



**Volusia County Property Appraiser**  
 123 W. Indiana Ave., Rm. 102  
 DeLand, FL. 32720  
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 3384571  
**Parcel ID:** 530501240110  
**Township-Range-Section:** 15 - 33 - 05  
**Subdivision-Block-Lot:** 01 - 24 - 0110  
**Business Name:** HALIFAX ORTHOPAEDIC CLINIC  
**Owner(s):** HALIFAX HOSPITAL MEDICAL CENTER - FS - Fee Simple - 100%  
**Mailing Address On File:** 303 N CLYDE MORRIS BLVD  
 DAYTONA BEACH FL 32114  
**Physical Address:** 614 N PENINSULA DR, DAYTONA BEACH 32118  
**Building Count:** 1  
**Neighborhood:** 7060 - EAST PRIMARY OFFICES  
**Subdivision Name:**  
**Property Use:** 1900 - OFFICE MEDICAL  
**Tax District:** 204-DAYTONA BEACH  
**2022 Final Millage Rate:** 18.1733  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** LOTS 11 & 12 & S 18.12 FT OF LOT 13 BLK 24 EAST DAYTONA MB 1  
 2 PG 31 PER OR 5193 PG 1406 PER OR 7515 PG 3778

## Property Values

<b>Tax Year:</b>	2023 Working	2022 Final	2021 Final
<b>Valuation Method:</b>	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
<b>Improvement Value:</b>	\$582,743	\$520,201	\$466,054
<b>Land Value:</b>	\$106,650	\$106,650	\$106,650
<b>Just/Market Value:</b>	\$689,393	\$626,851	\$572,704

## Working Tax Roll Values by Taxing Authority

**Values shown below are the 2023 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2022 FINAL MILLAGE RATES.** The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017 CAPITAL IMPROVEMENT	\$689,393	\$689,393	\$689,393	\$0	1.5000	\$0.00
0012 DISCRETIONARY	\$689,393	\$689,393	\$689,393	\$0	0.7480	\$0.00
0011 REQ LOCAL EFFORT	\$689,393	\$689,393	\$689,393	\$0	3.2340	\$0.00
0050 GENERAL FUND	\$689,393	\$689,393	\$689,393	\$0	4.8499	\$0.00
0055 LIBRARY	\$689,393	\$689,393	\$689,393	\$0	0.4635	\$0.00
0520 MOSQUITO CONTROL	\$689,393	\$689,393	\$689,393	\$0	0.1781	\$0.00
0530 PONCE INLET PORT AUTHORITY	\$689,393	\$689,393	\$689,393	\$0	0.0760	\$0.00
0053 PUBLIC SAFETY FUND	\$689,393	\$689,393	\$689,393	\$0	0.0000	\$0.00
0058 VOLUSIA ECHO	\$689,393	\$689,393	\$689,393	\$0	0.2000	\$0.00
0057 VOLUSIA FOREVER	\$689,393	\$689,393	\$689,393	\$0	0.2000	\$0.00
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$689,393	\$689,393	\$689,393	\$0	0.0320	\$0.00
0100 HALIFAX HOSPITAL AUTHORITY	\$689,393	\$689,393	\$689,393	\$0	0.8606	\$0.00
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$689,393	\$689,393	\$689,393	\$0	0.1974	\$0.00
0210 DAYTONA BEACH	\$689,393	\$689,393	\$689,393	\$0	5.4300	\$0.00
0211 DAYTONA BEACH I&S 2004	\$689,393	\$689,393	\$689,393	\$0	0.2038	\$0.00
					18.1733	\$0.00

## Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$0.00
				Estimated Non-Ad Valorem Tax:	\$0.00
				<b>Estimated Taxes:</b>	<b>\$0.00</b>
				Estimated Tax Amount without SOH/10CAP ②	\$12,528.55

**Where your tax dollars are going:**

### Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asstd	County Exemptions	County Taxable	HX Savings
2022	\$106,650	\$520,201	\$626,851	\$626,851	\$626,851	\$0	\$0
2021	\$106,650	\$466,054	\$572,704	\$572,704	\$572,704	\$0	\$0
2020	\$106,650	\$463,827	\$570,477	\$570,477	\$570,477	\$0	\$0
2019	\$106,650	\$413,801	\$520,451	\$520,451	\$520,451	\$0	\$0
2018	\$106,650	\$399,100	\$505,750	\$505,750	\$0	\$505,750	\$0
2017	\$106,650	\$392,286	\$498,936	\$498,936	\$0	\$498,936	\$0
2016	\$106,650	\$400,791	\$507,441	\$507,441	\$0	\$507,441	\$0
2015	\$127,980	\$382,749	\$510,729	\$510,729	\$0	\$510,729	\$0
2014	\$183,735	\$367,926	\$551,661	\$551,661	\$0	\$551,661	\$0

## Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1900-PROF BLDG	N	S-SQUARE FEET			23,700			5.00	\$106,650
									<b>Total Land Value:</b>	\$106,650

## Building(s) - Commercial

Card (Bldg) #1

<b>Structure Code:</b>	C - CONCRETE/MASONRY	<b>Base RCN</b>	\$693,562
<b>Class:</b>	-	<b>Percent Good</b>	81.25 %
<b>Grade:</b>	300	<b>Total RCNLD</b>	\$563,539
<b>Built / Effective</b>	1950 / 2012	<b>Market (NBHD)</b>	1.02
<b>Year:</b>		<b>Factor</b>	
<b>Total / Business Area</b>	5831 / 5465	<b>Cost Value</b>	\$574,810

### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Bld
1	01 -02	19C - PROFESSIONAL OFFICE, 1+ STORY	2	1,603	3,206	3,206	
2	01 -01	19C - PROFESSIONAL OFFICE, 1+ STORY	1	2,259	2,259	2,259	2004
3	01 -01	CAN - CANOPY	1	341	341	N/A	2004
4	01 -01	FOP - PORCH, OPEN FINISHED	1	25	25	N/A	2004
					5,831	5,465	

