

RESTRICTED APPRAISAL REPORT

4000 SQ FT VACANT LAND

**TAX PARCEL # 8402-01-09-3840
LOCATED ON THE SOUTH SIDE OF UMBRELLA TREE DRIVE
EDGEWATER, VOLUSIA COUNTY, FLORIDA 32141**

PREPARED FOR

**BONNIE ZLOTNIK
CITY CLERK
CITY OF EDGEWATER
UMBRELLA TREE DR
EDGEWATER, FL 32141**

DATE OF INSPECTION – JULY 22, 2024

DATE OF VALUE – JULY 22, 2024

DATE OF REPORT – AUGUST 5, 2024

PREPARED BY

**RONALD S. CROUSE, ASA, CRA, IFAS
STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ670**

POMEROY



APPRAISAL ASSOCIATES OF FLORIDA, INC.

Real Estate Appraisers — Consultants

600 N. RIDGEWOOD AVE., SUITE A, EDGEWATER, FL 32132 • TEL. 386-423-5110 • FAX 386-423-3066



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August 05, 2024

Bonnie Zlotnik
City Clerk
City of Edgewater
104 North Riverside Ave.
Edgewater, FL 32132

Re: Restricted Appraisal Report of vacant land Parcel # 8402-01-09-3840
Located on Umbrella Tree Dr, Edgewater, Volusia County FL 32141.

PAA File # 2407017

Dear Ms. Zlotnik:

In accordance with your request, I submit to you this Restricted Appraisal Report. The purpose of the appraisal is to estimate the market value "As Is" of the above-cited property.

This letter of transmittal is followed by the certification of the appraisal and the narrative appraisal report. Any data not contained in the report is retained in our file memorandum.

Particular attention is directed to the Underlying Assumptions and Limiting Conditions section of this report.

Summary of Value

Estimated "As Is" Value of Subject Property - **\$2,800**

(As Vacant Land Only)

Thank you for the privilege of serving you.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Crouse".

Ronald S. Crouse, ASA, CRA, IFAS
State-certified general real estate appraiser RZ670

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved; any specified interest or bias has not affected the impartiality of my opinions and conclusions.
- 4) My compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 5) My engagement in this assignment was not contingent upon developing or reporting predetermined results, requested minimum valuation, a specific valuation, or the approval of a loan.
- 6) My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics of the Appraisal Institute and the American Society of Appraisers
- 7) I have made a personal inspection of the property that is the subject of this report.
- 8) Mickey W. Smith, State-Certified General Real Estate Appraiser #RZ2364 helped in the data collection and analysis for this report.
- 9) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 10) The use of this report is subject to the requirements of the Appraisal Institute and the American Society of Appraisers relating to review by its duly authorized representatives.
- 11) I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report, within the three-year period immediately preceding acceptance of this assignment.



Ronald S. Crouse, ASA, CRA, IFAS
State-certified general real estate appraiser RZ670

SUMMARY OF SIGNIFICANT CONCLUSIONS

Location	South side of Umbrella Tree Dr., Edgewater, Volusia County, Florida, 32141.
Tax ID Account #	8402-01-09-3840
Legal Description	LOT 9384 EXC E 25 FT BLK 302 FLORIDA SHORES UNIT 10 MB 23 PG 147 PER OR 4859 PG 2508 PER OR 5791 PG 1926
Ownership	CITY OF EDGEWATER
Type of Property	Vacant Land cleared
Site Size	Rectangular parcel contains 4000 sq. ft. Per Volusia County Property Appraiser. No survey was supplied to the appraiser. All figures were estimated by on line sources.
Site Improvements	None Included
Improvements	None Included
Easements & Encroachments	None known that affects market value.
Current Assessment	\$10,672 per (VCPA)
Current Taxes	\$0 (VCPA) Government Owned
Zoning / Future Land Use	It is zoned R-2 Single Family Residential and Future Land use is LDR Low Density Residential. Zoning and Future Land use taken from city of Edgewater online maps. Ordinance in addendum.
Highest & Best Use Vacant	The site is substandard in size for development (4,000 sf). Minimum lot size per zoning is 10,000 sf. The only buyer of this land would most likely be an abutting property owner for possible higher density or additional improvements or possible site drainage as allowed by zoning, planning regulations, any environmental constraints.
As Improved	N/A
Marketing/Exposure Period	24± months
Intended User	City of Edgewater
Date of Value	July 22, 2024
"As Is" Market Value	\$2,800 (As Vacant Land Only)

