



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: 5087191
Parcel ID: 402600000090
Township-Range-Section: 14 - 30 - 26
Subdivision-Block-Lot: 00 - 00 - 0090
Owner(s): TOMOKA RANCH LLC - FS - Fee Simple - 100%
Mailing Address On File: 1440 N NOVA RD
DAYTONA BEACH FL 32117
Physical Address: 321 RODEO RD, ORMOND BEACH 32174
Building Count: 1
Neighborhood: 2802 - COUNTRY ACRES UNIT III PH 1
Subdivision Name:
Property Use: 6700 - POUL/BEES/FISH
Tax District: 100-UNINCORPORATED - WESTSIDE
2023 Final Millage Rate: 17.8053
Homestead Property: No
Agriculture Classification: Yes
Short Description: 26-14-30 IRREG PARCEL BEING W 2123.31 FT OF E 2690.04 FT MEA
S ON S/L OF S 1334.86 FT MEAS ON W/L PER OR 3254 PG 0704 PER
OR 7167 PG 3563 PER OR 7346 PG 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:	\$37,106	\$5,482	\$4,984
Land Value:	\$718,530	\$718,530	\$351,330
Just/Market Value:	\$755,636	\$724,012	\$356,314
Agriculture Savings:	\$632,800	\$632,800	\$299,600

Working Tax Roll Values by Taxing Authority

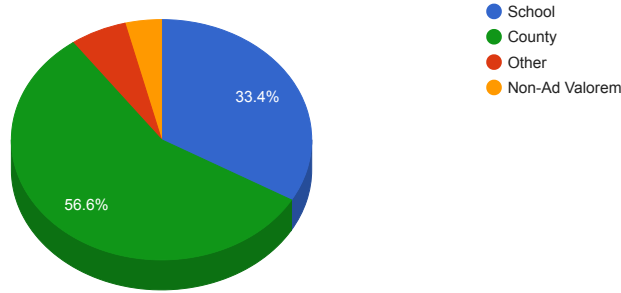
Values shown below are the 2024 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$755,636	\$122,836	\$0	\$122,836	1.5000	\$184.25
0012 DISCRETIONARY	\$755,636	\$122,836	\$0	\$122,836	0.7480	\$91.88
0011 REQ LOCAL EFFORT	\$755,636	\$122,836	\$0	\$122,836	3.1610	\$388.28
0510 FIRE DISTRICT	\$755,636	\$102,428	\$20,408	\$102,428	3.8412	\$393.45
0050 GENERAL FUND	\$755,636	\$102,428	\$20,408	\$102,428	3.3958	\$347.83
0055 LIBRARY	\$755,636	\$102,428	\$20,408	\$102,428	0.4209	\$43.11
0053 PUBLIC SAFETY FUND	\$755,636	\$102,428	\$20,408	\$102,428	1.4541	\$148.94
0310 VOLUSIA COUNTY MSD	\$755,636	\$102,428	\$20,408	\$102,428	1.6956	\$173.68
0058 VOLUSIA ECHO	\$755,636	\$102,428	\$20,408	\$102,428	0.2000	\$20.49
0057 VOLUSIA FOREVER	\$755,636	\$102,428	\$20,408	\$102,428	0.2000	\$20.49
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$755,636	\$102,428	\$20,408	\$102,428	0.0288	\$2.95
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$755,636	\$102,428	\$20,408	\$102,428	0.1793	\$18.37
0070 WEST VOLUSIA HOSPITAL AUTHORITY	\$755,636	\$102,428	\$20,408	\$102,428	0.9806	\$100.44
					17.8053	\$1,934.15

Non-Ad Valorem Assessments

Project	#Unit	Rate	Amount	Estimated Ad Valorem Tax:	\$1,934.15
5030-VOLUSIA COUNTY STORMWATER	1.00	\$78.00	\$24.96	Estimated Non-Ad Valorem Tax:	\$24.96
				Estimated Taxes:	\$1,959.11
				Estimated Tax Amount without SOH/10CAP ②	\$13,479.29

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	\$718,530	\$5,482	\$724,012	\$60,985	\$0	\$60,985	\$0
2022	\$351,330	\$4,984	\$356,314	\$56,714	\$0	\$56,714	\$0
2021	\$200,730	\$3,940	\$204,670	\$21,200	\$0	\$21,200	\$0
2020	\$200,730	\$4,053	\$204,783	\$21,313	\$0	\$21,313	\$0
2019	\$132,090	\$4,278	\$136,368	\$110,967	\$0	\$110,967	\$0
2018	\$132,090	\$4,504	\$136,594	\$100,879	\$0	\$100,879	\$0
2017	\$86,989	\$4,719	\$91,708	\$91,708	\$0	\$91,708	\$0
2016	\$92,130	\$4,941	\$97,071	\$13,479	\$0	\$13,479	\$0
2015	\$114,730	\$5,162	\$119,892	\$14,830	\$0	\$14,830	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9900-NON-AG ACREAGE 20-50 Show Agriculture Data	Y	A-ACRE		28.0000				33,000	\$646,800
2	9600-WASTE LAND	N	A-ACRE		11.4600				500	\$5,730
5	9900-NON-AG ACREAGE 20-50	N	A-ACRE		2.0000				33,000	\$66,000
Total Land Value:										\$718,530

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
2	PBN-BARN, POLE	2009	612	1	34 x 18	\$940
3	WHP-PREFAB METAL BUILDING	2022	840	1	35 x 24	\$11,068
4	PBN-BARN, POLE	2022	1,350	1	45 x 30	\$11,995
5	DEC-DECK WOOD	2022	792	1	44 x 18	\$13,103
Total Miscellaneous Value:						\$37,106

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
8035 / 1847	2021094302	04/21/2021	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
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
3254 / 0704	1989011627	01/15/1989	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$80,000

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 IRREG PARCEL BEING W 2123.31 FT OF E 2690.04 FT MEAS ON S/L OF S 1334.86 FT MEAS ON W/L PER OR 3254 PG 0704 PER OR 7167 PG 3563 PER OR 7346 PG 1638 PER OR 7999 PG 0027	100	14 - 30 - 26	00 - 00 - 0090	31-MAR-89

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