

DR-403V
R.02/24
Rule 12D-16.002,
F.A.C.
Eff. 02/24
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The 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: VOLUSIA

Date Certified: 10/08/2025

Taxing Authority: 0290 EDGEWATER OPER

Check one of the following:

County

School District

☒ Municipality

☐ Independent Special District

Separate Reports for MSTU's, Dependent Districts, and Water Management Basins are not required

	Column I Real Property Including Subsurface Rights	Column II Personal Property	Column III Centrally Assessed Property	Column IV Total Property	
1 Just Value (193.011, F.S.)	3,618,010,814	167,658,518	4,327,883	3,789,997,215	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	33,666,565	0	0	33,666,565	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	252,344	0	252,344	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.)	2,231,827,346	0	0	2,231,827,346	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	820,583,782	0	0	820,583,782	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	531,933,121	0	3,325,798	535,258,919	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.)	880,052,794	0	0	880,052,794	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	59,784,595	0	0	59,784,595	13
14 Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	32,889,190	0	0	32,889,190	14
Assessed Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	870,050	0	0	870,050	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	25,234	0	25,234	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.)	1,351,774,552	0	0	1,351,774,552	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	760,799,187	0	0	760,799,187	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	499,043,931	0	3,325,798	502,369,729	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)]	2,612,487,720	167,431,408	4,327,883	2,784,247,011	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	183,152,962	0	0	183,152,962	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	178,793,955	0	0	178,793,955	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	20,327,264	0	0	20,327,264	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	9,544,300	73,320	9,617,620	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	51,555,055	10,480	0	51,565,535	30
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.)	32,383,929	1,210,826	0	33,594,755	31
32 Widows / Widowers Exemption (196.202, F.S.)	3,693,008	0	0	3,693,008	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	75,728,080	0	0	75,728,080	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 Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, 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.)	137,586	0	0	137,586	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	5,385,841	0	0	5,385,841	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 yr Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	0	0	0	42
Total Exempt Value					
43 Total Exempt Value (add lines 26 through 42)	551,157,680	10,765,606	73,320	561,996,606	43
Total Taxable Value					
44 Total Taxable Value (line 25 minus 43)	2,061,330,040	156,665,802	4,254,563	2,222,250,405	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed pronerpty. Column III should include both real and nersonal centrally assessed values

**The 2025 Revised Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: VOLUSIA

Date Certified: 10/08/2025

Taxing Authority: 0290 EDGEWATER OPER

Reconciliation of Preliminary and Final Tax Roll

Taxable Value

1	Operating Taxable Value as Shown on Preliminary Tax Roll	2,222,709,693
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	0
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	0
4	Subtotal (1 + 2 - 3 = 4)	2,222,709,693
5	Other Additions to Operating Taxable Value	9,680,198
6	Other Deductions from Operating Taxable Value	10,139,486
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	2,222,250,405

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.	38,426
9	Just Value of Centrally Assessed Railroad Property Value	3,863,275
10	Just Value of Centrally Assessed Private Car Line Property Value	464,608

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	159
12	Value of Transferred Homestead Differential	19,757,103

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	12,605	2,275

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	38	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	2
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.)	6,582	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	1,672	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	520	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.)	4	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	99	0

* Applicable only to County or Municipal Local Option Levies