RESTRICTED APPRAISAL REPORT

This is a Restricted Use Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it does not present discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

CLIENT: City Of Edgewater

APPRAISER: Ronald S. Crouse, ASA, CRA, IFAS
State Certified General Real Estate Appraiser RZ670

SUBJECT: South side of Umbrella Tree Dr., Edgewater, Volusia County, Florida,
32141.Tax ID Account # 840201093840

PURPOSE OF APPRAISAL: To estimate the market value as defined by the Office of the Comptroller of the Currency under F 12, Part 34, Subpart C.

INTENDED USE OF REPORT: For the sole purpose of assisting the client in establishing a market value for the subject property for internal matters.

INTEREST VALUED: Market value of the subject property in Fee Simple Estate.

EFFECTIVE DATE OF VALUE: July 22, 2024

DATE OF INSPECTION: July 22, 2024

DATE OF REPORT: August 5, 2024

MARKETABILITY: The subject site is substandard for development on its own and demand for this type property would be limited in this location.

Marketing Period – Exposure Time

“Marketing Period” is defined as follows:

The most probable amount of time necessary to expose a property, in its entirety, to the open market in order to achieve a sale. Implicit in this definition are the following characteristics.

- The property will be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type properties.
- The property will be offered at a price reflecting the most probable mark-up over the market value used by sellers of similar type properties.
- A sale will be consummated under the terms and conditions of the definition of market value.

“Exposure Time” is defined as follows:

Exposure time is a “retrospective” opinion, looking back (from the effective date) to the beginning of the “hypothetical” process of selling the asset, so that the sale would have been consummated on the “effective date” of appraisal.

Due to its limited marketability, we estimate the subject property may sell after a marketing effort of approximately 24± months or greater at the appraised value assuming that an abutting property owner would be interested in purchasing the site since it is undevelopable as a standalone parcel

REAL ESTATE APPRAISED: Tax identification Account Number 8402-01-09-3840.

OWNERSHIP AND SALES HISTORY: According to the tax records, the subject property is under the ownership of CITY OF EDGEWATER. There have been no deed transfers within the last 5 years

ZONING: REFER TO SUMMARY OF SIGNIFICANT CONCLUSIONS

IMMEDIATE NEIGHBORHOOD DATA: The neighborhood is growing, especially in the residential areas; the interior residential areas are around 80-90% built out although land is still available. Westward expansion of the city, including west of I-95, has brought increasing demand for conveniently located commercial support services. We expect the neighborhood; especially its residential, commercial and service uses will continue to be in demand.

SITE DESCRIPTION

Location: The subject is located South side of Umbrella Tree Drive which intersects with 26th street. Both 26th street and Umbrella Tree are fully paved and developed roads.

Size/Shape: The topography generally level to rolling and cleared. The site is a generally rectangular parcel and contains 4,000 ± sq. ft. Per Volusia County Property Appraiser. No survey was supplied to the appraiser. All figures were estimated by on line sources.

Utilities: There are currently no utilities connected to the site. All available services would need to be approved due to the site size. On site utilizes are typical in the area.

Access: The subject property has adequate access from both Umbrella Tree Dr. and 26th St.

Wetlands: Not in Wetland zone

IMPROVEMENTS: None

HIGHEST AND BEST USE: The site is substandard in size for development (4,000 sf). Minimum lot size per zoning is 10,000 sf. The only buyer of this land would most likely be an abutting property owner for possible higher density or additional improvements or possible site drainage as allowed by zoning, planning regulations, any environmental constraints. The Highest and Best Use as vacant would be for some type of residential assemblage use as allowed by zoning, planning regulations, and environmental constraints. (Report makes the general assumption that the site can be used if assembled with an abutting land owner.)

