



Volusia's Real Estate Recovery

Presented to

2015 Volusia Citizen's Academy



Morgan B. Gilreath
Volusia County Property Appraiser
August 18, 2015

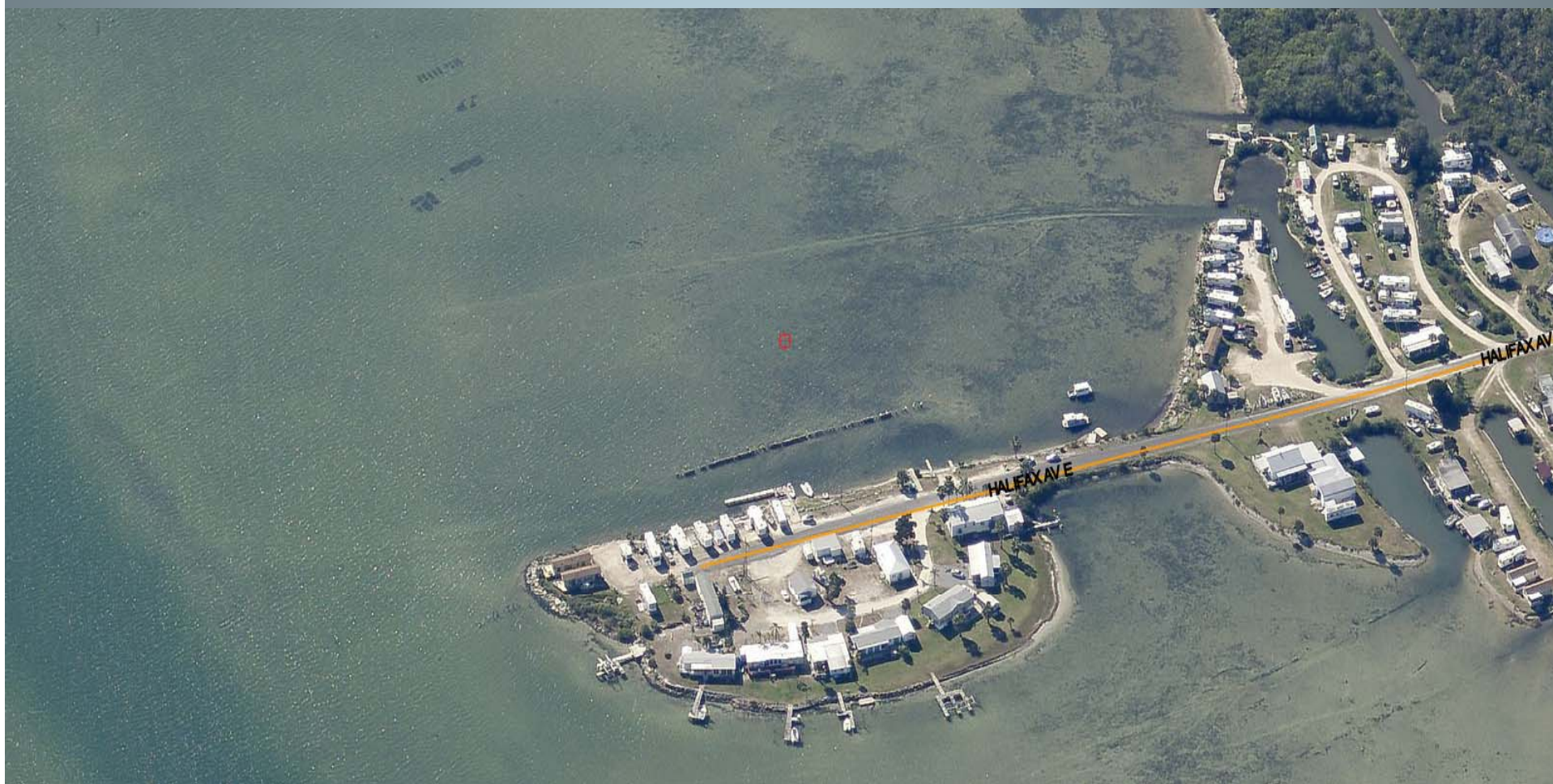


**No other location
on the Eastern Seaboard of the U.S.A.
“...has what we have!”**

**...47 miles of Oceanfront & Intercoastal
...85 miles of St Johns River
...and a lot in between
...1200+ sq. miles**

“Sit back and relax... & let’s view-Volusia...”

SE Volusia
“Lefils” Oak Hill Fish Camp...



“... best flats fishing north of the Florida Keys...”

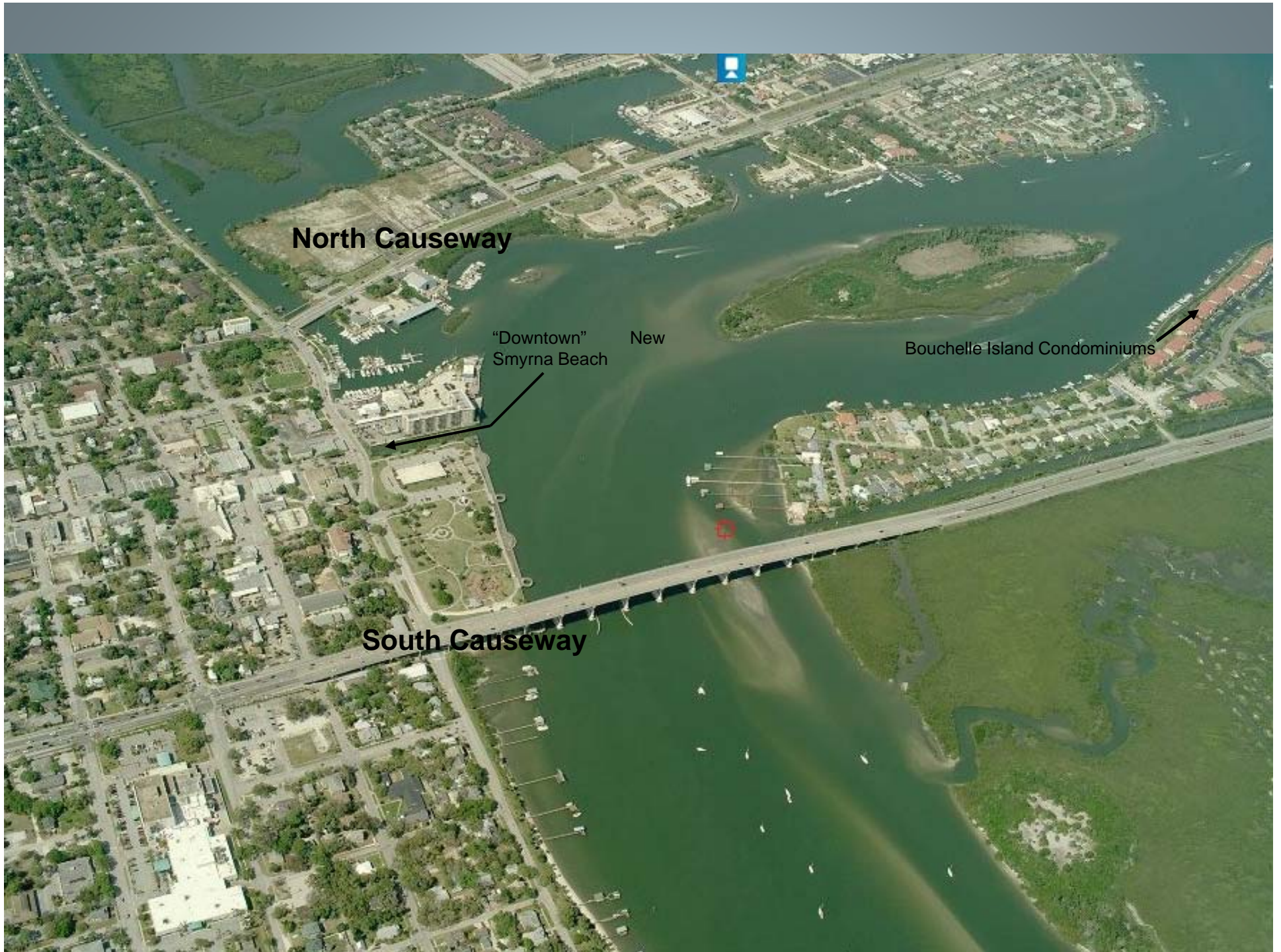


An
Edgewater
“water-
view” ...



Yacht Club Island ... New Smyrna Beach





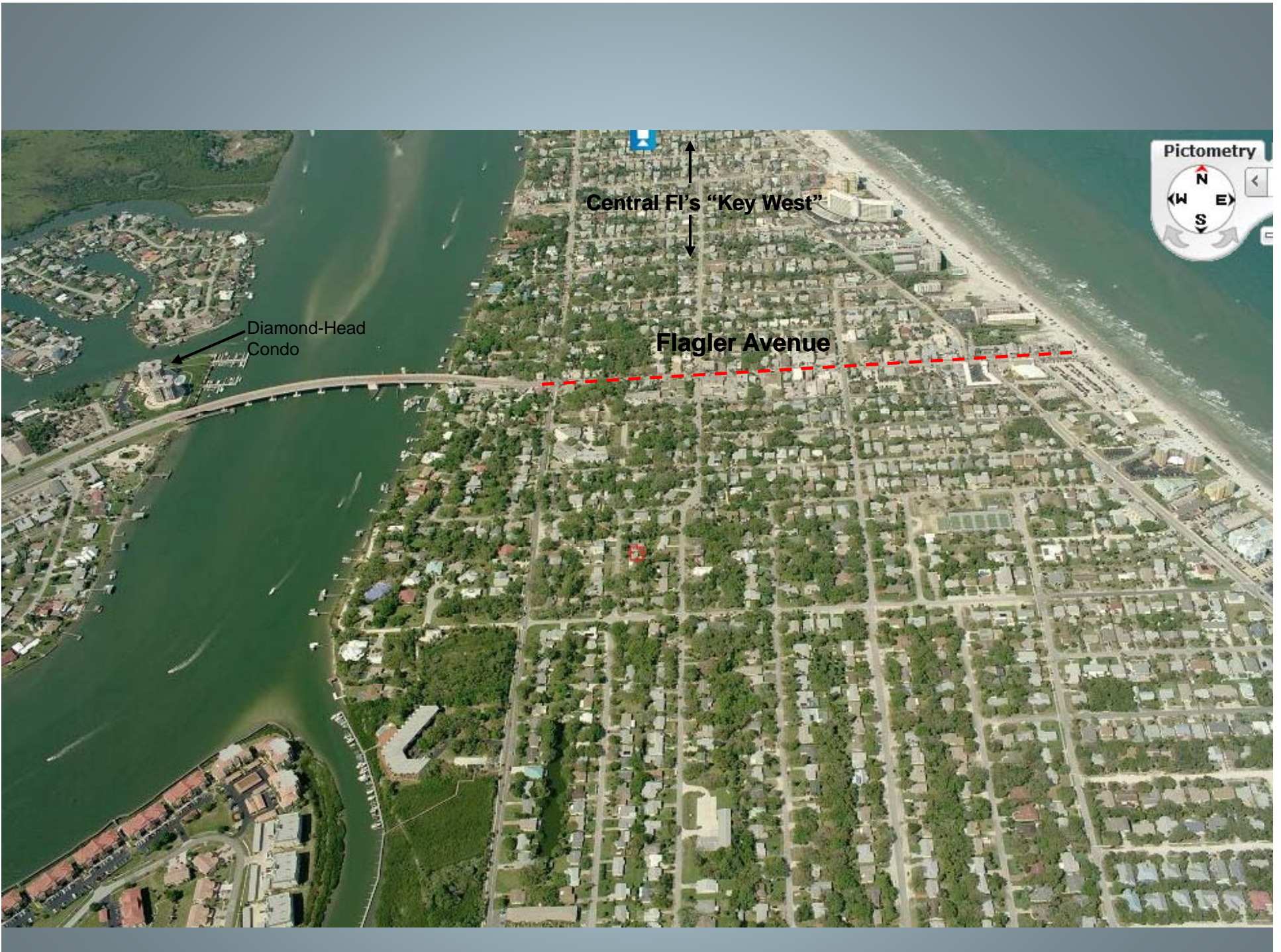
North Causeway

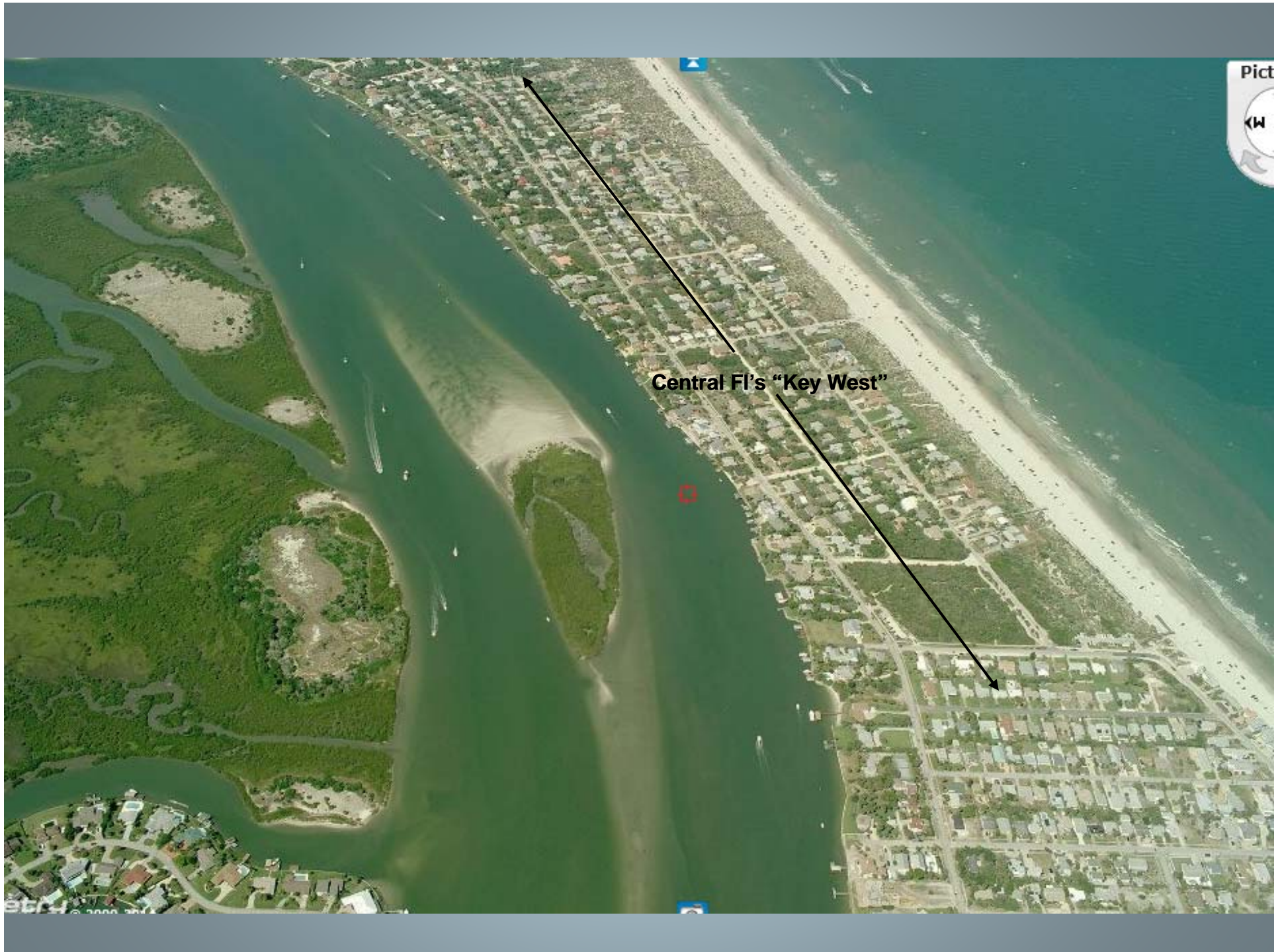
"Downtown"
Smyrna Beach

New

Bouchelle Island Condominiums

South Causeway





Central Fl's "Key West"



