



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: 4834419
Parcel ID: 402500000015
Township-Range-Section: 14 - 30 - 25
Subdivision-Block-Lot: 00 - 00 - 0015
Owner(s): TOMOKA RANCH LLC - FS - Fee Simple - 100%
Mailing Address On File: 1440 N NOVA RD
DAYTONA BEACH FL 32117
Physical Address: RODEO RD, ORMOND BEACH 32174
Building Count: 0
Neighborhood: 2802 - COUNTRY ACRES UNIT III PH 1
Subdivision Name:
Property Use: 9500 - RIVERS/LAKES
Tax District: 100-UNINCORPORATED - WESTSIDE
2023 Final Millage Rate: 17.8053
Homestead Property: No
Agriculture Classification: No
Short Description: 25-14-30-THAT PORTION OF W 1/2 MEAS 536.65 FT ON N/L & 1985.
01 FT ON S/L PER OR 2746 PG 1045 & EXC W 536.6 FT OF N 1328.
54 FT OF NW 1/4 OF NW 1/4 & EXC E 85 FT W OF LOT 41 COUNTRY

Property Values

Tax Year:	2024 Working	2023 Final	2022 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$0	\$0	\$0
Land Value:	\$20,542	\$20,542	\$20,542
Just/Market Value:	\$20,542	\$20,542	\$20,542

Working Tax Roll Values by Taxing Authority

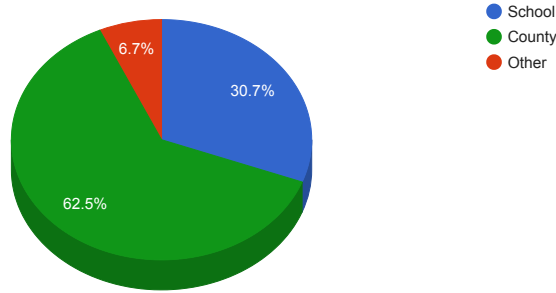
Values shown below are the 2024 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$20,542	\$20,542	\$0	\$20,542	1.5000	\$30.81
0012 DISCRETIONARY	\$20,542	\$20,542	\$0	\$20,542	0.7480	\$15.37
0011 REQ LOCAL EFFORT	\$20,542	\$20,542	\$0	\$20,542	3.1610	\$64.93
0510 FIRE DISTRICT	\$20,542	\$20,542	\$0	\$20,542	3.8412	\$78.91
0050 GENERAL FUND	\$20,542	\$20,542	\$0	\$20,542	3.3958	\$69.76
0050 LIBRARY	\$20,542	\$20,542	\$0	\$20,542	0.4209	\$8.65
0055 PUBLIC SAFETY FUND	\$20,542	\$20,542	\$0	\$20,542	1.4541	\$29.87
0053						
0310 VOLUSIA COUNTY MSD	\$20,542	\$20,542	\$0	\$20,542	1.6956	\$34.83
0058 VOLUSIA ECHO	\$20,542	\$20,542	\$0	\$20,542	0.2000	\$4.11
0057 VOLUSIA FOREVER	\$20,542	\$20,542	\$0	\$20,542	0.2000	\$4.11
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$20,542	\$20,542	\$0	\$20,542	0.0288	\$0.59
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$20,542	\$20,542	\$0	\$20,542	0.1793	\$3.68
0070 WEST VOLUSIA HOSPITAL AUTHORITY	\$20,542	\$20,542	\$0	\$20,542	0.9806	\$20.14
					17.8053	\$365.76

Non-Ad Valorem Assessments

Project	#Unit	Rate	Amount
		Estimated Ad Valorem Tax:	\$365.76
		Estimated Non-Ad Valorem Tax:	\$0.00
		Estimated Taxes:	\$365.76
		Estimated Tax Amount without SOH/10CAP ⑦	\$365.76

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2023	\$20,542	\$0	\$20,542	\$20,542	\$0	\$20,542	\$0
2022	\$20,542	\$0	\$20,542	\$20,542	\$0	\$20,542	\$0
2021	\$20,411	\$0	\$20,411	\$20,411	\$0	\$20,411	\$0
2020	\$20,411	\$0	\$20,411	\$20,411	\$0	\$20,411	\$0
2019	\$20,411	\$0	\$20,411	\$20,411	\$0	\$20,411	\$0
2018	\$20,936	\$0	\$20,936	\$20,936	\$0	\$20,936	\$0
2017	\$20,936	\$0	\$20,936	\$20,936	\$0	\$20,936	\$0
2016	\$20,936	\$0	\$20,936	\$20,936	\$0	\$20,936	\$0
2015	\$20,936	\$0	\$20,936	\$20,936	\$0	\$20,936	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9500-SUBMERGED	N	A-ACRE		41.0835				500	\$20,542
Total Land Value:										\$20,542

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
Total Miscellaneous Value:						\$0

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
8014 / 4177	2021068054	03/24/2021	WD-WARRANTY DEED	MULTI-PARCEL	VACANT	\$300,000
4285 / 2576	1998043573	02/15/1998	CT-CERTIFICATE OF TITLE	UNQUALIFIED	VACANT	\$414,885
3587 / 0789	1991016282	11/15/1990	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
3091 / 1993		01/15/1988	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$1,000,000
3095 / 0059		01/15/1988	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
2746 / 1045		10/15/1985	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$363,500

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
25-14-30-THAT PORTION OF W 1/2 MEAS 536.65 FT ON N/L & 1985.01 FT ON S/L PER OR 2746 PG 1045 & EXC W 536.6 FT OF N 1328. 54 FT OF NW 1/4 OF NW 1/4 & EXC E 85 FT W OF LOT 41 COUNTRY ACRES PH 1 MB 41 PG 110 PER OR 2746 PG 1045 & EXC IRREG PARCEL PER OR 3247 PG 248 IN SW 1/4 W OF LOTS 30 TO 32 INC COUNTRY ACRES PH I MB 42 PG 111 MEAS 1428.89 FT ON N/L & 340 FT ON W/L & EXC PARCEL PER OR 3302 PG 665 W OF LOTS 28 TO 30 INC COUNTRY ACRES PH I MEAS 745 FT ON N/L & 1033.48 FT ON W/L & 325.08 FT ON S/L & EXC IRREG PARCEL PER OR 3615 PG 1909 IN W 1/4 W OF LOT 41 COUNTRY ACRES SUB PH I MEAS 1539.92 FT ON E/L & MEAS 599.70 FT ON N/L & EXC	100	14 - 30 - 25	00 - 00 - 0015	10-MAR-86

Permit Summary

Amount