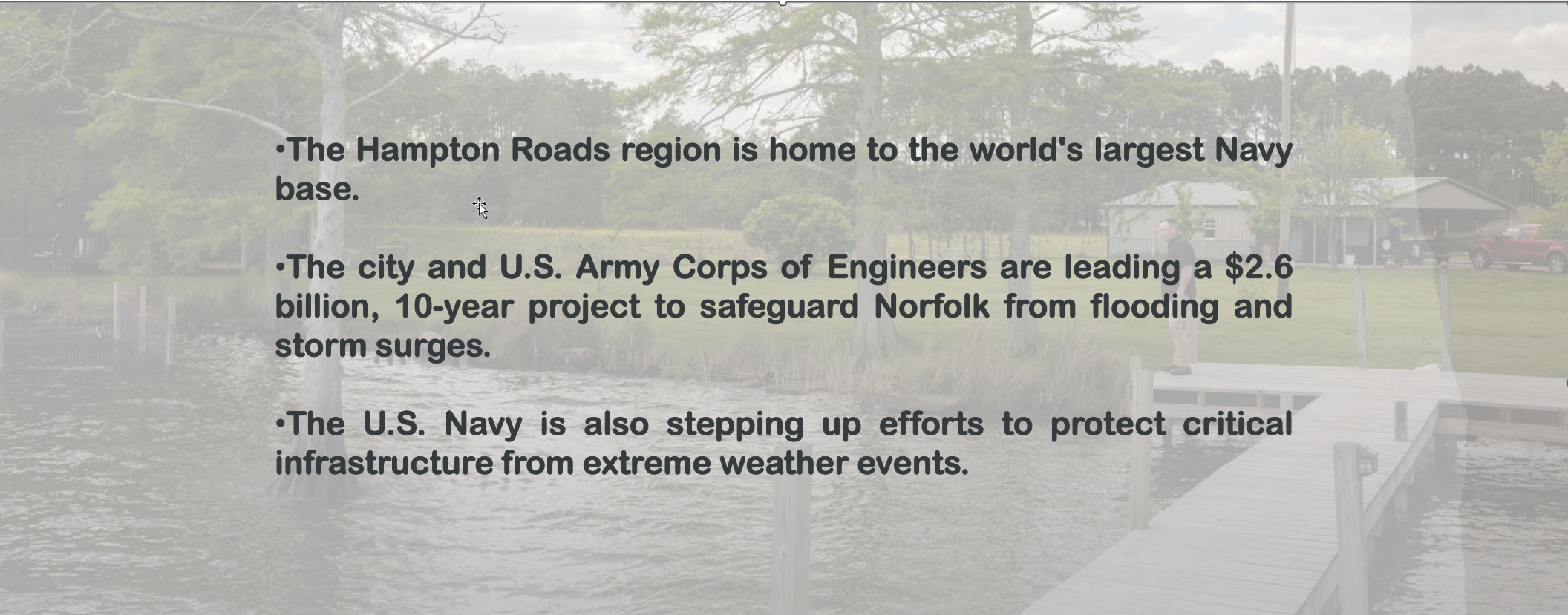
New Smyrna Beach city commissioners voted to place a moratorium on future large-scale developments in flood-prone areas. The unanimous vote stops any future construction projects of 10 acres or more in flood-prone areas for the next six months.



Source: WESH Orlando Story by Luana Munoz – January 2023

‘A Large Portion of This Base Is Going to Be Underwater’: U.S. Military Hub Adapts to Climate

Virginia’s Hampton Roads region, including Norfolk, is preparing for higher sea levels amid debates on strategy and costs

- 
- The Hampton Roads region is home to the world's largest Navy base.
 - The city and U.S. Army Corps of Engineers are leading a \$2.6 billion, 10-year project to safeguard Norfolk from flooding and storm surges.
 - The U.S. Navy is also stepping up efforts to protect critical infrastructure from extreme weather events.

Source: The Wall Street Journal, April 25, 2023

“If we do nothing at all, 25, 50 years from now...a large portion of this base is going to be underwater,” said Michael King, a Navy regional community plans and liaison officer.

“The alternative is to wait for the hurricane to hit us and then billions of dollars to get dumped in the community to fix it. That’s the old model,” said Kyle Spencer, Norfolk’s Chief Resilience Officer. ***“The new model is trying to get it done pre-disaster.”***

Jessica Whitehead, executive director of the Institute for Coastal Adaptation and Resilience at Old Dominion University in Norfolk, ***likens sea-level rise to a slow-motion disaster that can be hard to comprehend for residents and decision makers.***

Source: The Wall Street Journal, April 25, 2023

A silhouette of a cowboy wearing a hat, riding a horse, is positioned in the lower-left foreground. The background is a dramatic sky at sunset or sunrise, with the sun low on the horizon, creating a bright glow and casting long, horizontal streaks of light across the sky. The clouds are illuminated with warm orange and yellow tones, contrasting with the dark silhouettes of the cowboy and horse.

... until we meet again

- Larry Bartlett
- LBartlett@volusia.org
- 386-822-5717
- Website: vcpa.vcgov.org