Ponce Inlet

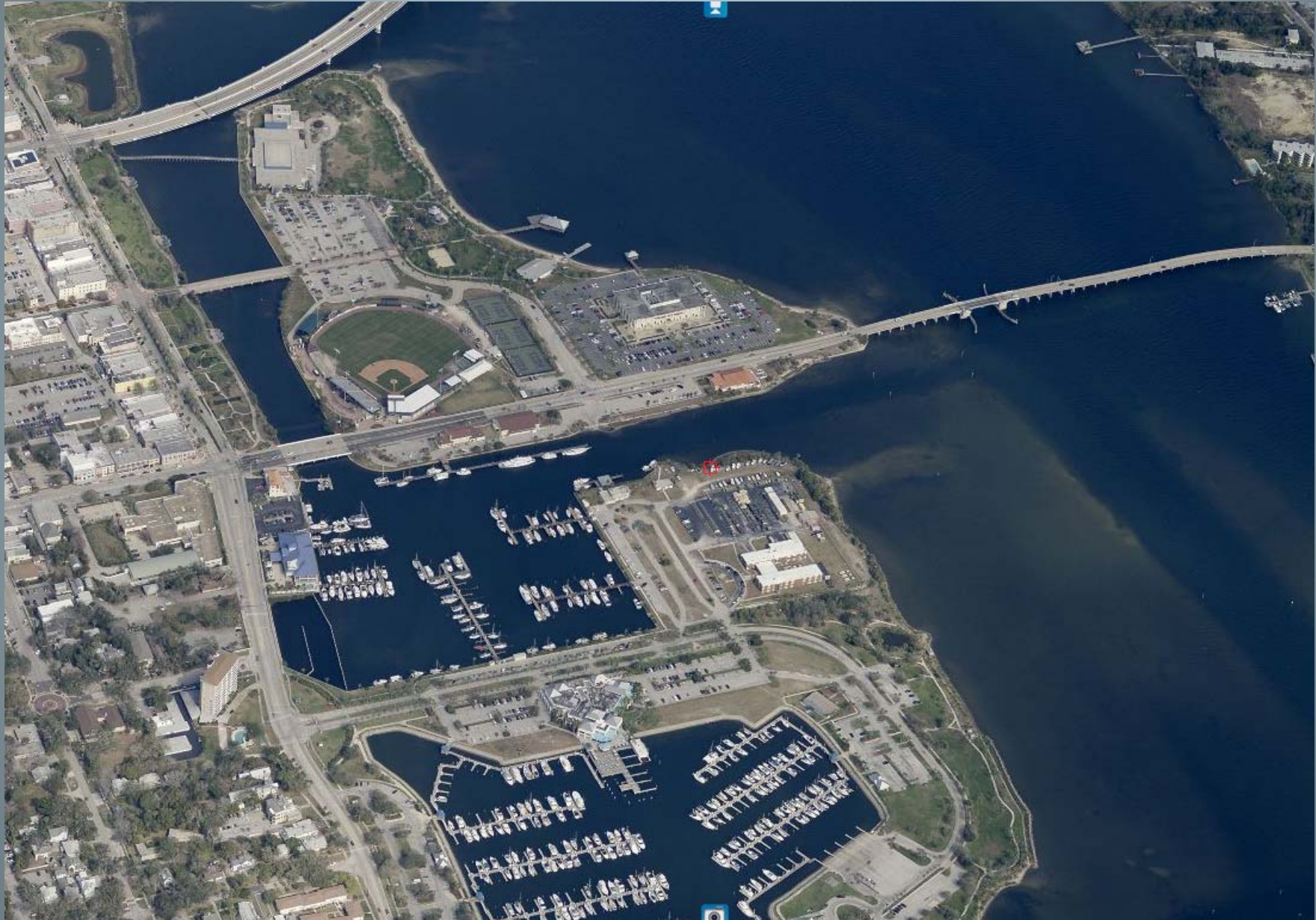




Dunlawton Bridge
Port Orange to... Daytona Beach Shores & Ponce Inlet



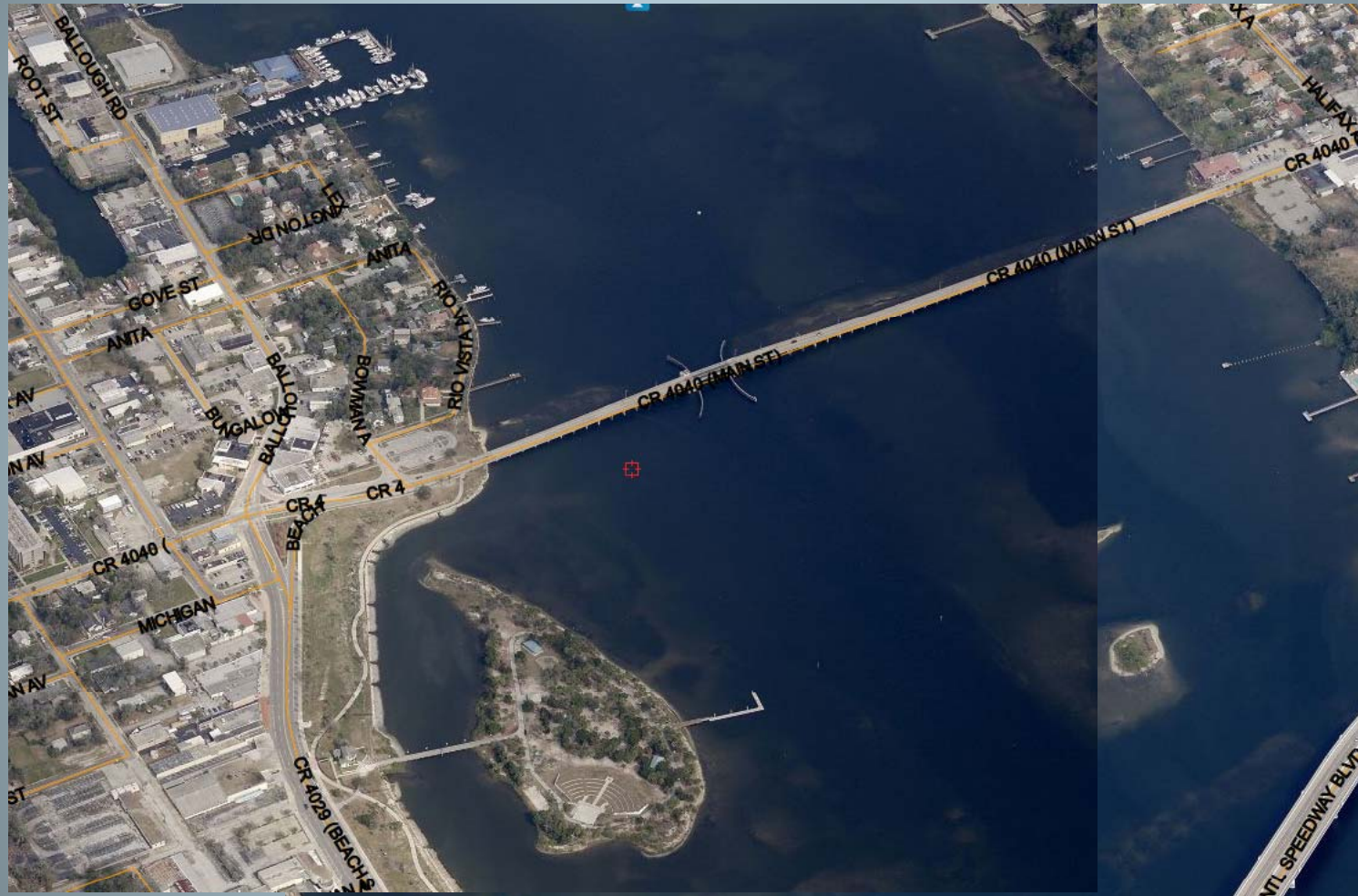
**Silver Beach (to be rebuilt as Veterans Memorial Bridge)
Jackie Robinson Stadium, Daytona Yacht Dockage.. US92 Bridge**



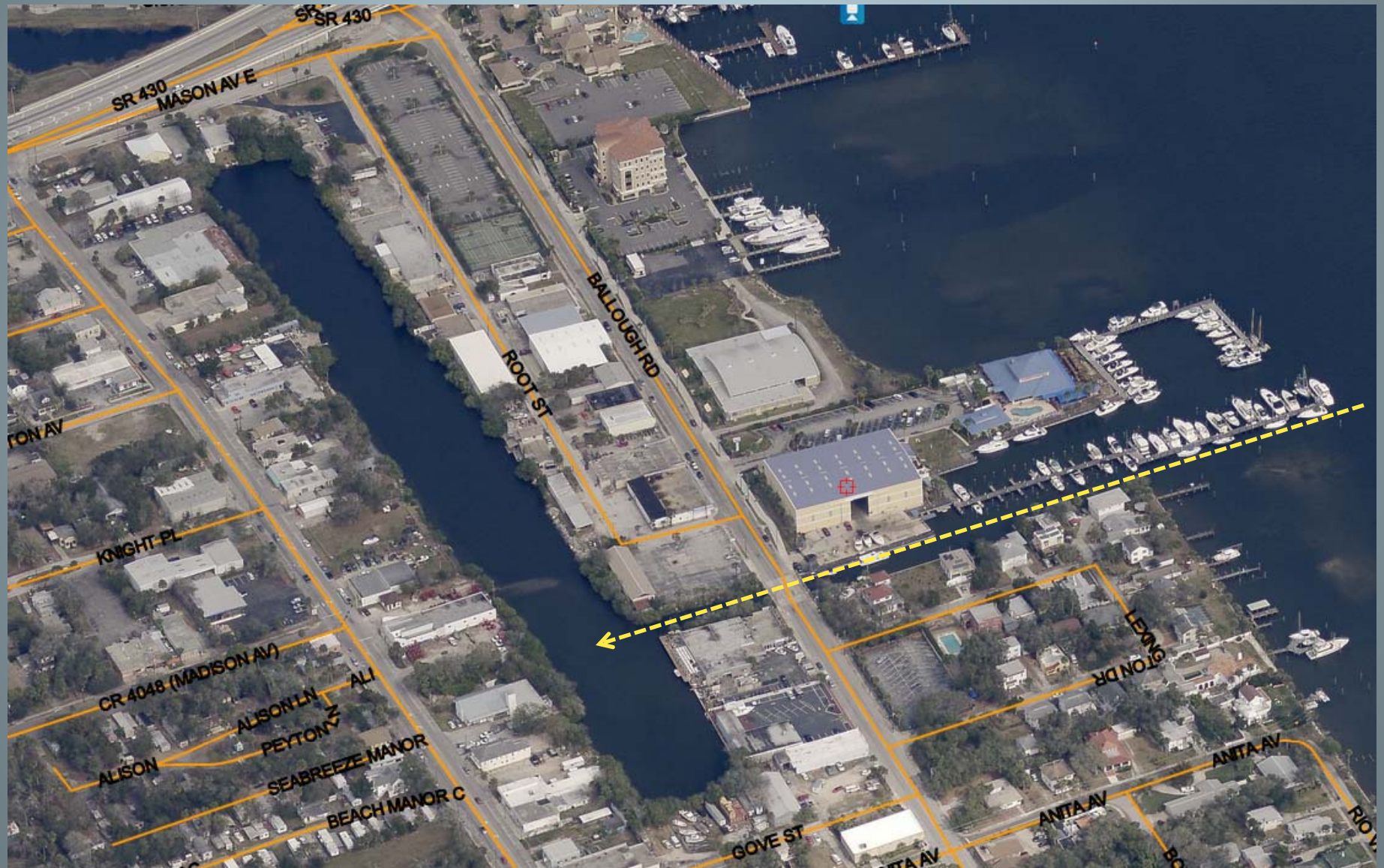
US 92 “ISB” Bridge Daytona Beach



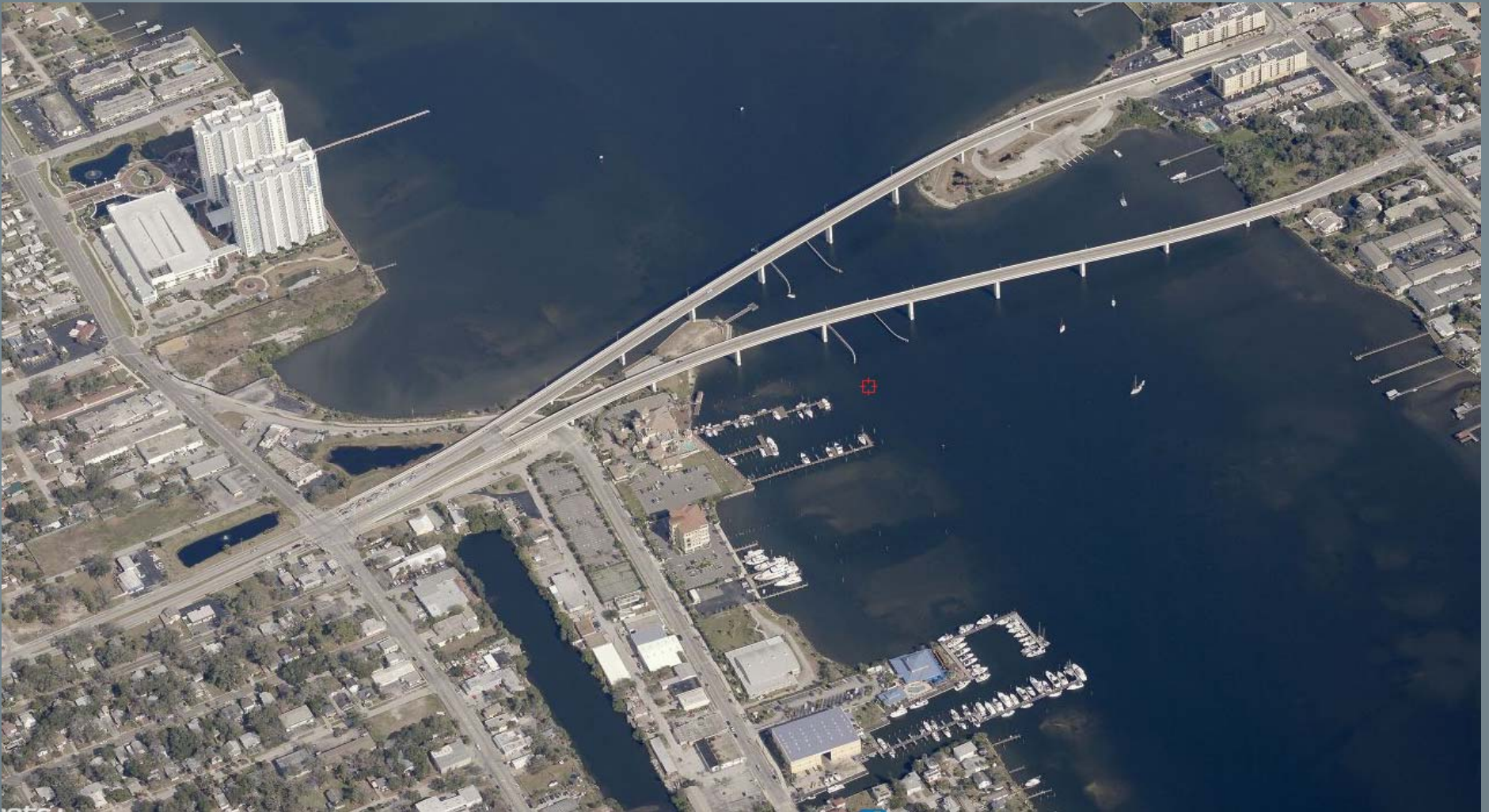
Main Street Bridge Daytona Beach



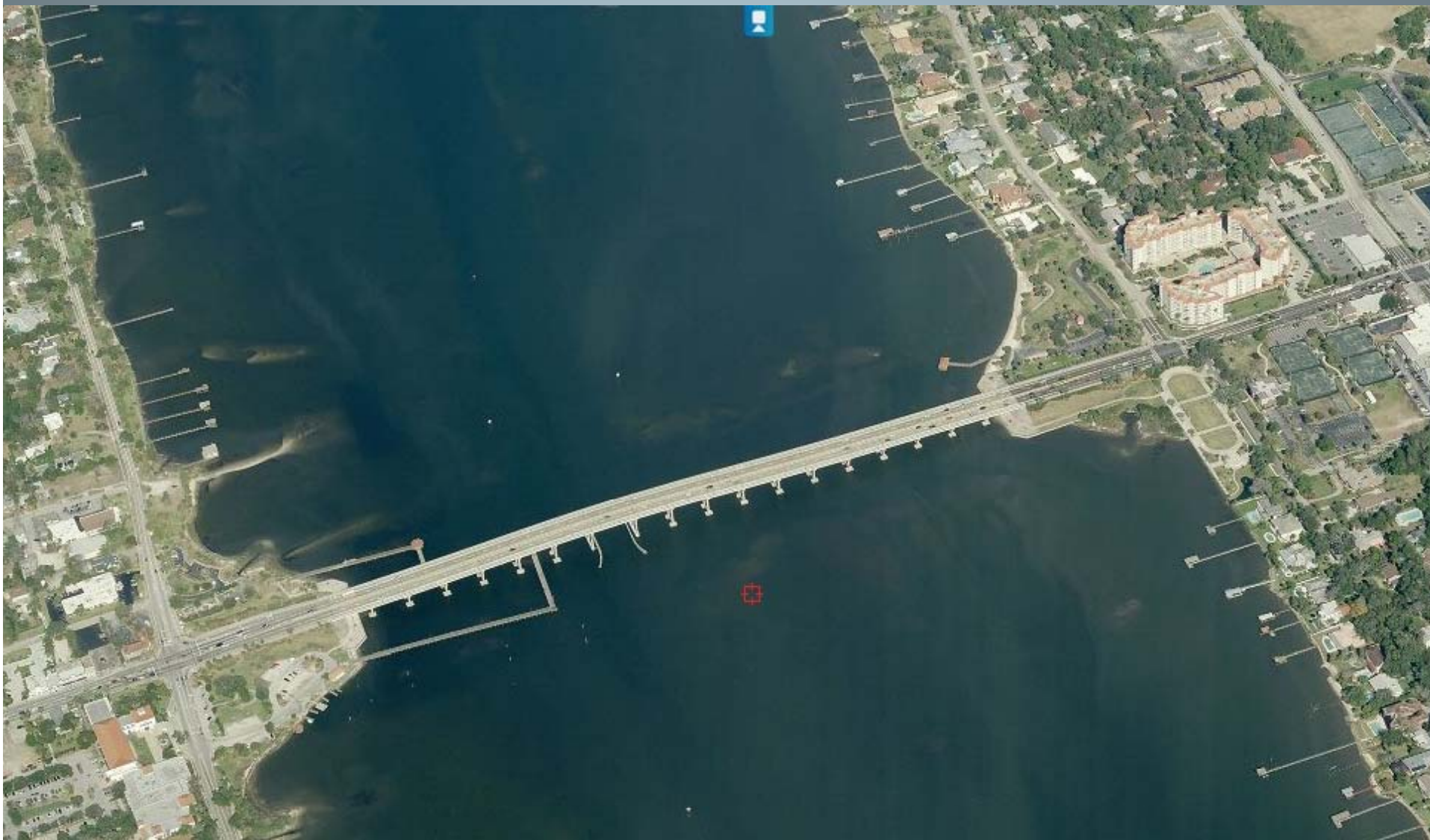
“Ballough Basin” accessible from Intercoastal
“Potential Condo/Commercial Shopping Showplace”
Daytona Beach



**“Seabreeze” Bridge
(Mason-extended)
Holly Hill, Daytona Beach**



US 40, Granada Blvd, Ormond Beach



“High Bridge” ...N of Ormond By Sea

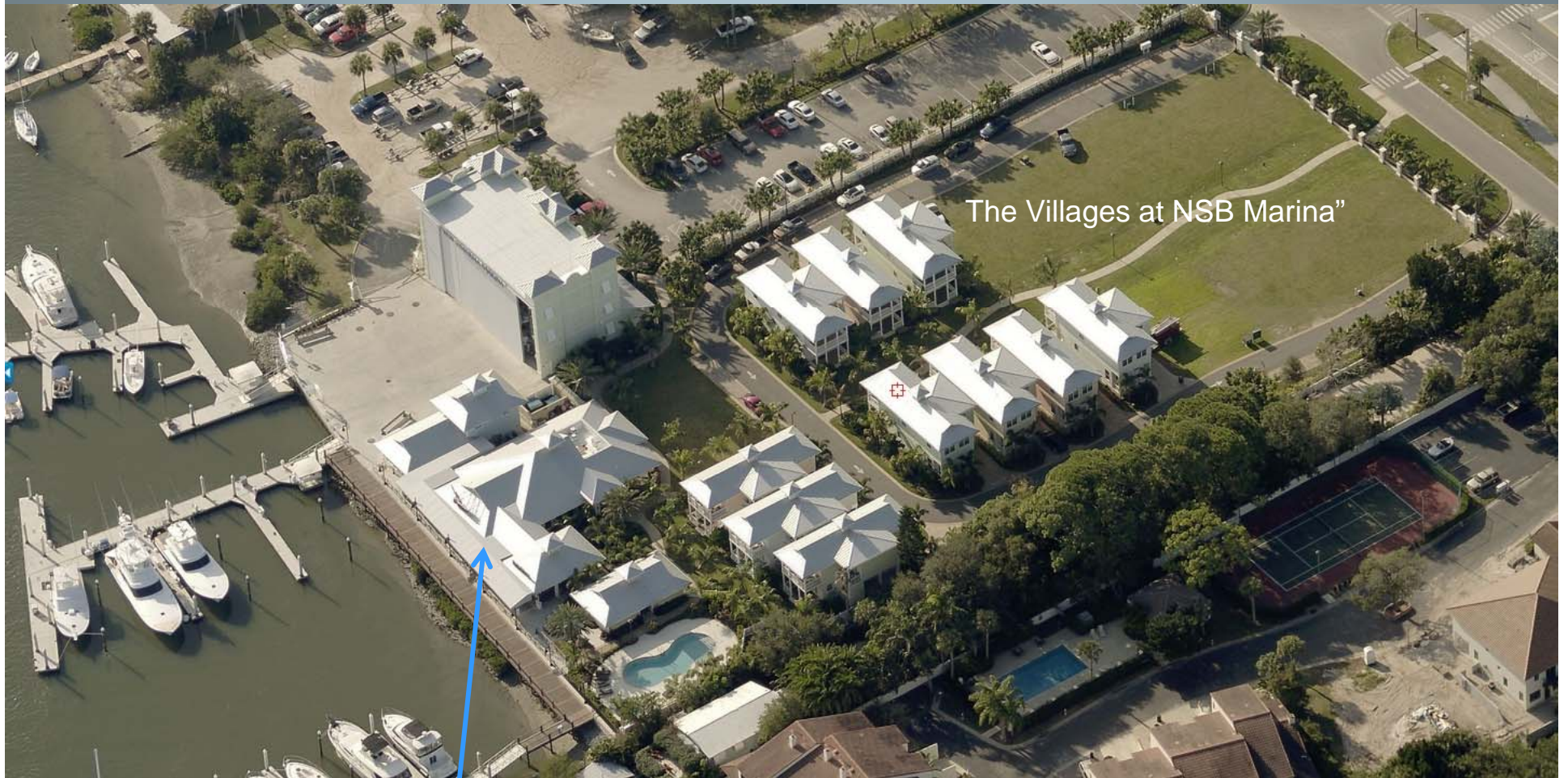


24 hrs a day X 365 days ... all year ... every year ...