APPRAISAL SCOPE, DEVELOPMENT AND REPORTING PROCESS: This Restricted Appraisal Report is based on market data that has been used in estimating a value conclusion for the subject property.

In conducting the appraisal assignment, the appraiser first collected preliminary public record search data and made an initial search of available market sales, trends, and influences. A physical inspection of the subject property was made. The appraiser is not an

expert in matters of pest control, structural engineering, hazardous waste, survey, or title matters, and no expertise or warranty is implied in these or other areas.

The appraiser has also relied upon secondary data sources such as public records, real estate brokers, etc., and primary data collected by the appraiser. To the extent possible, this data has been confirmed by the participants in the market or public records information. The most applicable and/or comparable information has been used in our analysis as deemed essential to support our value conclusions. The elements considered in our analysis were the market value of the Fee Simple Estate.

In developing this appraisal an attempt was made to locate properties that are similar in appeal, size, with similar development potential thereby reflecting the least amount of variances. The appraiser narrowed his search to the sales that best reflect the elements of the subject property. Sometimes, in the research process, it becomes necessary to expand the search parameters. We searched for sales of similar type parcels in the city of New Smyrna Beach and surrounding area. We identified several sales and the most reliable were used in our analysis to estimate of value for the overall subject property as vacant.

The sales utilized in this report are considered the most similar and the most reliable value indicators at time of appraisal.

The approach used in estimating the market value of the subject property was the Sales Comparison Approach. This restricted Appraisal Report sets forth only the appraiser's conclusions. Supporting documentation is retained in the appraiser's file.

To estimate the market value of the subject property as vacant

RELATIVE COMPARISON METHOD OF ANALYSIS:

A qualitative technique for analyzing comparable sales; used to estimate whether the characteristics of a comparable property are inferior, superior, or equal to those of the subject property. Relative comparison analysis is similar to paired data analysis, but quantitative adjustments are not derived. This was the method used for the analysis of the subject property.

RELATIVE COMPARISON:

Property Rights

The subject property was appraised according to property rights known as fee simple estate. The exact definition is included in this report. Fee simple estate infers absolute ownership unencumbered by any other interest of estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. All of the comparable properties were sold in fee simple, and so no adjustments were required for this aspect of ownership.

Financing Terms

Sale prices for identical properties can differ due to influences of different financing arrangements. Below market interest rates tend to increase sale prices, while interest rates above market can result in decreased sale prices. The subject property was appraised on a cash equivalent basis; so, all comparables should reflect cash equivalent sales prices. All of the comparable properties that were verified were sold for cash, or were considered cash equivalent, and no adjustments were necessary.

Conditions of Sale

Conditions of sale refer to the motivations of the buyer and seller, and whether the sale was an "arm's-length transaction" or not. Sale prices can be influenced because the parties are related to one another through business or family. Also, prices can be lower than market because the seller needs cash in a hurry, or prices can be higher because a developer may need a site as an assemblage. The motivations of the buyers and sellers of the comparable properties used in this analysis were questioned during the verification process for each sale.

Market Conditions

The market conditions adjustment relates to the economic conditions of the market at the time of the comparable sale compared to market conditions at the effective date of the appraisal. Changes in market conditions may be caused by fluctuation in supply and demand, interest rates, inflation or deflation, and overall economic factors. The real estate market for this type property appears to be stabilizing.

Other Elements

All other differences that are considered to impact value in comparison with the sales to the subject will be addressed in a short narrative format to help the reader understand the process and need for the adjustments.

ADJUSTMENTS

SALE 1 - \$4.66 per square foot. This is the sale of a generally similar vacant parcel of land. It is located in the same neighborhood as the subject lot. This sale is generally similar to the subject in all respects, except for:

Site Size: As stated, the subject contains only 4,000± square feet and is considered to be undevelopable as a stand-alone site. The sale is a developable site. Overall, this sale's index price is felt to be much higher than what the subject should expect.

