

The 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: VOLUSIA

Date Certified: 01/15/2026

Check one of the following:

☐ County ☒ Municipality

☐ School District ☐ Independent Special District

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

| Just Value | | 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.) | 3,617,537,158 | 167,658,518 | 4,327,883 | 3,789,523,559 | 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.) | 2,232,675,240 | 0 | 0 | 2,232,675,240 | 8 |
| 9 | Just Value of Non-Homestead Residential Property (193.1554, F.S.) | 819,446,815 | 0 | 0 | 819,446,815 | 9 |
| 10 | Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.) | 531,748,538 | 0 | 3,325,798 | 535,074,336 | 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.) | 880,183,171 | 0 | 0 | 880,183,171 | 12 |
| 13 | Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.) | 59,710,651 | 0 | 0 | 59,710,651 | 13 |
| 14 | Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.) | 32,866,566 | 0 | 0 | 32,866,566 | 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.) | 1,352,492,069 | 0 | 0 | 1,352,492,069 | 21 |
| 22 | Assessed Value of Non-Homestead Residential Property (193.1554, F.S.) | 759,736,164 | 0 | 0 | 759,736,164 | 22 |
| 23 | Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.) | 498,881,972 | 0 | 3,325,798 | 502,207,770 | 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)] | 2,611,980,255 | 167,431,408 | 4,327,883 | 2,783,739,546 | 25 |
| Exemptions | | | | | | |
| 26 | \$25,000 Homestead Exemption (196.031(1)(a), F.S.) | 183,227,922 | 0 | 0 | 183,227,922 | 26 |
| 27 | Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.) | 178,865,471 | 0 | 0 | 178,865,471 | 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.) | 33,068,262 | 1,210,826 | 0 | 34,279,088 | 31 |
| 32 | Widows / Widowers Exemption (196.202, F.S.) | 3,688,008 | 0 | 0 | 3,688,008 | 32 |
| 33 | Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.) | 76,001,490 | 0 | 0 | 76,001,490 | 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) | 552,256,899 | 10,765,606 | 73,320 | 563,095,825 | 43 |
| Total Taxable Value | | | | | | |
| 44 | Total Taxable Value (line 25 minus 43) | 2,059,723,356 | 156,665,802 | 4,254,563 | 2,220,643,721 | 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 2025 Revised Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: VOLUSIA

Date Certified: 01/15/2026

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 | 9,999,796 |
| 6 | Other Deductions from Operating Taxable Value | 12,065,768 |
| 7 | Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7) | 2,220,643,721 |

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.) | 6,583 | 0 |
| 21 | Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.) | 1,668 | 0 |
| 22 | Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.) | 518 | 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