...and we're growing...

The “New”... New Smyrna Beach Marina & Condo's (Off North Causeway)



The Villages at NSB Marina”

The “Outrigger” Restaurant

“The Cottages at Flagler” (Off North Causeway)



“The Cottages at Flagler”

Hampton Inn, Flagler Avenue New Smyrna Beach

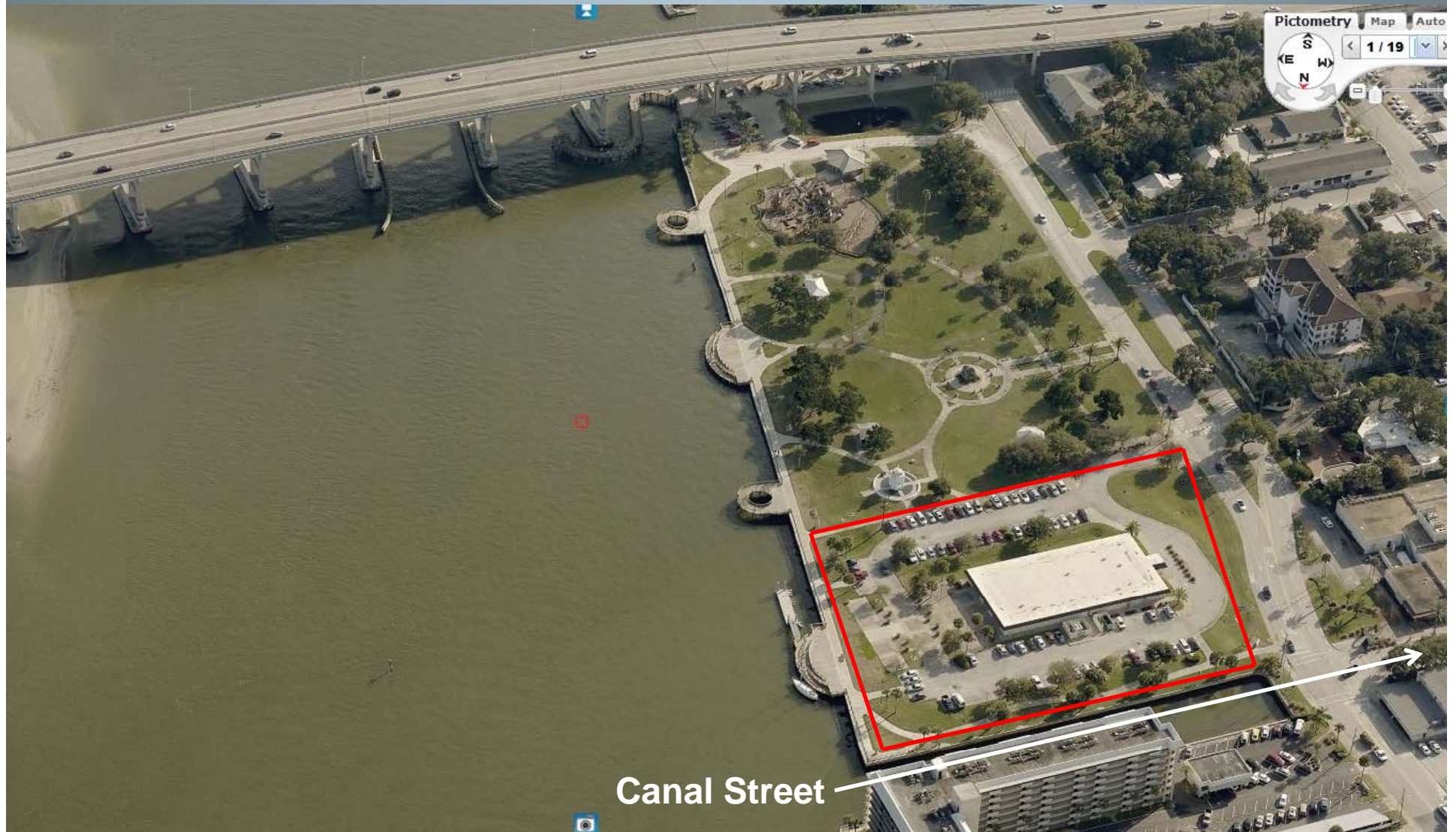


Proposed New Hotel

New Smyrna Beach



Brannon Community Center (Demolished, May 19, 2015)



Canal Street



News-Journal/JIM TILLER

Demolition of the 50-year-old Brannon Center began Tuesday to make way for a new civic center in New Smyrna Beach. A rendering of what the new center is expected to look like is shown below.



News-Journal/JIM TILLER

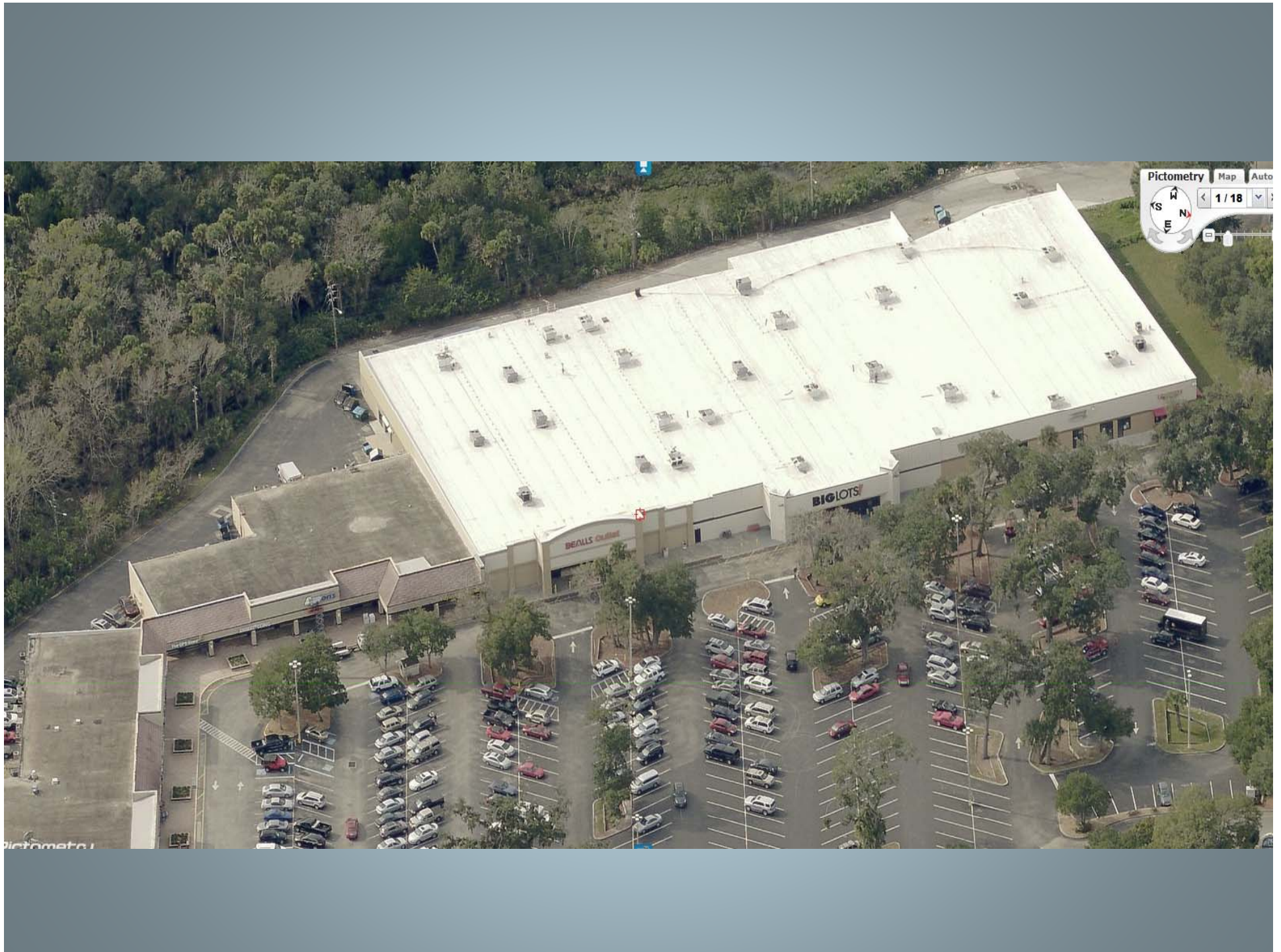
Demolition of the 50-year-old Brannon Center began Tuesday to make way for a new civic center in New Smyrna Beach.



to be...New NSB Civic Center

An image from the proposed new Civic Center in New Smyrna Beach.





“Mullinax Ford” Dealership, NSB





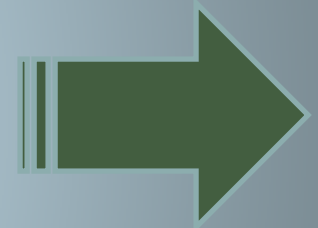
“New Smyrna Beach Chevrolet

Home Depot

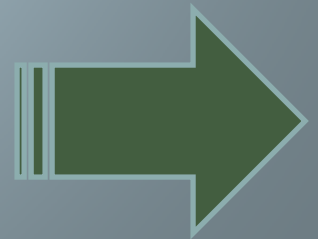
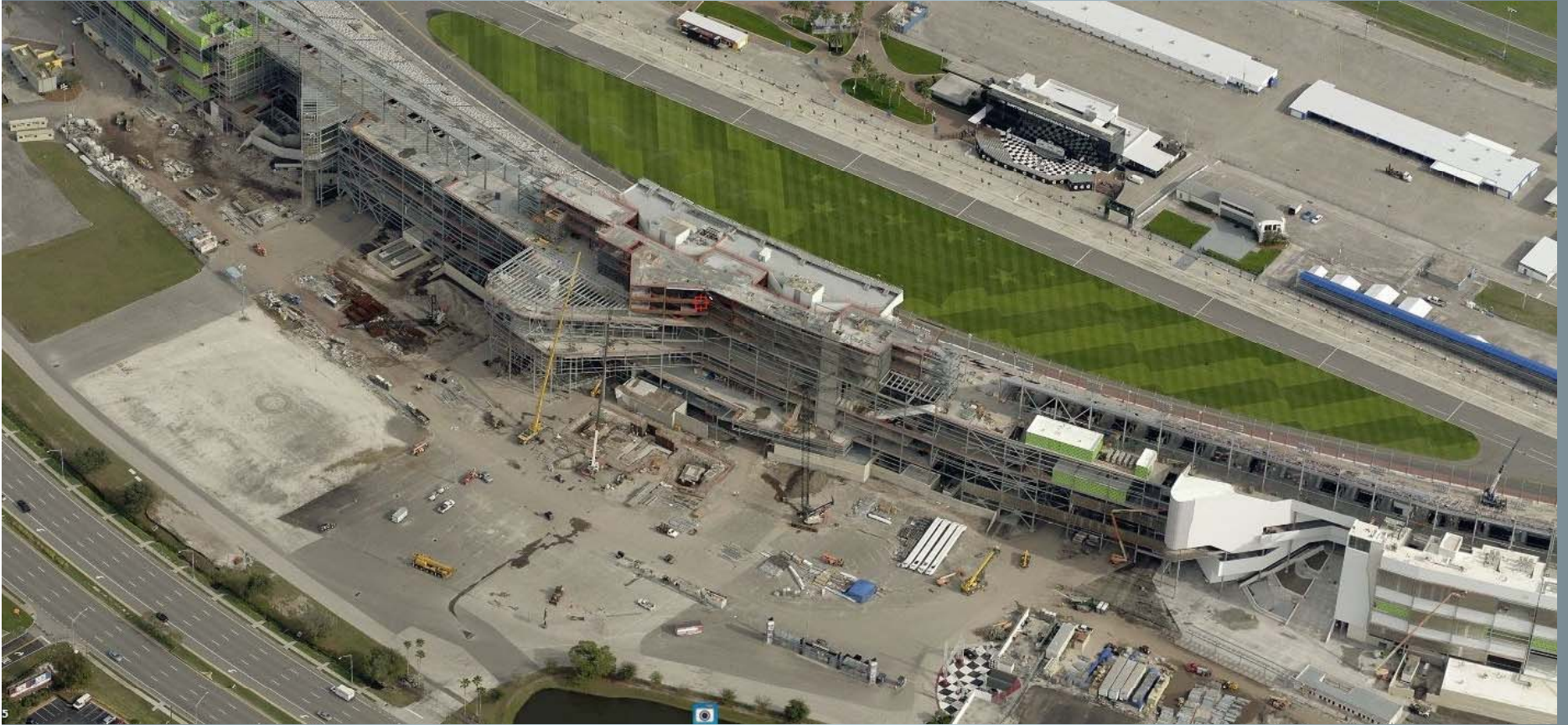
New “Florida-Hospital” Facility



Daytona International Speedway



Daytona International Speedway



Daytona International Speedway





Trader Joe's Distribution Center

... What's Next? ...

Outlet mall planned in Daytona Beach at Interstate 95, LPGA Boulevard



By Bob Koslow & Eileen Zaffiro-Kean
bob.koslow@news-jrnl.com

**“Visual”
Economic
Development
progress**





**“Assisted Living”
Facility**

**“Country Club Corners”
Shopping Center**

**“Country Club Corners”
Shopping Center &
Assisted Living Facility**

**DeLand (US17/92 &
Orange Camp)**

ls

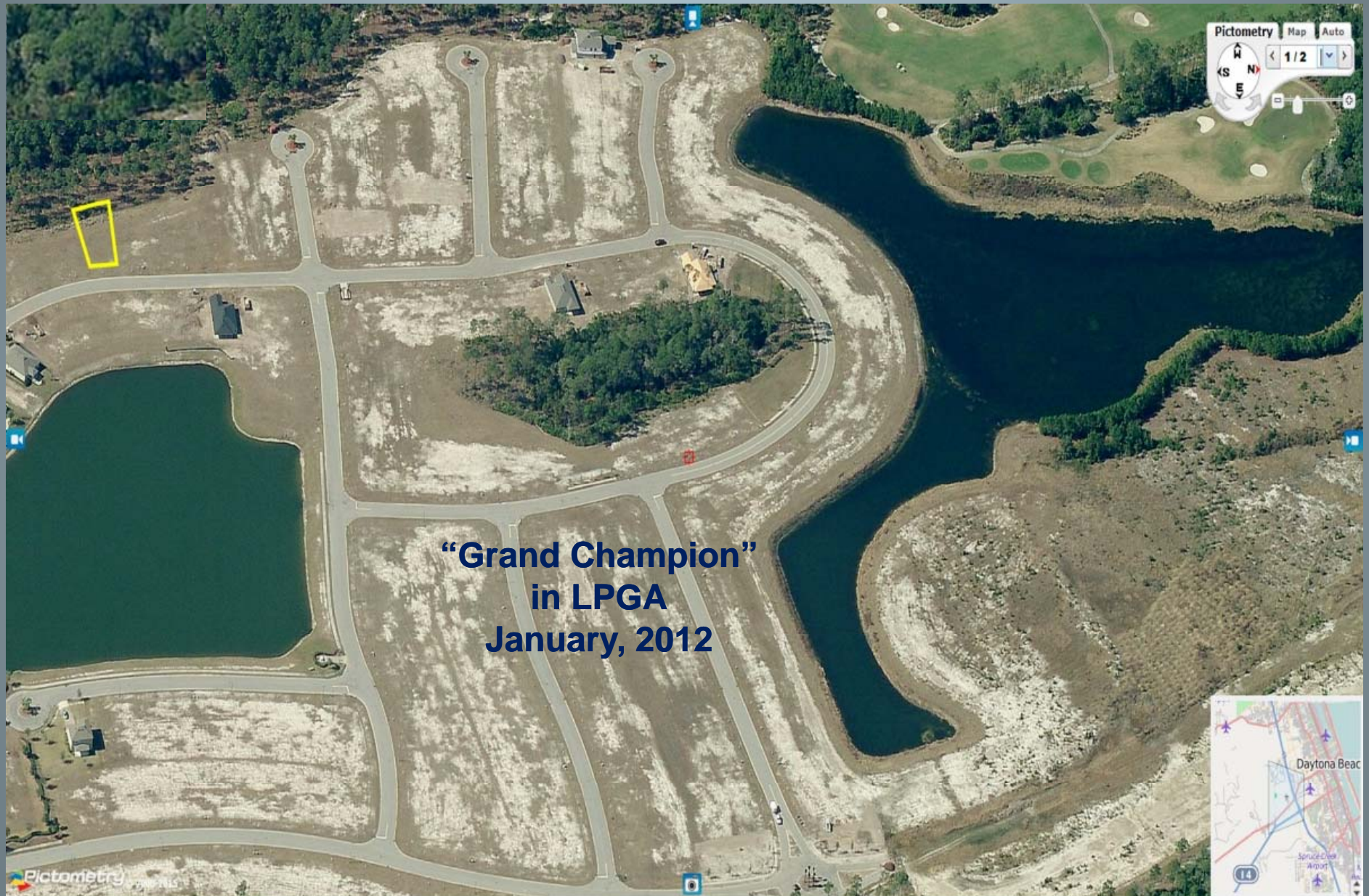
[illegible]