SALE 2 - \$4.33 per square foot. This is the sale of a generally similar vacant parcel of land. This sale is generally similar to the subject in all respects, except for:

Site Size: As stated, the subject contains only 4,000± square feet and is considered to be undevelopable as a stand-alone site. The sale is a developable site. Overall, this sale's index price is felt to be much higher than what the subject should expect.

SALE 3 - \$4.80 per square foot. This is the sale of a generally similar vacant parcel of land. This sale is generally similar to the subject in all respects, except for:

Site Size: As stated, the subject contains only 4,000± square feet and is considered to be undevelopable as a stand-alone site. The sale is a developable site. Overall, this sale's index price would much higher than what the subject should expect.

Undevelopable Land Sales

SALE 4 - \$.27 per square foot. This is the sale of an undevelopable waste lands. Overall, this sale's index price is felt to be less than what the subject should expect.

SALE 5 - \$.27 per square foot. This is the sale of an undevelopable waste lands. Overall, this sale's index price is felt to be less than what the subject should expect.

SALE 6 - \$.74 per square foot. This is an assemblage of 5 parcels of waste lands that once assembled was considered to have some development potential. Overall, this sale's index price is felt to be similar to what the subject should expect.

INDICATED LAND VALUE BY THE SALES COMPARISON APPROACH

Varying degrees of emphasis were placed on all sales. Based on our Highest and Best Use analysis we conclude that the estimated value of the subject as vacant land is \$.70 per square foot. Resulting in the following valuation for the subject property:

$$4,000 \text{ s.f. @ } \$.70 / \text{ s.f.} = \$2,800$$

RECONCILIATION OF VALUE INDICATIONS AND FINAL VALUE ESTIMATE

The Sales Comparison Approach was utilized in valuing the land. Therefore, based on the foregoing facts, the fair market value of the subject property, land only, as of the date of valuation, is estimated to be **\$2,800**.

SUBJECT LOCATION MAP

Volusia County Property Appraiser



8/2/2024, 3:56:33 PM

Parcel
Streets

1:9,028
0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

Esri, NASA, NGA, USGS, FEMA, Volusia GIS, Esri
Community Maps Contributors, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin,
Satellite, GeoTechniques, Inc., MET/NASA, USGS,
EPA, NPS, US Census Bureau, USDA, USFWS

ArcGIS Web AppBuilder
VCPA, 2021

AERIAL OF SUBJECT PROPERTY

Volusia County Property Appraiser



8/2/2024 3:50:20 PM

Parcel
Streets

1564

Sources: East African DC, USGS, NOAA, NASA, CIAARI, N. Robinson, NEIAS, NLS, CG, NOAA, Geochemistry, Reproduction, USA, Geochem, FEMA, International, and the US Coast Guard, Volume GIS, East Community Maps, Comstock, FOP, & OpenStreetMap, Microsoft, etc.

Article First Appearance
VCA 2021

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

TABLE III-1
LAND USE AND ZONING COMPATIBILITY

Future Land Use Designation	Compatible Zoning Districts
Low Density Transition 1.0 DU/net acre	RT, MUPUD
Low Density Residential 1.0 to 4.0 DU/net acre	R-1, R-2, R-3, RPUD, RP, RT, MUPUD
Medium Density Residential 4.1 to 8.0 DU/net acre	R-3, R-4, RPUD, MH-1, MH-2, MUPUD
High Density Residential 8.1 to 12.0 DU/net acre	R-5, RPUD, MUPUD
Commercial	B-2, B-3, B-4, BPUD, MUPUD, R-5 ¹
Industrial	I-1, I-2, IPUD, MUPUD, R-5 ¹
Recreation	CN, RT, AG, R-1, R-2, R-3, R-4, R-5, RPUD, RP, MH-1, MH-2, B-2, B-3, B-4, BPUD, I-1, I-2, IPUD, P/SP, R, EC, CC, MUPUD
Public/Semi-Public	CN, AG, P/SP, R, MUPUD
Conservation	CN, P/SP, R
Agriculture Minimum 1 DU/2.5 net acre	AG, R, MUPUD
Mixed Use Minimum 15 acres; to 12 DU/net acre	R-5 ¹ , RPUD, BPUD, IPUD, MUPUD, EC, CC
Sustainable Community Development See SCD Sub-Element of the City of Edgewater Comprehensive Plan	SCD/PUD

