



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: 4993118
Parcel ID: 402600000012
Township-Range-Section: 14 - 30 - 26
Subdivision-Block-Lot: 00 - 00 - 0012
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: 9900 - NON AG
Tax District: 100-UNINCORPORATED - WESTSIDE
2023 Final Millage Rate: 17.8053
Homestead Property: No
Agriculture Classification: No
Short Description: 26-14-30 PARCEL MEAS 363 FT ON N & S LINE & 2400 FT ON E & W
LINE PER OR 4558 PG 2118 PER OR 7167 PG 3563 PER OR 7346 P
G 1638 PER OR 7999 PG 0027

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:	\$10,000	\$10,000	\$10,000
Just/Market Value:	\$10,000	\$10,000	\$10,000

Working Tax Roll Values by Taxing Authority

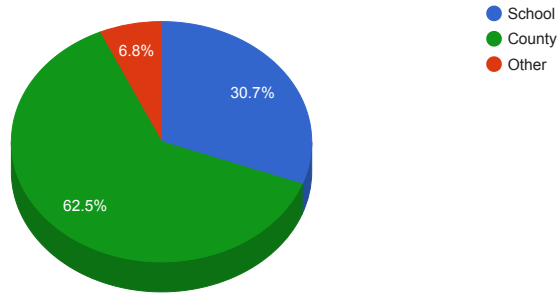
Values shown below are the 2024 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$10,000	\$10,000	\$0	\$10,000	1.5000	\$15.00
0012 DISCRETIONARY	\$10,000	\$10,000	\$0	\$10,000	0.7480	\$7.48
0011 REQ LOCAL EFFORT	\$10,000	\$10,000	\$0	\$10,000	3.1610	\$31.61
0510 FIRE DISTRICT	\$10,000	\$10,000	\$0	\$10,000	3.8412	\$38.41
0050 GENERAL FUND	\$10,000	\$10,000	\$0	\$10,000	3.3958	\$33.96
0050 LIBRARY	\$10,000	\$10,000	\$0	\$10,000	0.4209	\$4.21
0055 PUBLIC SAFETY FUND	\$10,000	\$10,000	\$0	\$10,000	1.4541	\$14.54
0053						
0310 VOLUSIA COUNTY MSD	\$10,000	\$10,000	\$0	\$10,000	1.6956	\$16.96
0058 VOLUSIA ECHO	\$10,000	\$10,000	\$0	\$10,000	0.2000	\$2.00
0057 VOLUSIA FOREVER	\$10,000	\$10,000	\$0	\$10,000	0.2000	\$2.00
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$10,000	\$10,000	\$0	\$10,000	0.0288	\$0.29
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$10,000	\$10,000	\$0	\$10,000	0.1793	\$1.79
0070 WEST VOLUSIA HOSPITAL AUTHORITY	\$10,000	\$10,000	\$0	\$10,000	0.9806	\$9.81
					17.8053	\$178.05

Non-Ad Valorem Assessments

Project	#Unit	Rate	Amount
		Estimated Ad Valorem Tax:	\$178.05
		Estimated Non-Ad Valorem Tax:	\$0.00
		Estimated Taxes:	\$178.05
		Estimated Tax Amount without SOH/10CAP ⑦	\$178.05

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	\$10,000	\$0	\$10,000	\$10,000	\$0	\$10,000	\$0
2022	\$10,000	\$0	\$10,000	\$10,000	\$0	\$10,000	\$0
2021	\$10,000	\$0	\$10,000	\$800	\$0	\$800	\$0
2020	\$10,000	\$0	\$10,000	\$800	\$0	\$800	\$0
2019	\$10,000	\$0	\$10,000	\$2,463	\$0	\$2,463	\$0
2018	\$10,000	\$0	\$10,000	\$2,239	\$0	\$2,239	\$0
2017	\$10,000	\$0	\$10,000	\$10,000	\$0	\$10,000	\$0
2016	\$29,721	\$0	\$29,721	\$1,850	\$0	\$1,850	\$0
2015	\$28,041	\$0	\$28,041	\$1,850	\$0	\$1,850	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9600-WASTE LAND	N	A-ACRE		20.0000				500	\$10,000
Total Land Value:										\$10,000

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
7999 / 0027	2021046440	02/19/2021	TR-TRUSTEE'S DEED	MULTI-PARCEL	VACANT	\$210,000
7167 / 3563	2015180597	08/03/2015	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
4558 / 2118	2000098365	06/15/2000	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$20,000
4558 / 2114	2000098364	05/15/2000	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$10
3401 / 0757	1989163972	10/15/1989	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$84,300
3083 / 0342		01/15/1988	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$90,000

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
26-14-30 PARCEL MEAS 363 FT ON N & S LINE & 2400 FT ON E & W LINE PER OR 4558 PG 2118 PER OR 7167 PG 3563 PER OR 7346 PG 1638 PER OR 7999 PG 0027	100	14 - 30 - 26	00 - 00 - 0012	09-FEB-88

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
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