**People want to live
in the DeLand area.**

**For the 2nd year in a
row, DeLand has
led all 16 Volusia
Cities in “New
Construction.”**



“Grand Champion” a part of the LPGA Subdivision January, 2012



“Grand Champion” a part of the LPGA Subdivision, January, 2015
86 homes built, 97 Sales of homes (some re-sales)

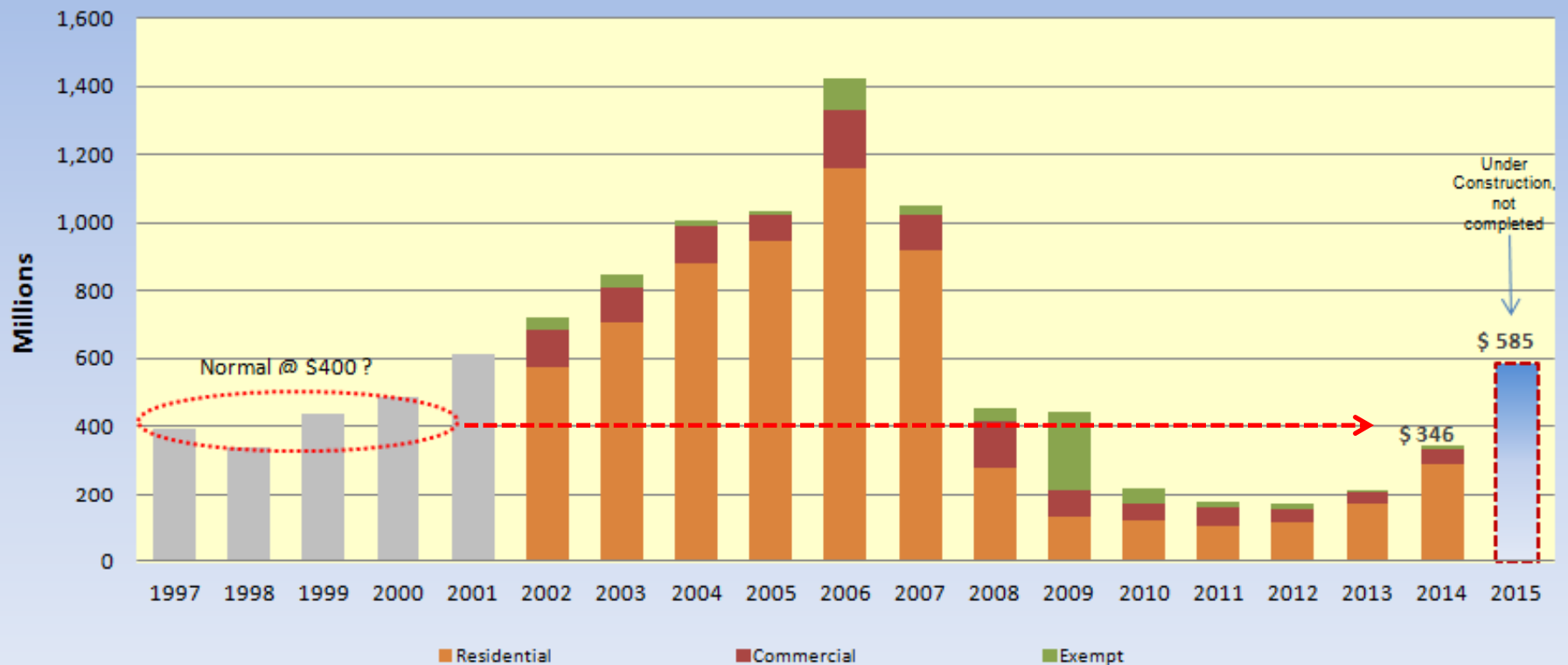


Where did we grow...in terms of new construction?

2015 Volusia Tax Roll						
New Construction & Annexation						
City Area	Just Value			Taxable Value		
	Annexation	New Construction	Total	Annexation	New Construction	Total
Daytona Beach	0	34,937,228	34,937,228	0	27,245,774	27,245,774
Daytona Bch Shrs	0	3,073,817	3,073,817	0	3,021,025	3,021,025
Debary	0	6,978,212	6,978,212	0	6,060,089	6,060,089
Deland	0	72,325,448	72,325,448	0	63,059,663	63,059,663
Deltona	0	10,728,026	10,728,026	0	9,413,325	9,413,325
Edgewater	3,458,281	6,899,364	10,357,645	3,394,758	6,250,420	9,645,178
Holly Hill	175,480	1,693,823	1,869,303	0	1,639,206	1,639,206
Lake Helen	0	396,729	396,729	0	320,302	320,302
New Smyrna Bch	7,823,681	55,636,305	63,459,986	6,170,289	50,755,226	56,925,515
Oak Hill	0	1,719,108	1,719,108	0	1,320,949	1,320,949
Orange City	267,290	2,638,255	2,905,545	207,668	1,790,723	1,998,391
Ormond Beach	3,393,679	32,879,865	36,273,544	2,890,685	30,926,228	33,816,913
Pierson	0	6,461	6,461	0	6,461	6,461
Ponce Inlet	0	2,596,440	2,596,440	0	2,534,131	2,534,131
Port Orange	0	50,861,804	50,861,804	0	47,322,579	47,322,579
South Daytona	0	2,276,196	2,276,196	0	2,010,852	2,010,852
Uninc. County	0	60,001,155	60,001,155	0	55,253,994	55,253,994
Totals	15,118,411	345,648,236	360,766,647	12,663,400	308,930,947	321,594,347

Volusia County's New Construction

Volusia County New Construction
1997 - 2015 Year Built



Source: Volusia County Property Appraiser

and then... beach-side, we have...

**23 beachfront
“opportunities for growth”**

(Granada to S. of Silver Beach)

Beachfront lots “waiting” for investors...





“Andy Romano Park”
...everyone who sees visits leaves wanting to come back...





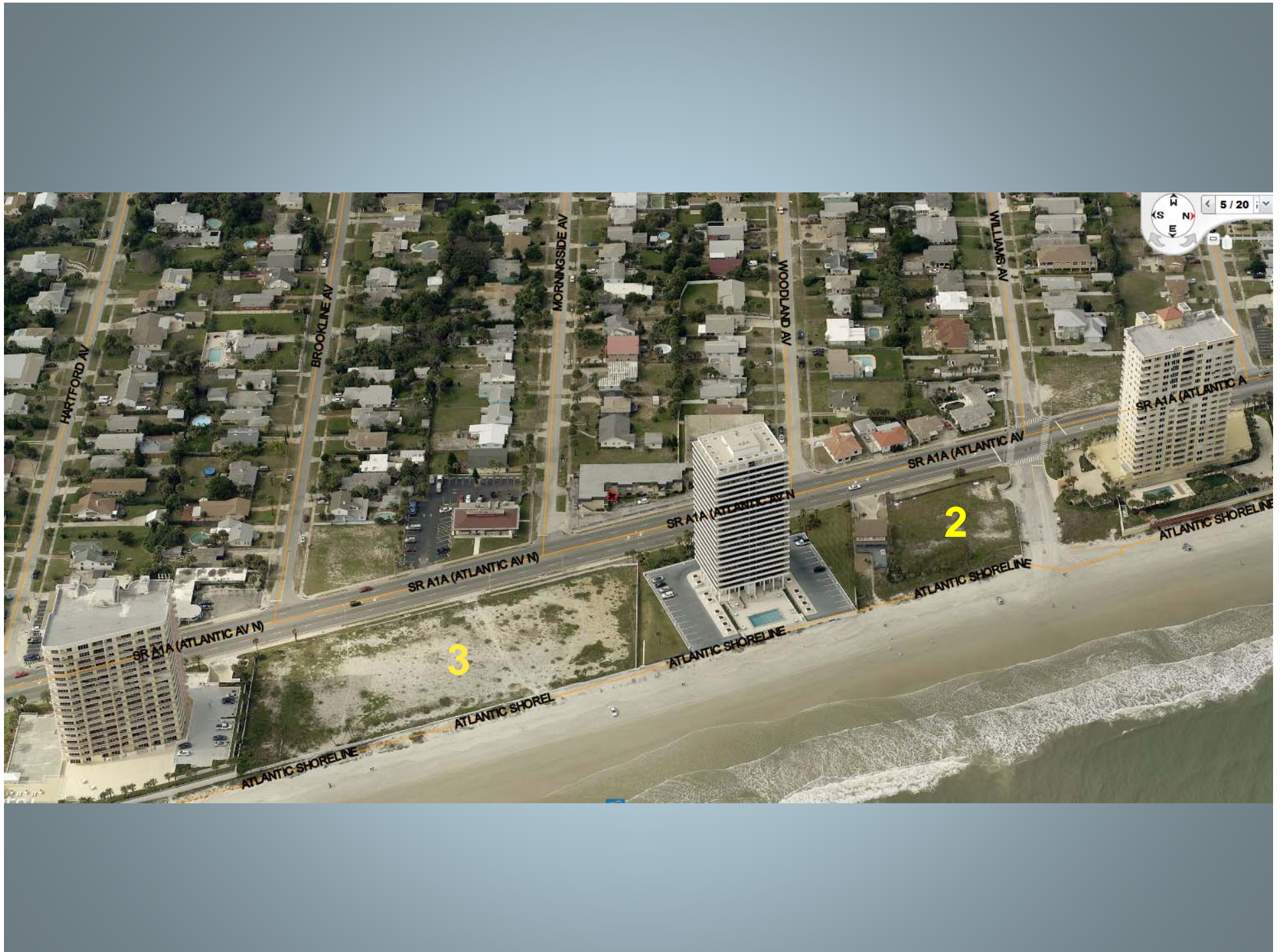
SR 1A (ATLANTIC AVE)