DU = Dwelling Units

¹= Only applicable to Projects approved under the Live Local Act per SB 102, Florida Statute 125.01055(7)

SECTION 21-32 – ZONING DISTRICT DESCRIPTIONS

21-32.01 – Zoning District Descriptions

Table III-2 summarizes the principal purpose for each zoning category. The minimum parcel sizes are provided where applicable.

(See Page III-5)

TABLE III-2

ZONING DISTRICT DESCRIPTIONS

Zoning District Title	Category	Purpose and General Description
Conservation	CN	Protection of wetlands, aquifer recharge & environmentally sensitive areas.
Rural Transitional	RT	Provide for limited agriculture and provide for a transition between rural and residential land uses – min. 1 acre lot.
SF Residential	R-1	Single family residential – (1.0 to 4.0 units/net acre) min. 12,000 sq. ft. lot.
SF Residential	R-2	Single family residential – (1.0 to 4.0 units/net acre) min. 10,000 sq. ft. lot
SF Residential	R-3	Single family residential – (1.0 to 4.0 units/net acre) min. 8,625 lot.
SF Residential	R-4	Medium density residential (4.1 to 8.0 units/net acre) – single family, duplex, and townhouses.
MF Residential	R-5	High density residential (8.1 to 12.0 units/net acre) – single family, duplex, apartments, and townhouses.
Recreation	R	This zoning category includes parks and recreation facilities owned by the City, as well as recreation facilities located at area schools that are under lease to the City. This category includes land committed to both active and passive recreational uses.
Residential Planned Unit Development	RPUD	Intended for mixed residential, personal service and limited retail commercial with a single development plan.
Residential Professional	RP	Intended for office professional and personal service along SR#442 and a rezoning must be accompanied by a site plan.
Mobile Home Park	MH-1	Medium density residential (5.1 to 8.0 units/acre). Provide for mobile home parks – min. 5 acre parcel (See Sec. 21-71 for Non-Conforming Parks).
Manufactured Home Subdivision	MH-2	Medium density residential (5.1 to 8.0 units/acre). Provide for manufactured home subdivisions – min. 50 acre parcel.
Neighborhood Business	B-2	Intended for retail goods and services for frequent residential needs – min. 10,000 sq. ft.
Public/Semi-Public	P/SP	Consists of public facilities and private not-for-profit uses such as churches, schools, and cemeteries. All other public lands and facilities, including but not limited to, government offices, post offices, hospitals, utility sub-stations, water and wastewater treatment plants, fire stations, and libraries are also included in this category.
Highway Commercial	B-3	Intended for high volume highway related commercial uses – no min. parcel size.
Tourist Commercial	B-4	Intended for short term waterfront accommodations for visitors and accessory uses, may include residential mixed use – min. 2 acres.
Business Planned Unit Development	BPUD	Intended for mixed commercial and limited multifamily residential with a single development plan
Light Industrial	I-1	Intended for storage, light manufacturing, wholesaling and distribution uses and adult entertainment – no min. parcel size.
Heavy Industrial	I-2	Intended for heavy manufacturing uses – no min. parcel.
Industrial Planned Unit Development	IPUD	Intended for mixed industrial and limited commercial with a single development plan.
Agriculture	AG	Intended for general agriculture uses – min. 2.5-acre parcel – temporary or hold zoning intended for future urban development.
Employment Center/Community Center	EC/CC	Intended to allow a mix of uses to satisfy varying degrees of intensity and balance the residential and non-residential needs of the City.
Mixed Use Planned Unit Development	MUPUD	Intended for innovative mixed use developments to include, but not be limited to commercial, light industrial and residential.
Sustainable Community Development/Planned Unit Development	SCD/PUD	See SCD Sub-Element of the City of Edgewater Comprehensive Plan.