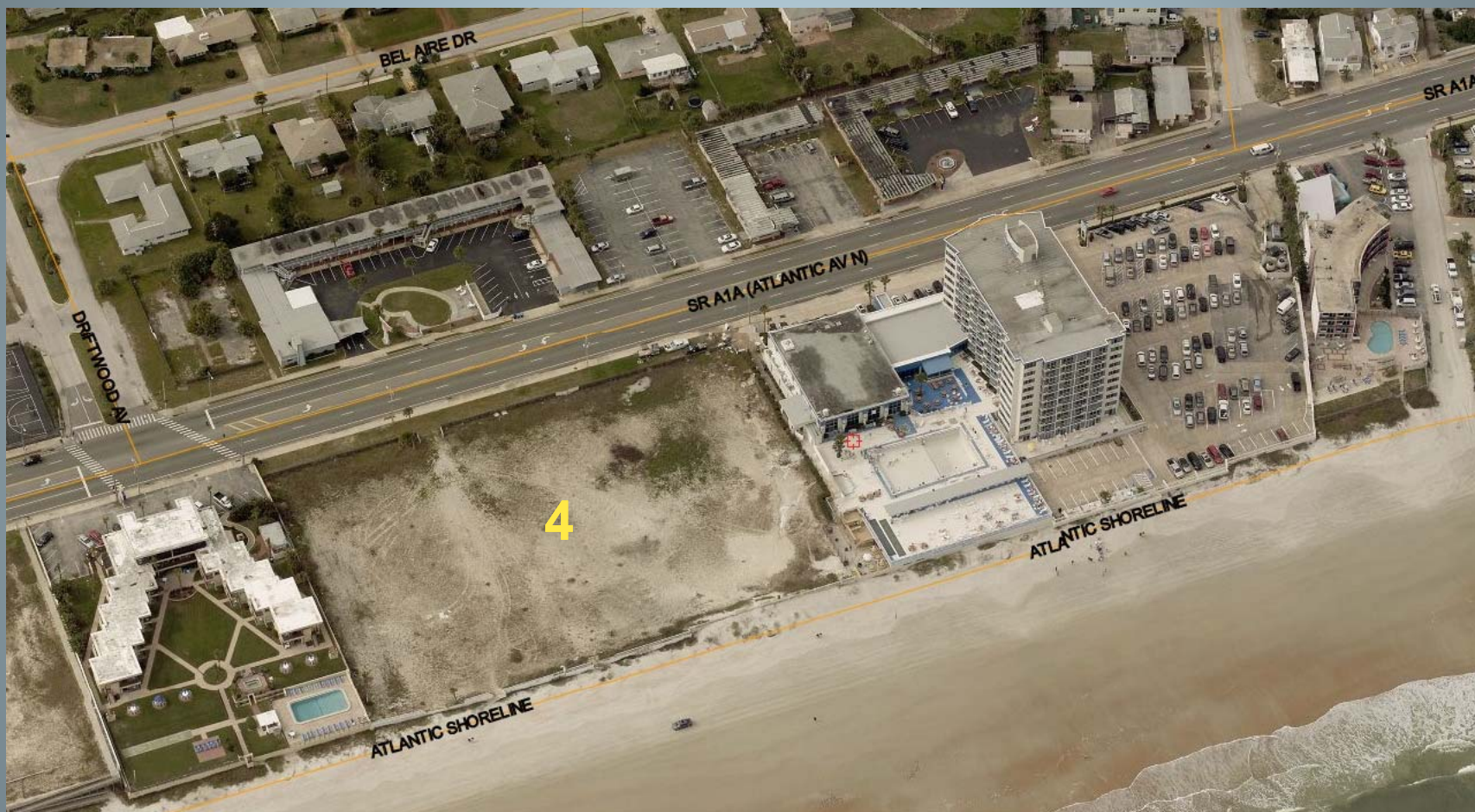


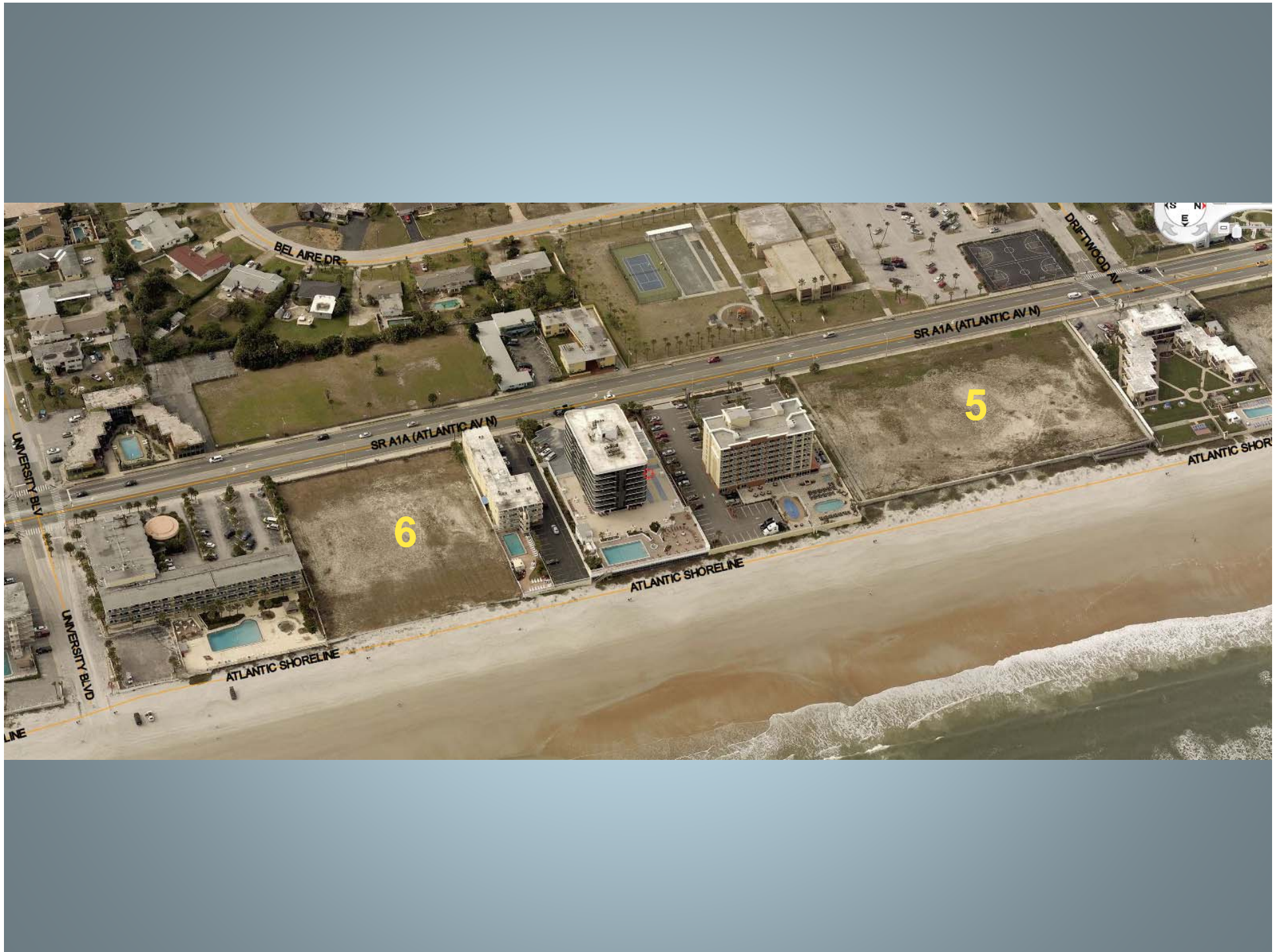
ATLANTIC SHORELINE

ATLANTIC SHORELINE

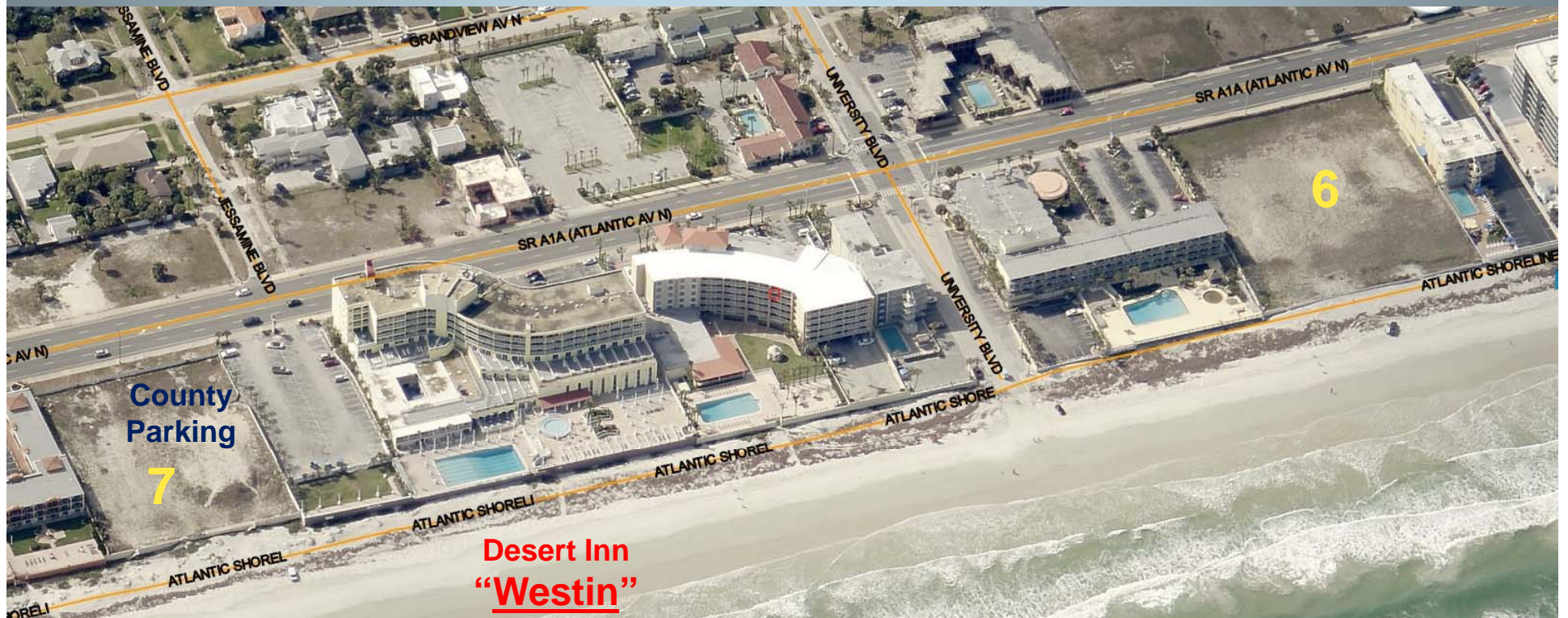
ATLANTIC SHORELINE

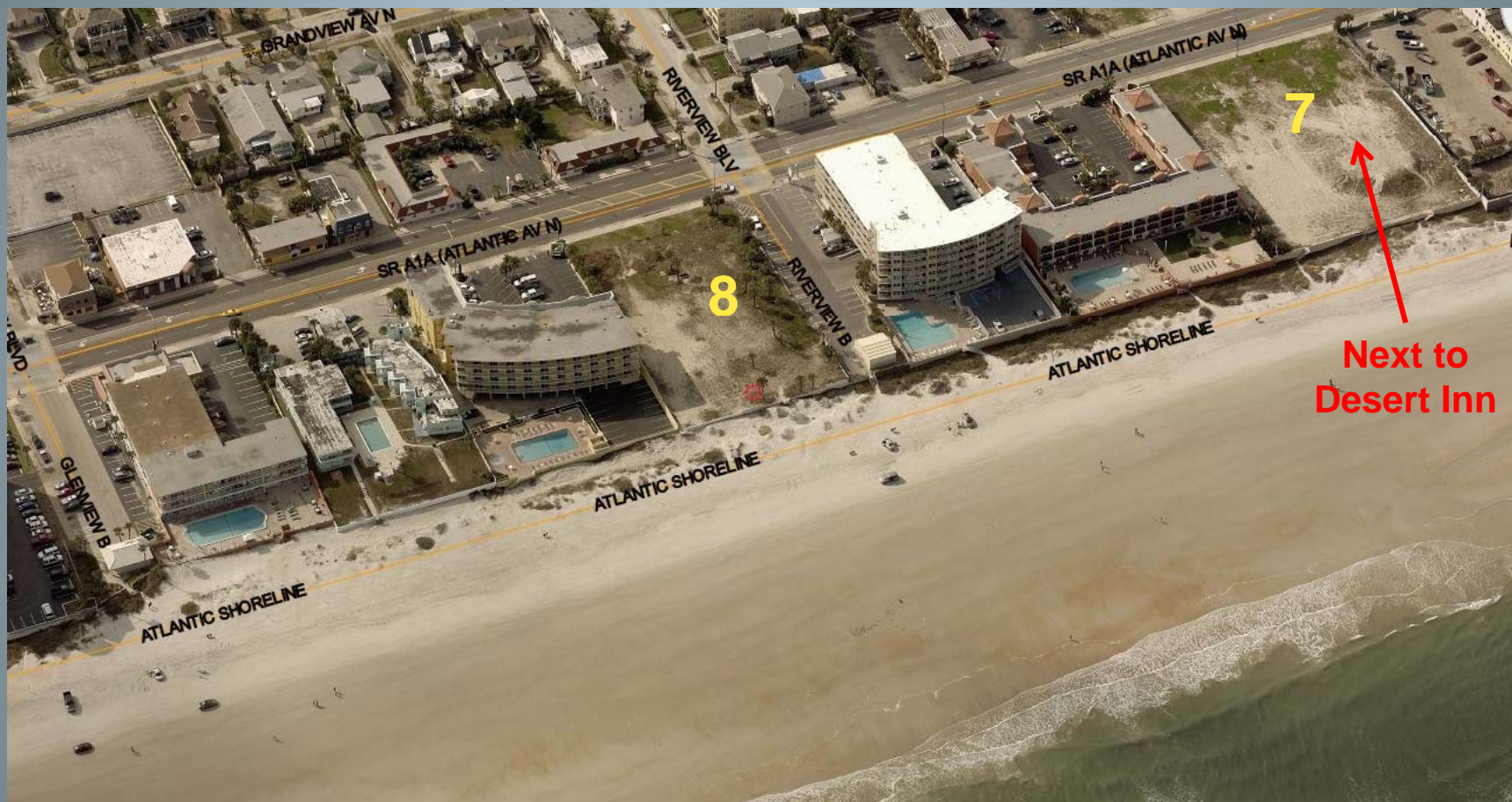






Desert Inn & *Beachfront... “potential Developments”*









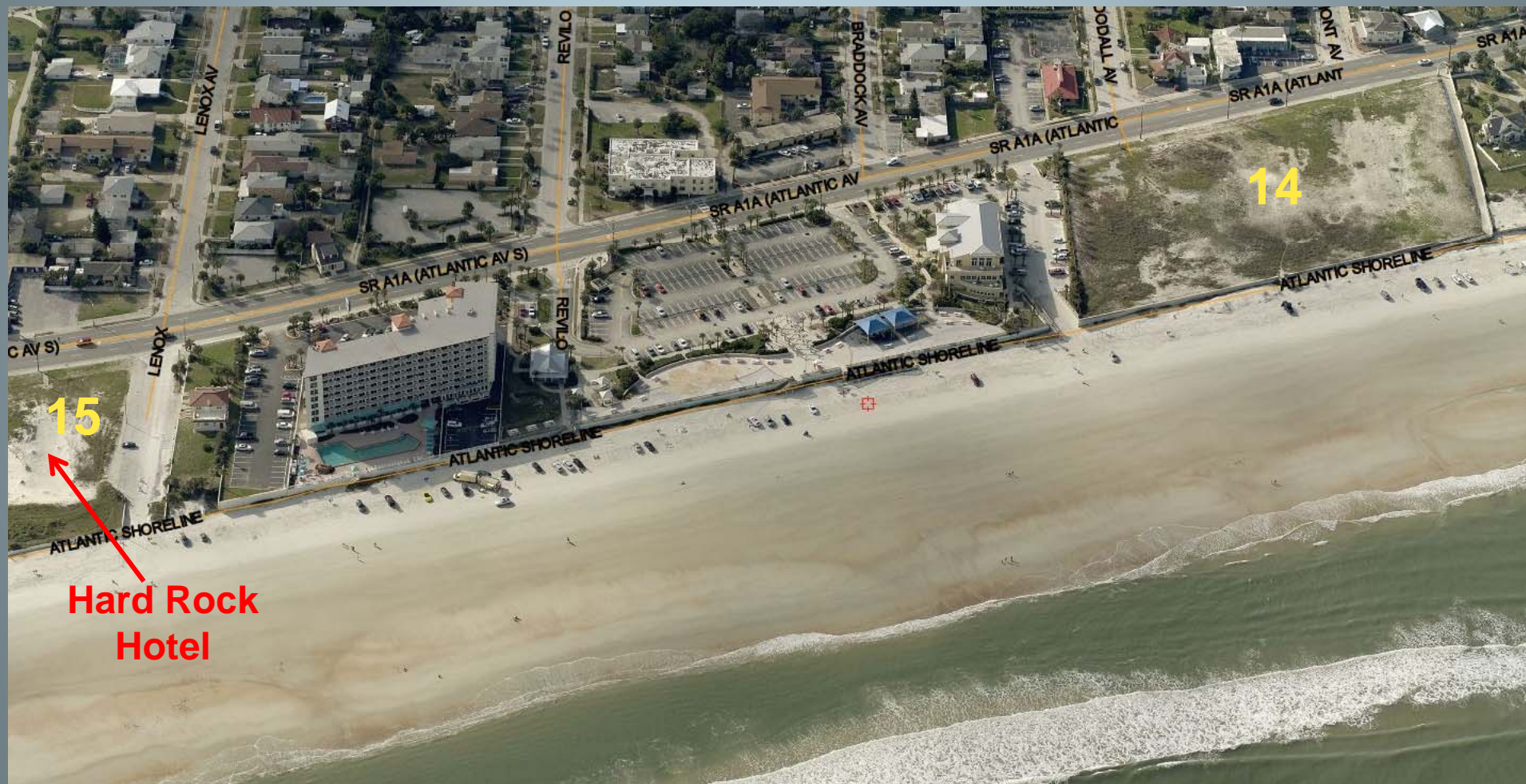
**Have you been on the roof-top at
Joe's Crab Shack lately?**

...we're growing...



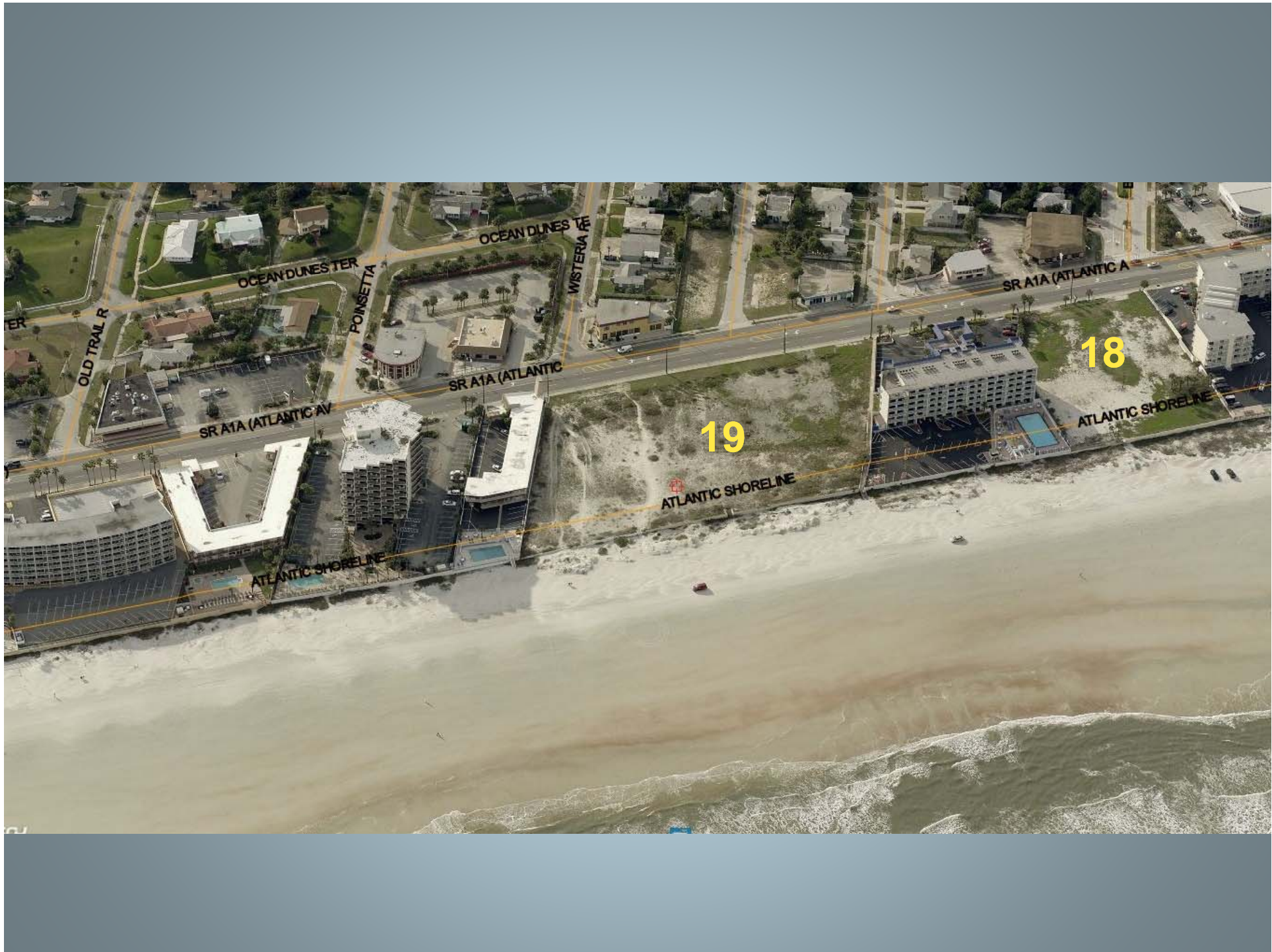


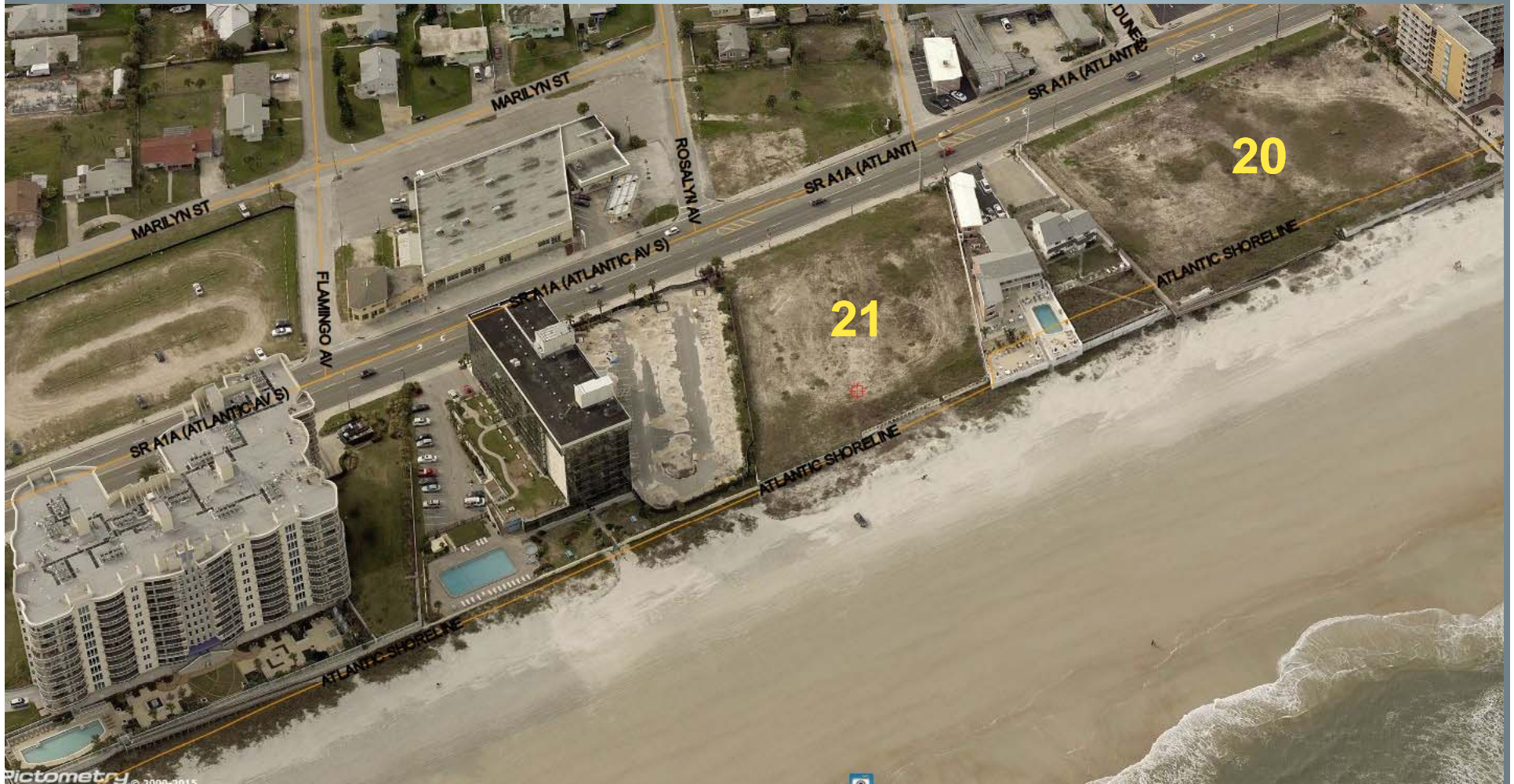














**The Property Appraiser's Office handles a lot
of information...**

How do you access your information?

About my property...,

About other properties...,

About exemptions...,

Look at sales in your neighborhood?

**Our Website is being updated this week
(Thursday morning)**



Morgan B. Gilreath Jr.,
M.A., A.S.A., C.F.A.
MorganG@volusia.org

123 W. Indiana Ave.
Room 102
Deland, FL 32720



volusia county
property **appraiser**

(386) 736-5901 (West Volusia)
(386) 254-4601 (Daytona Beach)
(386) 423-3315 (New Smyrna Beach)
(386) 775-5257 (Orange City)

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[News Articles and Releases](#)

[Information and Reports on Volusia County Tax Rolls \(Required & Analytical\)](#)

[CRA \(Community Redevelopment Area\) Information](#)

[Presentations](#)

[Understanding Your Property Tax, Volumes 1-15](#)

Welcome to the Volusia County Property Appraiser's home page. We are excited to provide you with a variety of information about Volusia County appraisal issues.

**Attention...Attention...Attention... New Property Appraiser Website coming Thursday morning...
It will automatically redirect you...new look, quicker access, better organized...more to come...**

Please select from one of the following options:

[Mission Statement](#)

[Parcel Record Search](#)

[Records/Exemption Information](#)

[Appraisal Related Information](#)

[Link to VAB](#)

[Volusia County Property Appraiser Budgets](#)

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[Report Exemption Fraud](#)



Homestead
exemption
deadline!!
March 1





Volusia County Property Appraiser

Morgan B. Gilreath Jr.
M.A., A.S.A., C.F.A.

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Property Appraiser

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- [Exemption Information](#)
- [Appraisal Information](#)
- [Value Adjustment Board](#)
- [Frequently Asked Questions](#)
- [Property Appraiser Budget](#)
- [Office Locations](#)

Welcome to the Volusia County Property Appraiser Website

Welcome to the newly "Renovated" Volusia County Property Appraiser's Website

We have finished renovating our website, primarily updating both programming and technology. While it has a new look, significant additions (new features not on the old site) have been postponed until we make sure the upgrade in technology is complete. "You" are actually the final part of our "testing process."

Our website revisions were accomplished with in-house programming personnel who worked it into their daily schedules. This project took a couple of years to finish without requiring a dollar of consulting or additional budget money. "Government working smart" may take a little longer to complete but you can't beat the price. Thanks for your patience.

We have cleaned up twenty-year old code, did some reorganizing and are providing you with a much cleaner, more modern look with updated technology that can be accessed with mobile devices. Yes, you can now access our website on your mobile devices! We are working on additional features (revising/updating mapping functions, etc.) and hope to have more features available to you in the near future.

I hope you will enjoy the newly renovated site. If you have any questions or concerns, please give us a call or send me an email. If you want to see all of it in one place, [click here](#) to view a PowerPoint presentation we have used for initial training.

Morgan B. Gilreath Jr.
MorganG@volusia.org

Important Dates

- | | |
|---------------------|--|
| January 1 | Date property values and exemptions are established according to their status and condition. |
| March 1 | Deadline for property owners to file for exemptions and/or agricultural or other classifications. |
| April 1 | Deadline for owners of tangible personal property to file a Form VC-405 return. |
| June 1 | Deadline for Senior Exemption applicants to provide income documentation. |
| June to July | Property owners who want to appeal a denial of exemption, classification, portability, or tax deferral, must file a petition with the Value Adjustment Board |

Have You Moved?



Have you moved?

If you have moved, are planning to move, or would like to change your mailing address, please fill out a [change of address form](#).

DeLand (Main Office)

123 W. Indiana Ave. Room 102
DeLand, FL 32720

Main Line (386) 736-5901
Fax: (386) 943-7047

Hours: 7:30 a.m. to 5:00 p.m.

[Get Directions](#)

Daytona Beach

VCPA Links

- [Property Record Search](#)
- [Downloads\(Forms, Database, etc.\)](#)
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Homestead Compliance

- [Report Exemption Fraud](#)

When a taxpayer receives an unqualified Homestead Exemption benefit, the tax burden shifts to all other taxpayers.

Help us ensure that only qualified homeowners receive this very important tax benefit by reporting any unqualified Homestead Exemptions to this office.

Click link above or below to report Exemption Fraud.

If you wish to remain anonymous, please call (386) 736-5066.

Morgan B. Gilreath Jr.
MorganG@volusia.org

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- June 1** Deadline for Senior Exemption applicants to provide income documentation.
- June to July** Property owners who want to appeal a denial of exemption, classification, portability, or tax deferral, must file a petition with the Value Adjustment Board (VAB) 30 days after the denial letter is mailed.
- August 17** Notice of Proposed Property Taxes (NOPPT) or Truth in Millage (TRIM) notices are mailed to property owners.
- Sept. 11** Property owners who want to appeal their property value to the Value Adjustment Board (VAB) must file a petition within 25 days of the mailing of the Notice of Proposed Property Taxes.
- Sept./Oct.** Property owners may provide input at taxing authorities' public hearings to adopt a tentative budget and millage rate.
- Mid October** The Final Tax Roll is certified.
- November 1** Tax bills are mailed by the Revenue Division.

Mission Statement

The primary mission of the Volusia County Property Appraiser is to fairly and equitably discover, list, and value all real and tangible personal property in Volusia County for the purpose of creating the annual ad valorem tax roll in accordance with applicable Florida Statutes and Florida Department of Revenue Substantive Regulations.

Our secondary mission involves assisting our public (citizens, cities, independent taxing authorities and county government) in accessing and utilizing the tremendous real estate/economic database, maps, and other associated information which we continuously maintain and update.

Aerial Views from around Volusia County



DeLand (Main Office)

123 W. Indiana Ave. Room 102
DeLand, FL 32720

Main Line (386) 736-5901
Fax: (386) 943-7047

Hours: 7:30 a.m. to 5:00 p.m.

[Get Directions](#)

Daytona Beach

250 N. Beach St. Room 109
Daytona Beach, FL 32114

Main Line: (386) 254-4601
Fax: (386) 239-7883

Hours: 7:30 a.m. to 5:00 p.m.

[Get Directions](#)

New Smyrna Beach

113 E. Canal St.
New Smyrna Beach, FL 32168

Main Line: (386) 423-3315
Fax: (386) 423-3396

Hours: 7:30 a.m. to 5:00 p.m.

[Get Directions](#)

Orange City

2742-A Enterprise Rd.
Orange City, FL 32763

Main Line: (386) 775-5257
Fax: (386) 775-5260

Hours: 7:30 a.m. to 5:00 p.m.

[Get Directions](#)



Volusia County Property Appraiser

Morgan B. Gilreath Jr.
M.A., A.S.A., C.F.A.

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DeLand Office (Main Office)

- Appraisal District 1
- Administration
- Condominiums
- Deeds/GIS Operations
- Commercial District
- 123 West Indiana Avenue, Room 102
- DeLand, Florida 32720
- Phone: (386) 736-5901
- Fax: (386) 943-7047
- Hours: 7:30 a.m. to 5:00 p.m.

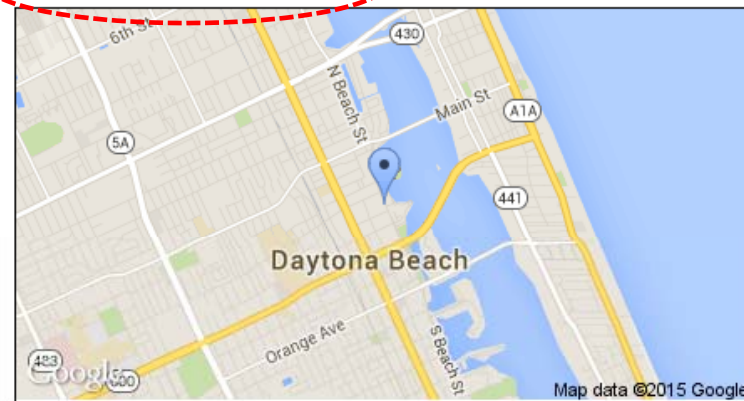
[Click here or below to get directions:](#)



Daytona Beach Office

- Appraisal District 2
- Appraisal District 3
- Tangible Personal Property
- 250 North Beach Street, Room 109
- Daytona Beach, Florida 32114
- Phone: (386) 254-4601
- Fax: (386) 239-7883
- Hours: 7:30 a.m. to 5:00 p.m.

[Click here or below to get directions:](#)



New Smyrna Beach Office

- Appraisal District 4
- 113 East Canal Street Room 119
- New Smyrna Beach, Florida 32168
- Phone: (386) 423-3315
- Fax: (386) 423-3396
- Hours: 7:30 a.m. to 5:00 p.m.

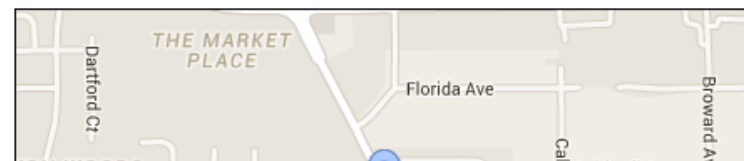
[Click here or below to get directions:](#)



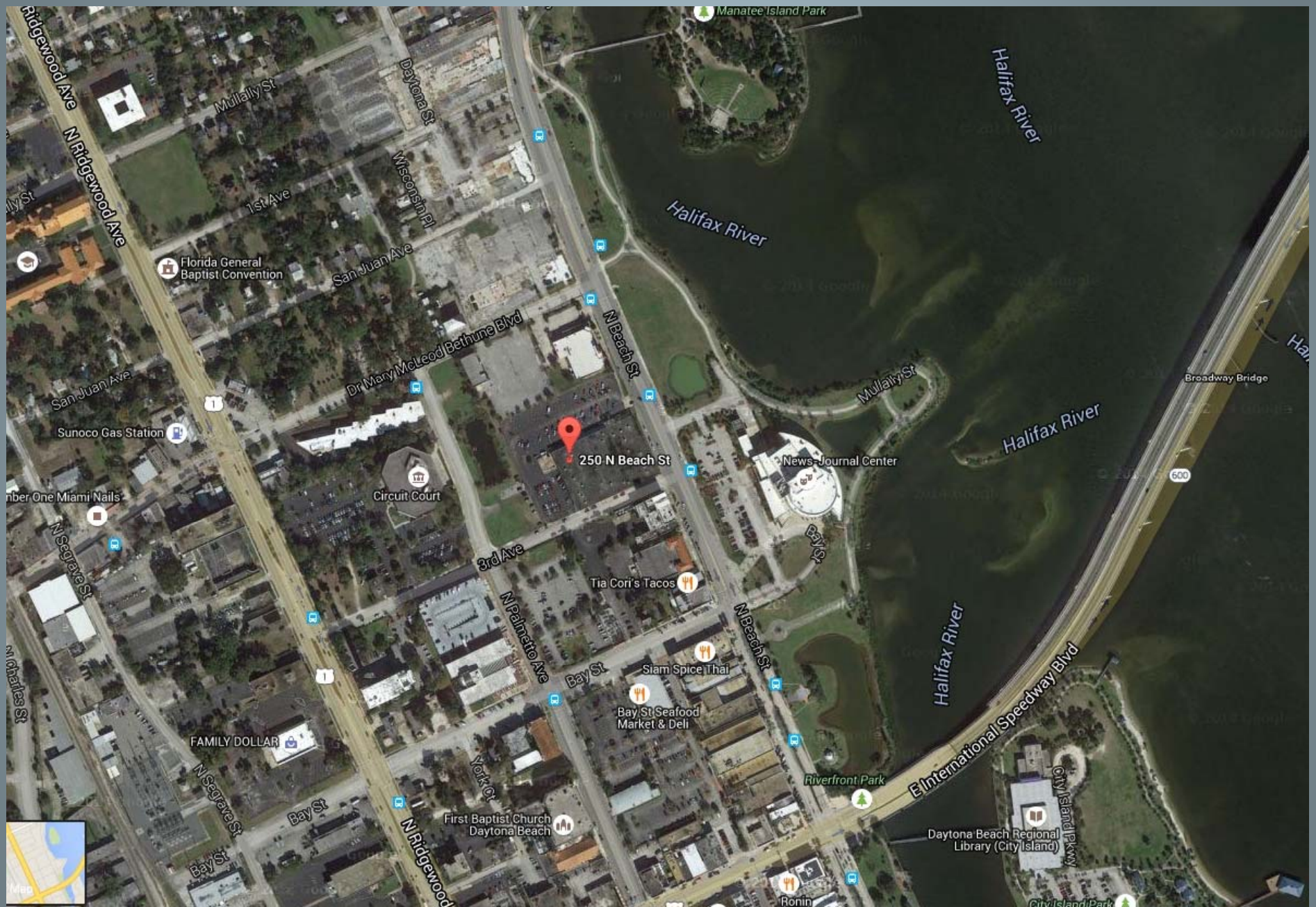
Orange City Office

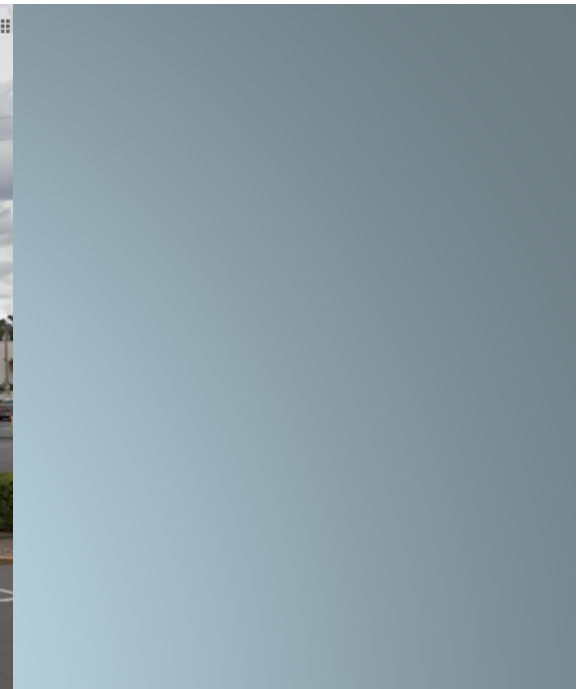
- Appraisal District 5
- Agriculture
- 2742-A Enterprise Road
- Orange City, Florida 32763
- Phone: (386) 775-5257
- Fax: (386) 775-5260
- Hours: 7:30 a.m. to 5:00 p.m.

[Click here or below to get directions:](#)



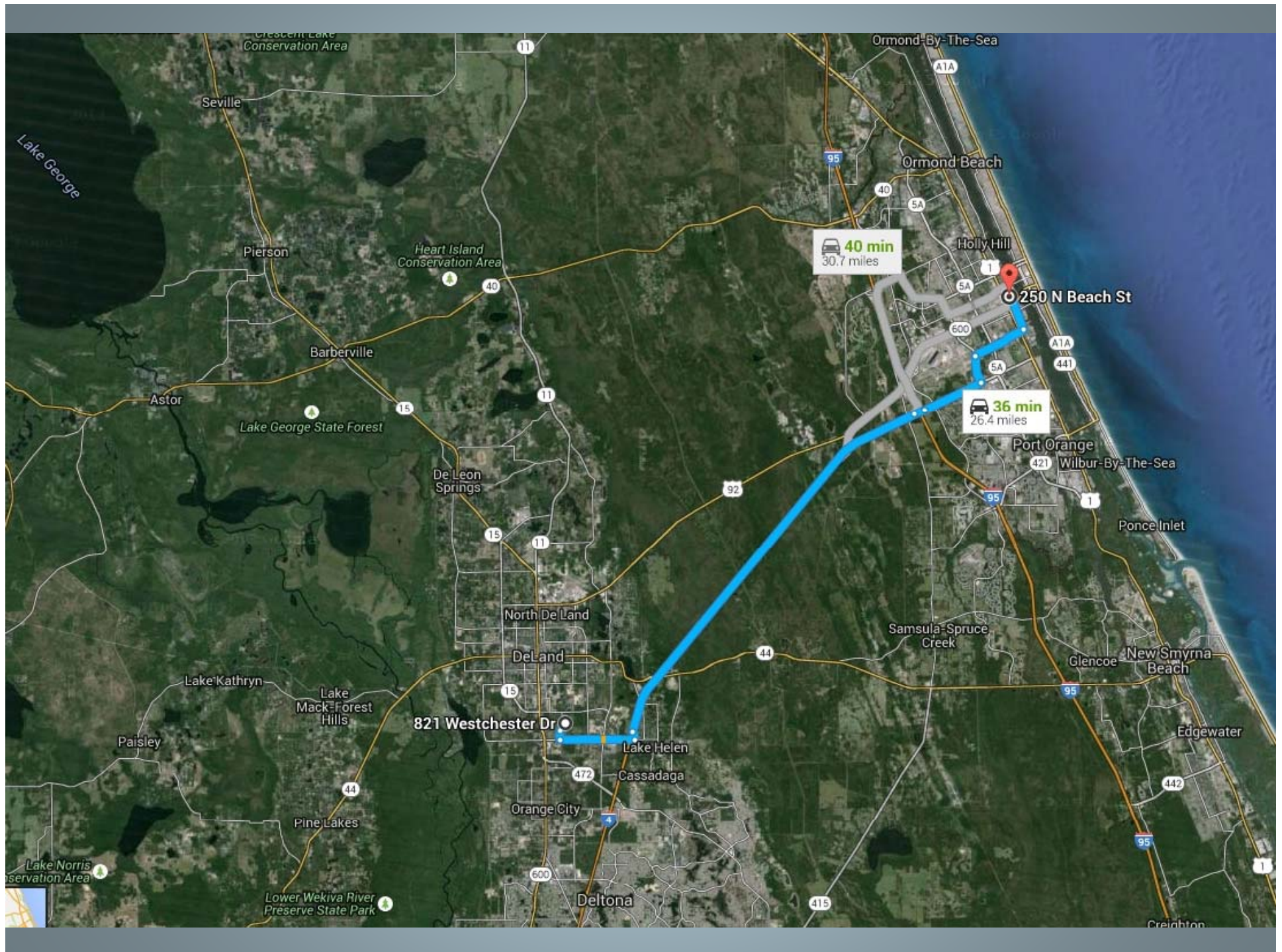






**Taps into
Goggle-Maps
&
Lets you “drive-
by”**





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When a taxpayer receives an unqualified Homestead Exemption benefit, the tax burden shifts to all other taxpayers.

Help us ensure that only qualified homeowners receive this very important tax benefit by reporting any unqualified Homestead Exemptions to this office.

Click either link above or below to report Exemption Fraud.

- [Report Exemption Fraud](#)

Exemptions

There are a number of exemptions provided for in state law that can lower your property's value and ultimately save you money in property taxes. Click on the links below to view important information and qualification requirements for each exemption category. If you need further information please contact our Records Department at (386) 736-5901.

- [Homestead Exemption](#)
- [Senior Exemptions](#)
- [Disability Exemptions](#)
- [Veteran Exemptions](#)
- [Widow/Widowers Exemption](#)
- [Granny Flat Exemption](#)
- [Religious, Literary, Charitable, Scientific, Sewer Water/Wastewater Systems, Education, Hospitals, Nursing Homes and Homes for Special Services](#)
- [Conservation Exemption](#)
- [Economic Development Exemption](#)
- [Historical Exemption](#)

Volusia County Courthouse



Homestead Exemption Deadline!

MARCH 2016						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Exemption Dates/Deadlines

- | | |
|---------------------|--|
| January 1 | Date that determines residency or ownership requirements to qualify for exemptions. |
| Feb 28/29 | Apply for reduction in assessment for parent/grandparent living quarters. (Before March 1) |
| March 1 | Filing deadline for all exemption requests including homestead and all classified use, including agricultural classification. |
| March 1 | Reapply for an exemption with automatic annual renewal that was denied. (By March 1 or up to 28 days after late mailing of a denial notice for automatic exemption). |
| April 1 | Provide social security numbers, if omitted on a homestead application. |
| June 1 | Deadline for Senior Exemption applicants to provide income documentation. |
| June to July | Property owners who want to appeal a denial of exemption, classification, portability, or tax deferral must file an application with |

\$5000 Service Connected Disability Exemption:

Any ex-service member who is a permanent resident of Florida and is disabled at least 10% in war or by service-connected misfortune is entitled to a \$5,000 exemption. Applicant must submit a letter from the Veterans Administration stating the percentage of service connected disability (10% or more) along with an application, by March 1 of the year you wish the exemption to begin.

Under certain circumstances the benefit of this exemption can carry over to the veteran's spouse in the event of the veteran's death. Applicant must be a spouse of the deceased service-connected disabled veteran who was married for 5 years or more. You must submit a letter from the Veterans Administration stating the percentage of the service connected disability (10% or more) of the deceased spouse along with a copy of your marriage license and spouse's death certificate.

[Click here for the Application](#) 

Combat Related Disability Exemption:

Veterans who qualify may receive a percentage discount on homestead property taxes equal to the percentage of the veteran's permanent service connected disability as determined by the United States Department of Veterans Affairs. The following criteria must be met with documented proof:

- Have an honorable discharge from the military service
- Be at least 65 years old
- Be partially disabled with a permanent service-connected disability. All or a portion of such disability must be combat related.

When you submit your application, please provide our office with a copy of your DD214, proof of age, copy of rating letter from the Veteran's Administration, along with evidence of the combat related disability.

Application must be submitted by March 1 of the year you wish the exemption to begin.

[Click here for the Application](#) 


Service-Connected Total and Permanent Disability Exemption:

Any honorably discharged veteran with a service-connected total and permanent disability, surviving spouses of qualifying veterans and spouses of Florida resident veterans who died from service-connected causes while on active duty as a member of the United States Armed Forces are entitled to an exemption on real estate used and owned as a homestead less any portion used for commercial purposes.

To be eligible for this exemption, the applicant must own, occupy and have been a permanent resident of this state as of January 1st of the tax year for which the exemption is being claimed.

If filing for the first time, the applicant must provide a letter from the United States Government or United States Department of Veterans Affairs as proof of service-connected total and permanent disability or the death of the spouse while on active duty.

***Please note** - Under certain circumstances, the benefit of the exemption may carry over to the veteran's spouse in the event of the veteran's death. Please contact our office for additional information, at 386-736-5901.*

[Click here for the Application](#) 

Deployed Service Member Property Tax Exemption:

A member or former member of any branch of the United States military or military reserves, the United States Coast Guard or its reserves, or the Florida National Guard may receive an exemption if he or she:

1. Received a homestead exemption last year
2. Was deployed during the previous calendar year (January 1 - December 31, 2014) on active duty outside the continental United States, Alaska, and Hawaii in support of:
 - o Operation Noble Eagle (September 15, 2001 to current)
 - o Operation Enduring Freedom (October 7, 2001 to current)(Each year the Florida Legislature designates operations for this exemption)
3. Submits an application, Form DR-501M, to our office, with a copy of the deployment orders listing the deployment dates from the previous calendar year.

If the service member is unable to file, the application may be filed by the service member's spouse, person holding power of attorney or a personal representative of the service member's estate.

The percent of the taxable value that is exempt for the current year is determined by the percent of time during the last year when the service member was deployed on a designated operation. As an example, if the service member was deployed in support of one of the above operations for six months, the exemption would be 50% of the home's taxable value.

This exemption does not renew automatically every year. Deployed service members are required to apply each year by March 1, as the number of days deployed on the prior year will vary.

[Click here for the Application](#) 

Fallen Hero Exemption:

Any surviving spouse of a first responder who died in the line of duty is exempt from ad-valorem taxes providing the deceased was a Florida resident as of January 1 of the year the first responder died. Applicant must qualify for homestead and submit an application by March 1 with documentation from the first responder's employer stating the cause of death was in the line of duty along with a copy of the spouse's death certificate.

[Click here for the Application](#) 



DEPLOYED MILITARY EXEMPTION APPLICATION

Section 196.173, Florida Statutes

DR-501M
R. 5/12
Rule 12DER12-03
Florida Administrative Code
Eff. 5/25/12

Due to the property appraiser by **March 1**.

Exemption on the homestead of servicemembers who were deployed last year outside the continental United States, Alaska, or Hawaii in support operations designated by the Florida legislature.

If more than one owner of the homestead was deployed, complete a separate form for each deployed homesteader.

COMPLETED BY APPLICANT			
Servicemember's name		Spouse's name	
*Social security #		*Spouse's social security #	
Parcel ID, if known		County	
Phone		Tax year	20__
Homestead address		Mailing address, if different	
Designated operation(s) you were deployed to			
Dates deployed last year: From ___ / ___ / 20__ to ___ / ___ / 20__ for a total of ___ days			
(outside the continental US, Alaska, and Hawaii to a designated military operation) From ___ / ___ / 20__ to ___ / ___ / 20__ for a total of ___ days			
Total days deployed: ___			
<input type="checkbox"/> I have attached proof of qualifying deployment. (Must include dates of the qualifying deployment)			
<input type="checkbox"/> I am applying after the deadline because: (Add documentation, if needed.) (Field will expand online)			

*Disclosure of your social security number is mandatory. It is required by s. 196.011(1)(b), F.S. The social security number will be used to verify taxpayer identity and exemption information submitted to the property appraiser.

Signature _____ Print name _____ Date _____
Signature is by ☐ servicemember ☐ spouse ☐ designee under Chapter 709, F.S. ☐ Personal representative

If this application was filed on time and is denied, the property appraiser will send you a notice of disapproval (Form DR-490) by July 1. You have the right to appeal the decision by filing a request for hearing (Form DR-486) with the Value Adjustment Board in your county.

FOR USE BY PROPERTY APPRAISER'S OFFICE ONLY	
<input type="checkbox"/> Approved for ___ days, proof of qualifying deployment and dates of deployment met the requirements.	
<input type="checkbox"/> Denied or Explain:	
<input type="checkbox"/> Denied in part	
<input type="checkbox"/> Late application The reason for filing late was <input type="checkbox"/> accepted <input type="checkbox"/> rejected.	
Signature, property appraiser or deputy	Date
Calculation: ___ Days deployed / 365 Days in year x 100 = 0.0 % exempted	

VCPA Links

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- [Volusia County Homepage](#)

Morgan B. Gilreath Jr.
MorganG@volusia.org

Important Dates

- January 1** Date property values and exemptions are established according to their status and condition.
- March 1** Deadline for property owners to file for exemptions and/or agricultural or other classifications.
- April 1** Deadline for owners of tangible personal property to file a Form VC-405 return.
- June 1** Deadline for Senior Exemption applicants to provide income documentation.
- June to July** Property owners who want to appeal a denial of exemption, classification, portat (VAB)
- August 17** Notice mailed
- Sept. 11** Property Board Proposal
- Sept./Oct.** Property Tentative
- Mid October** The F
- November 1** Tax bi

Volusia County Property Appraiser

Morgan
M.A., A

Downloads

Exemptions

Agriculture

Maps

Tangible

Tax Roll Information

Tax Roll Information

Tax Roll Information by Year Ranges

- Year 2015
- Years 2010-2014
- Years 2005-2009
- Years 2000-2004

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Non Ad Valorem Assessment Roll:

- [DeBary Streetlighting](#)
- [DeLand Streetlighting](#)
- [Deltona Streetlighting](#)
- [Volusia County Streetlighting](#)
- [All other Non Ad Valorem Districts \(excluding Streetlighting districts\)](#)
- [Comparison of Final Rates from 2014 to current - all Non Ad Valorem authorities](#)

Detailed Listing of 2015 [Proposed] Taxing Authority Millage Rates
 Volusia County Property Appraiser, Morgan B. Gilreath, Jr.

Taxing Authority Codes	Name of Taxing Authority	2014 Final Millage	2015 Rolled Back Millage	2015 Proposed Millage	% Chg Rolled Back to Proposed
0010 [SCH]	School Board RLE	5.0880	4.8654	4.9490	1.7%
0012 [SCH]	School Board Discretionary	0.7480	0.7153	0.7480	4.6%
0017 [SCH]	School Board Cap. Improvement	1.5000	1.4344	1.5000	4.6%
0050 [C]	Volusia County General Fund	6.3189	6.0053	6.3189	5.2%
0055 [C]	Volusia County Library	0.5520	0.5279	0.5520	4.6%
0057 [C]	Volusia Forever ----->	Voted Millage = .40 mills	0.3757	0.4000	6.5%
0059 [C]	Volusia Forever I&S 2005->				
0058 [C]	Volusia Echo ----->				
0310 [D]	Volusia County MSD	2.2399	2.1615	2.2399	3.6%
0360 [D]	Silver Sands MSD	0.0150	0.0142	0.0150	5.6%
0510 [D]	Fire District	3.6315	3.5507	4.0815	14.9%
0520 [D]	Mosquito Control	0.1880	0.1775	0.1880	5.9%
0530 [D]	Ponce Inlet Port Authority	0.0929	0.0877	0.0929	5.9%
0060 [MC]	St Johns River Water Mgt.	0.3164	0.3023	0.3023	0.0%
0065 [MC]	Florida Inland Navigation	0.0345	0.0320	0.0345	7.8%
0070 [I]	West Volusia Hospital Authority	1.9237	1.8532	1.9237	3.8%
0100 [I]	Halifax Hospital	1.0000	0.9550	0.9550	0.0%
0120 [I]	SE Volusia Hospital District	2.7842	2.6488	2.6488	0.0%
0570 [D]	D.B. Downtown Dev Authority	1.0000	1.0415	1.0000	-4.0%
0210 [M]	Daytona Beach Operating	6.9220	6.6458	6.9220	4.2%
0211 [M]	Daytona Beach I&S 2004	0.4297	0.4114	0.4114	0.0%
0240 [M]	Daytona Beach Shores	5.8733	5.4994	5.4994	0.0%
0241 [M]	Daytona Beach Shores I&S 2006	2.3000	2.1536	2.1536	0.0%
0190 [M]	DeBary Operating	2.9247	2.8888	2.9247	1.2%
0150 [M]	DeLand Operating	7.0954	6.8208	6.9995	2.6%
0155 [M]	DeLand I&S 1999	0.3046	0.2540	0.2540	0.0%
0130 [M]	Deltona Operating	7.9900	7.4805	7.9900	6.8%
0290 [M]	Edgewater Operating	6.7000	6.3362	6.7000	5.7%
0291 [M]	Edgewater I&S 2005	0.0530	0.0486	0.0486	0.0%
0250 [M]	Flagler Beach	5.0573	4.7074	4.9000	4.1%
0200 [M]	Holly Hill Operating	7.1304	6.8464	7.1304	4.1%
0160 [M]	Lake Helen Operating	6.3685	6.2705	10.0000	59.5%
0270 [M]	New Smyrna Beach	3.5764	3.1782	3.5699	12.3%
0271 [M]	New Smyrna Beach I&S 2005	0.4519	0.4300	0.4300	0.0%
0300 [M]	Oak Hill Operating	5.8131	5.6893	5.8131	2.2%
0170 [M]	Orange City Operating	7.4900	7.2187	7.4900	3.8%
0180 [M]	Ormond Beach Operating	4.1181	3.9409	4.2843	8.7%
0181 [M]	Ormond Beach I&S 2002	0.1072	0.1010	0.1010	0.0%

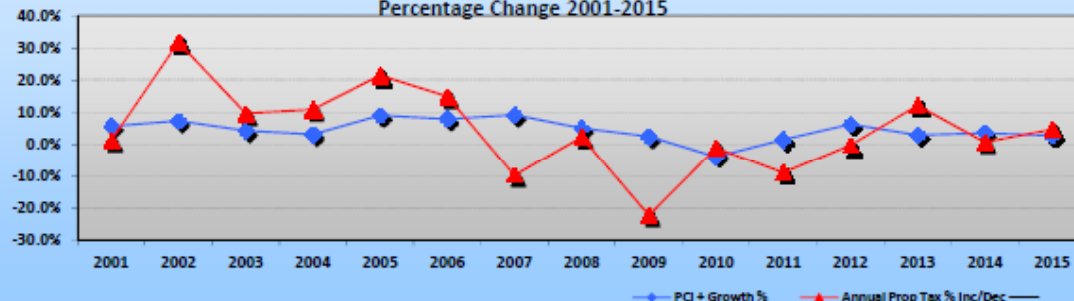
Historical (2001-2015)
County, School Board
and Municipal Budget
info is available

City of Daytona Beach

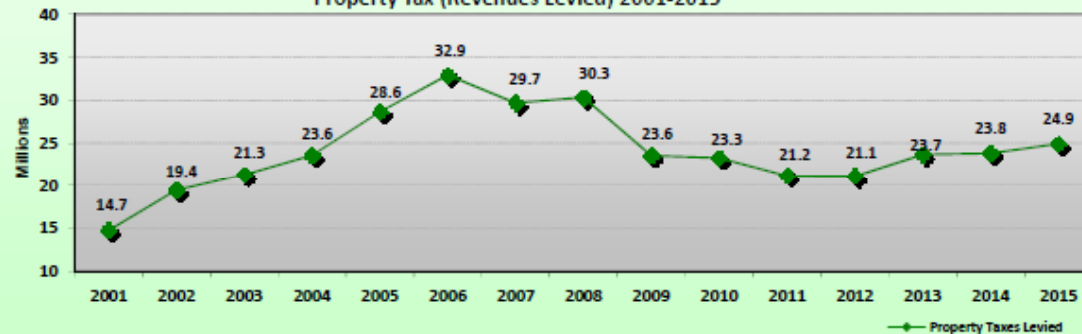
2001 Final Thru 2015 Preliminary Roll - PCI to Tax Roll & Taxes Levied Increases

Tax Roll Year	Property Taxes Levied	Taxable Value	New Const Taxable Value	Amt of \$\$ Taxes Levied Inc/Dec	% Inc/Dec in Tax Roll	Prior Calendar Yr PCI	Growth %	PCI + Growth %	Annual Prop Tax % Inc/Dec
2001	14,730,840	2,618,001,498	29,973,872	170,493	4.4%	4.53%	1.1%	5.7%	1.2%
2002	19,400,706	2,855,610,859	84,745,461	4,669,866	9.1%	4.34%	3.0%	7.3%	31.7%
2003	21,271,159	3,173,478,294	91,227,900	1,870,453	11.1%	1.43%	2.9%	4.3%	9.6%
2004	23,574,771	3,517,157,996	32,813,611	2,303,612	10.8%	2.21%	0.9%	3.1%	10.8%
2005	28,636,346	4,272,302,452	133,418,614	5,061,575	21.5%	5.92%	3.1%	9.0%	21.5%
2006	32,910,862	5,490,762,595	52,158,198	4,274,516	28.5%	6.94%	0.9%	7.9%	14.9%
2007	29,669,923	5,739,215,301	142,435,658	-3,240,939	-4.5%	6.66%	2.5%	9.1%	-9.8%
2008	30,330,682	5,290,109,173	84,201,568	660,759	-7.8%	3.45%	1.6%	5.0%	2.2%
2009	23,562,789	4,343,559,631	64,468,463	-6,767,893	-17.9%	0.91%	1.5%	2.4%	-22.3%
2010	23,270,251	3,691,112,657	44,402,568	-292,538	-15.0%	-5.14%	1.2%	-3.9%	-1.2%
2011	21,174,054	3,382,544,787	20,389,195	-2,096,197	-8.4%	0.80%	0.6%	1.4%	-9.0%
2012	21,096,403	3,209,359,353	20,642,891	-77,651	-5.1%	5.65%	0.6%	6.3%	-0.4%
2013	23,655,425	3,269,265,534	25,742,925	2,559,022	1.9%	2.13%	0.8%	2.9%	12.1%
2014	23,817,841	3,440,890,097	23,457,487	162,417	5.2%	2.85%	0.7%	3.5%	0.7%
2015	24,921,582	3,600,344,050	27,227,926	1,103,740	4.6%	1.96%	0.8%	2.7%	4.6%
2001 - 2015	69.2%	37.5%	877,306,337	10,361,235	47.5%	44.64%	22.2%	66.9%	66.6%
% Increase in Tax Roll Includes New Construction for each year				[Total Annual] Tax Increase / PCI+Growth = -0.3%					

City of Daytona Beach
Percentage Change 2001-2015



City of Daytona Beach
Property Tax (Revenues Levied) 2001-2015



Source: Morgan B. Gilreath, Jr., Property Appraiser



Volusia County Property Appraiser

Morgan B. Gilreath Jr.
M.A., A.S.A., C.F.A.

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CRA Summary Data

(Website also has detail for each CRA)

Overall C.R.A. Taxes		Total CRA Taxes By Source Taxing Authority							
Overall C.R.A. Taxes	10,020,580	Taxing Authority	2015 Rolled Back Rate	2014 Total Final Taxes	2014 Taxes @ Incremental %	2015 Total Taxes	2015 Taxes @ Incremental %	Increase or (Decrease)	% of Overall Taxes
95% of C.R.A. Taxes	9,515,432								
Total C.R.A. Taxable		Volusia County - General Fund	6.0239	5,468,121	5,193,461	4,375,677	4,152,776	(1,092,444)	2.68%
Total Current C.R.A. Value	1,909,523,287	Volusia County - Echo	0.1906	172,277	163,663	135,422	128,651	(36,855)	2.62%
Total C.R.A. (Base Value) ***	1,057,262,670	Volusia County - Forever	0.0597	54,009	51,309	42,417	40,296	(11,592)	2.62%
Total C.R.A. Taxable	860,687,728	Volusia County - Mosquito Control	0.1783	159,407	151,437	123,948	117,751	(35,459)	3.56%
Tax Base - Countywide Taxable	27,098,752,881	Volusia County - Ponce Inlet Port Auth	0.0881	78,771	74,832	61,246	58,184	(17,525)	3.56%
% C.R.A. of Total Tax Base	3.18%	Volusia County - Fire Services	3.5070	0	0	0	0	0	0.00%
		Volusia County - MSD	2.1615	0	0	0	0	0	0.00%
Total C.R.A. Parcel Count		Total County----->			5,932,585	5,634,702	4,738,710	4,497,658	(1,193,875)
		Halifax Hospital	0.9526	655,895	623,100	665,440	632,168	9,545	5.03%
Total C.R.A. Parcels	16,218	Southeast Volusia Hospital	2.6488	0	0	0	0	0	0.00%
		West Volusia Hospital	1.8530	30,510	28,985	28,417	26,996	(2,093)	0.20%
		Total Hospital----->			686,405	652,085	693,857	659,164	7,452
CRA With Negative Taxable Value		"Total Non-City Tax Transferral" ----->			6,618,990	5,432,567	5,156,822	(1,186,423)	
CRA Name	Negative \$ Amount	City of Daytona Beach - Operating	6.6113	2,381,391	2,262,321	2,389,669	2,270,186	8,278	10.04%
Daytona Beach South Atlantic	(3,058,042)	D.B. Downtown Development Auth	1.0177	35,381	33,612	38,315	36,399	2,934	36.21%
DeLand-Spring Hill Incorporated	(2,318,507)	City of DeLand - Operating	6.8171	95,652	90,869	104,543	99,316	8,891	1.14%
DeLand-Spring Hill Unincorporated	(3,050,562)	City of Edgewater - Operating	6.3362	0	0	5,833	5,541	5,833	0.13%
Total CRA Negative Value	(8,427,111)	City of Holly Hill - Operating	6.7245	939,998	892,998	951,964	904,366	11,966	27.61%
		City of New Smyrna Beach - Operating	3.3069	686,722	652,386	37,692	35,807	(649,030)	0.39%
		City of Orange City - Operating	7.2166	29,294	27,829	46,845	44,503	17,551	1.18%
		City of Ormond Beach - Operating	3.9373	368,242	349,830	375,380	356,611	7,138	3.39%
		City of Port Orange - Operating	4.2621	103,803	98,613	104,279	99,065	476	0.94%
		City of South Daytona - Operating	7.0449	503,548	478,371	533,493	506,818	29,945	16.19%
		Total Municipal----->			5,144,031	4,886,829	4,588,013	4,358,613	(556,018)
		Overall C.R.A. Taxes----->			11,763,021	11,173,616	10,020,580	9,515,435	(1,742,441)

Source: Volusia County Property Appraiser's Office
Morgan B. Gilreath Jr., Property Appraiser

The “% of increase” in millage rates (\$\$ of budget increase) has always been part of budget discussions...

However, 2015 is the first year we have had any jurisdictions equaling or exceeding...

Florida’s Constitutional 10% Millage Cap

CONSTITUTION
OF THE
STATE OF FLORIDA

AS REVISED IN 1968 AND SUBSEQUENTLY AMENDED

ARTICLE VII FINANCE AND TAXATION

SECTION 9. Local taxes.—

(a) Counties, school districts, and municipalities shall, and special districts may, be authorized by law to levy ad valorem taxes and may be authorized by general law to levy other taxes, for their respective purposes, except ad valorem taxes on intangible personal property and taxes prohibited by this constitution.

(b) Ad valorem taxes, exclusive of taxes levied for the payment of bonds and taxes levied for periods not longer than two years when authorized by vote of the electors who are the owners of freeholds therein not wholly exempt from taxation, shall not be levied in excess of the following millages upon the assessed value of real estate and tangible personal property: for all county purposes, ten mills; for all municipal purposes, ten mills; for all school purposes, ten mills; for water management purposes for the northwest portion of the state lying west of the line between ranges two and three east, 0.05 mill; for water management purposes for the remaining portions of the state, 1.0 mill; and for all other special districts a millage authorized by law approved by vote of the electors who are owners of freeholds therein not wholly exempt from taxation. A county furnishing municipal services may, to the extent authorized by law, levy additional taxes within the limits fixed for municipal purposes.

History.—Am. S.J.R. 1061, 1975; adopted 1976.



Volusia County Property Appraiser

Morgan B. Gilreath Jr.
M.A., A.S.A., C.F.A.

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Disclaimer

The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

The data on this site is current with our online system in the office and is updated weekly.

Links



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[Clerk of Court
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Historic Courthouse



Search Information & Terms

Working Tax Roll: The working tax roll is a work in progress and may change throughout the year.



Volusia County Property Appraiser

Morgan B. Gilreath Jr.
M.A., A.S.A., C.F.A.

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- Click below to download property tax calculators

[Tax Calculators](#)

- Click below to view the Property Appraiser's Office Annual Budget

[Property Appraiser's Annual Budget](#)

- Click below to download the Property Appraiser's information database

[Property Appraiser's Database \(Updated Weekly\)](#)

- Click below to download aerial photographs of Volusia County

[Volusia County Aerial Photos](#)

- Click below for an explanation about our Parcel ID System

[Parcel ID](#)

- Click below for the annual property tax information insert

[Understanding Your Property Tax](#)

- Click below for the list of special assessments

[Special Assessments](#)

Volusia County Value Analysis

NEWS-JOURNAL

HOME OF THE WORLD'S MOST FAMOUS BEACH | West

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THE DAYTONA BEACH

NEWS-JOURNAL

HOME OF THE WORLD'S

Wednesday, July 22, 2015

News-Journalonline.com

July 23, 2015

FRI SAT
88°/74° 85°/73°
Late forecast, C6

REAL ESTATE

Pendulum swings toward sellers

Demand outstripping supply of available homes on the market

By Bob Koslow
bob.koslow@news-jml.com

ORMOND BEACH — When Tim Jones decided to sell his late parents' Ormond Beach home last month, he was surprised at how quickly it got snapped up.

Less than a week after Realtor Bill Navarra listed the house, it received two offers, one of which Jones agreed to accept.

"It was incredibly fast," said Jones, a physician who is a partner at Radiology Associates.

Realtors in Volusia and Flagler counties say homes are selling faster and overall prices are rising, both signs that the real estate market is swinging once again in favor of sellers, after years of being a buyers'

market. As of May, the supply of available homes on the market in Volusia had dwindled to 4.4 months, down from more than 12 months at the start of 2011, meaning the estimated time it would take to deplete the inventory if no more properties were added. In Flagler, the supply as of May stood at 5.1 months, down from 13 in early 2011.

SEE MARKET, A6

hics complaints
Flagler officials



McLaughlin



g suspect
on hate crimes

ocused of killing church members in South Carolina, was by racial hatred and commit a "notorious" according to a federal indictment issued y that makes him eligible death penalty. A3

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HOUSING MARKET

Home sales soar

Volusia's June numbers most since '07; Flagler's could be record



Diana Pendleton, a Realtor with Re/Max Signature, stands in front of a house she sold recently in Port Orange's Ashton Lakes community. Pendleton represented the sellers, who she said received "close" to their \$299,000 asking price for the three-bedroom, two-bath house with a pool. NEWS-JOURNAL/JIM TILLER

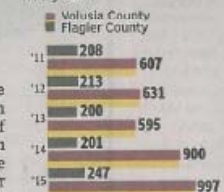
By Clayton Park
clayton.park@news-jml.com

Ormond Beach Realtor Cliff Colby recently sold the first residential property he showed his clients, the second time in a row that happened.

"It fit their needs and price point," the Adams, Cameron & Co. Realtors agent said of his clients, a father and son from Orlando, who were seeking a vacation home for their families and immedi-

June home sales up

Number of existing homes sold in June each of the past five years.



Source: Florida Realtors;

the past decade, according to Matthew Wilson, president of the Flagler County Association of Realtors. "Our records only go back to January 2005 and I can't find any single month with more sales than this past June," he said.

"It could be a record high," Wilson added, noting that 2005 was the peak year for the last real estate boom.

In Volusia County, Realtors on Wednesday reported 997 closed sales of existing single-family homes last month, up 8 percent from

2015 Volusia Tax Roll..."Preliminary-Estimate"

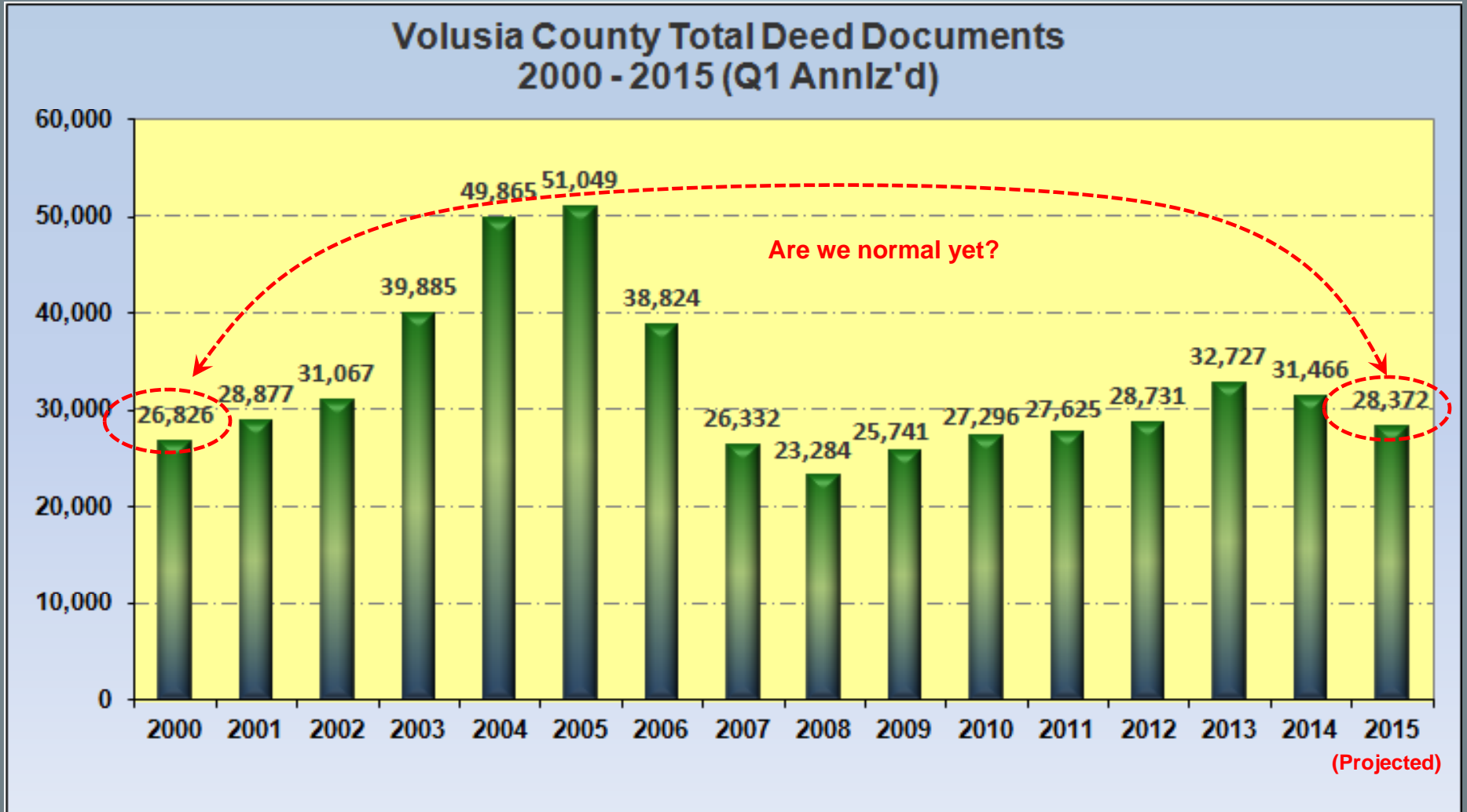
2015 Volusia Tax Roll "Just Value" Change			
East Volusia Cities		West Volusia Cities	
	Just		Just
Daytona Beach	5.8%	Debary	4.0%
Daytona Bch Shores	7.6%	Deland	9.3%
Edgewater	10.2%	Deltona	10.1%
Flagler Beach	16.2%	Lake Helen	5.3%
Holly Hill	4.8%	Orange City	5.2%
New Smyrna Bch	10.2%	Pierson	3.7%
Oak Hill	5.0%		
Ormond Beach	8.4%	County-Wide	
Ponce Inlet	9.7%		Just
Port Orange	9.0%	County	7.7%
South Daytona	8.1%		

2013 - 2014 New Construction... up 61%

Volusia County New Construction Just Value by Property Type			
<i>Tax Roll Year</i>	<i>2015</i>	% of Total	% Change 2014/2013
<i>Year Built</i>	<i>2014</i>		
Commercial	\$ 42,936,499	12%	24%
Exempt	\$ 12,821,629	4%	51%
Residential	\$ 289,890,108	84%	69%
Total	\$ 345,648,236	100%	61%

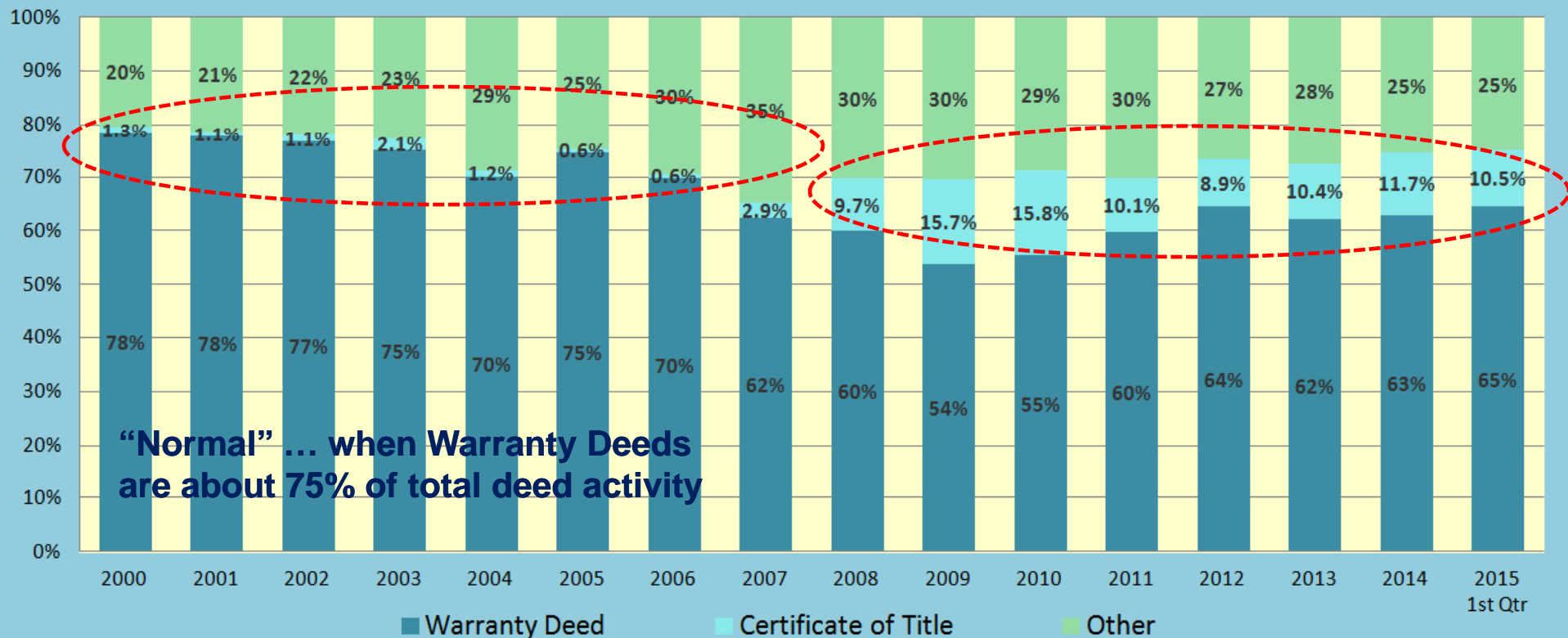
“We”... are ... “Residential”

Volusia County Total Deed Documents



A “normal” market will be when “Certificates of Title” are about 1-2% of the total recorded documents (instead of 10-12%)

Volusia "Deed Documents" Recorded
2000 - 2015 (1st Qtr)



What else is going on?

Well..., as you're talking to new Volusia residents, mention that they might want to make sure they've canceled their prior Homestead Exemption / Benefit before getting one in Florida...the consequences are pretty terrible...

Examples of how to end up in this quagmire:

- *Renting a homestead out for more than 30 days a year for 2 consecutive years.*
- *Purposely or accidentally having two homestead exemptions in Florida.*
- *Spending part of the year "here" and part of the year "there," (i.e., having a Florida homestead exemption and also receiving a "residency-based exemption" in another state).*
- *Having failed to drop one exemption after inheriting a homesteaded property from a relative.*
- *Having one homestead exemption, then marrying someone who also has a homestead on another home and then keeping both exemptions.*
- *Moving out of state and becoming a resident of another state (obtaining a driver's license, voter's registration there and/or another residency-based exemption there), while retaining the Florida homestead exemption.*

As you can see from the chart above, our two full-time investigators have accounted for almost \$47 million dollars over the past 8 years. That's an average of \$5.8 million dollars per year in additional revenue to Volusia's local governments ..., as much additional taxes as would come from a new \$250 million dollar building in each of those 8 years.

2006-2014 History of Volusia's Homestead Investigation Unit	
Number of Cases:	2,090
Back Taxes Paid:	\$9,096,502
Value Returned to Tax Roll:	317,393,296
"Year – 1" Taxes from Value Returned:	\$6,919,528
"Cumulative" Taxes on Value Returned:	\$37,743,932
Total Back Taxes, Interest & Penalties: (Cumulative on Value Returned)	\$46,840,434
UnPaid Back Taxes, Interest & Penalties:	\$16,254,334
Grand Total from Paid and Unpaid:	\$63,094,768

**“Come on home..
to Volusia County...”**