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

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Property Summary

Alternate Key: 3923634
Parcel ID: 840201049070
Township-Range-Section: 18 - 34 - 02
Subdivision-Block-Lot: 01 - 04 - 9070
Owner(s): KINEER CONTRACTING INC - FS - Fee Simple - 100%
Mailing Address On File: 130 TAGANANA DR
NEW SMYRNA BEACH FL 32168 9000
Physical Address: 2300 LIME TREE DR, EDGEWATER 32141
Building Count: 0
Neighborhood: 4743 - FLORIDA SHRS NO 1 MB 23 PG 57
Subdivision Name:
Property Use: 0000 - VACANT RES
Tax District: 604-EDGEWATER
2023 Final Millage Rate: 18.8506
Homestead Property: No
Agriculture Classification: No
Short Description: LOTS 4907 TO 4909 INC BLK 168 FLORIDA SHORES UNIT 6 MB 23 PG
109 PER OR 5197 PG 1854 PER OR 5681 PG 3010 PER OR 6894 PG
2899 PER OR 7014 PG 0941 PER OR 8511 PG 4198 PER OR 8530 PG

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:	\$59,520	\$63,000	\$44,400
Just/Market Value:	\$59,520	\$63,000	\$44,400

Working Tax Roll Values by Taxing Authority

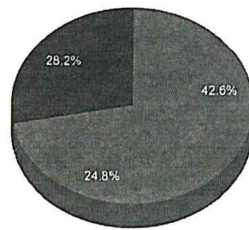
Values shown below are the 2024 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$59,520	\$59,520	\$0	\$59,520	1.5000	\$89.28
0012 DISCRETIONARY	\$59,520	\$59,520	\$0	\$59,520	0.7480	\$44.52
0011 REQ LOCAL EFFORT	\$59,520	\$59,520	\$0	\$59,520	3.1610	\$188.14
0050 GENERAL FUND	\$59,520	\$32,739	\$26,781	\$32,739	3.3958	\$111.18
0053 LAW ENFORCEMENT FUND	\$59,520	\$32,739	\$26,781	\$32,739	1.4541	\$47.61
0055 LIBRARY	\$59,520	\$32,739	\$26,781	\$32,739	0.4209	\$13.78
0520 MOSQUITO CONTROL	\$59,520	\$32,739	\$26,781	\$32,739	0.1781	\$5.83
0530 PONCE INLET PORT AUTHORITY	\$59,520	\$32,739	\$26,781	\$32,739	0.0692	\$2.27
0058 VOLUSIA ECHO	\$59,520	\$32,739	\$26,781	\$32,739	0.2000	\$6.55
0057 VOLUSIA FOREVER	\$59,520	\$32,739	\$26,781	\$32,739	0.2000	\$6.55
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$59,520	\$32,739	\$26,781	\$32,739	0.0288	\$0.94
0120 SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	\$59,520	\$32,739	\$26,781	\$32,739	0.8162	\$26.72
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$59,520	\$32,739	\$26,781	\$32,739	0.1793	\$5.87
0290 EDGEWATER	\$59,520	\$32,739	\$26,781	\$32,739	6.3300	\$207.24
0291 EDGEWATER I&S 2005	\$59,520	\$32,739	\$26,781	\$32,739	0.0238	\$0.78
0292 EDGEWATER I&S 2016	\$59,520	\$32,739	\$26,781	\$32,739	0.1454	\$4.76
					18.8506	\$762.01

Non-Ad Valorem Assessments

Project	#Unit	Rate	Amount	Estimated Ad Valorem Tax:	\$762.01
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$762.01
				Estimated Tax Amount without SOH/10CAP	\$1,121.99

Where your tax dollars are going:



- School
- County
- Other
- Municipality

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2023	\$63,000	\$0	\$63,000	\$29,763	\$0	\$29,763	\$0
2022	\$44,400	\$0	\$44,400	\$27,057	\$0	\$27,057	\$0
2021	\$34,800	\$0	\$34,800	\$24,597	\$0	\$24,597	\$0
2020	\$31,200	\$0	\$31,200	\$22,361	\$0	\$22,361	\$0
2019	\$22,200	\$0	\$22,200	\$20,328	\$0	\$20,328	\$0
2018	\$18,600	\$0	\$18,600	\$18,480	\$0	\$18,480	\$0
2017	\$16,800	\$0	\$16,800	\$16,800	\$0	\$16,800	\$0
2016	\$19,000	\$0	\$19,000	\$17,545	\$0	\$17,545	\$0
2015	\$17,000	\$0	\$17,000	\$15,950	\$0	\$15,950	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	N	F-FRONT FOOT				120.0	125	620	\$59,520
Total Land Value:										\$59,520

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
8530 / 4352	2024052147	03/04/2024	WD-WARRANTY DEED	QUALIFIED	VACANT	\$70,000
7014 / 0941	2014132261	07/24/2014	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
6894 / 2899	2013156463	08/07/2013	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$30,000
5681 / 3010	2005291901	10/11/2005	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$115,000
5197 / 1854	2003275577	10/28/2003	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
4437 / 4779	1999107794	05/15/1999	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$8,500
4119 / 0958	1996113835	07/15/1996	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$10,000
3920 / 4655	1994072368	03/15/1994	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
3311 / 1881	1989071913	05/15/1989	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$8,000
3311 / 1880	1989071912	05/15/1989	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100

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
LOTS 4907 TO 4909 INC BLK 168 FLORIDA SHORES UNIT 6	604	18 - 34 - 02	01 - 04 - 9070	



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

2

Property Summary

Alternate Key: 3923073
Parcel ID: 840201047630
Township-Range-Section: 18 - 34 - 02
Subdivision-Block-Lot: 01 - 04 - 7630
Owner(s): GAFFNEY JOHN D - JT - Joint Tenancy with Right of Survivorship - 100%
MURTY JOAN - JT - Joint Tenancy with Right of Survivorship - 100%
Mailing Address On File: 895 INGHAM RD
NEW SMYRNA BEACH FL 32168 8535
Physical Address: LIME TREE DR, EDGEWATER 32141
Building Count: 0
Neighborhood: 4743 - FLORIDA SHRS NO 1 MB 23 PG 57
Subdivision Name:
Property Use: 0000 - VACANT RES
Tax District: 604 - EDGEWATER
2023 Final Millage Rate: 18.8506
Homestead Property: No
Agriculture Classification: No
Short Description: LOTS 4763 4764 & 4765 BLK 159 FLORIDA SHORES NO 6 MB 23 PG 1
09 PER OR 2542 PG 1428 PER OR 8034 PG 1273 PER OR 8048 PG 22
77 PER OR 8056 PGS 4065 THRU 4066 INC PER OR 8404 PG 4344 PE

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:	\$59,520	\$63,000	\$44,400
Just/Market Value:	\$59,520	\$63,000	\$44,400

Working Tax Roll Values by Taxing Authority

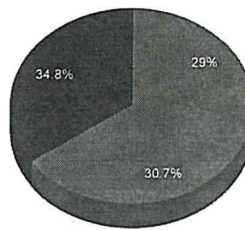
Values shown below are the 2024 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$59,520	\$59,520	\$0	\$59,520	1.5000	\$89.28
0012 DISCRETIONARY	\$59,520	\$59,520	\$0	\$59,520	0.7480	\$44.52
0011 REQ LOCAL EFFORT	\$59,520	\$59,520	\$0	\$59,520	3.1610	\$188.14
0050 GENERAL FUND	\$59,520	\$59,520	\$0	\$59,520	3.3958	\$202.12
0053 LAW ENFORCEMENT FUND	\$59,520	\$59,520	\$0	\$59,520	1.4541	\$86.55
0055 LIBRARY	\$59,520	\$59,520	\$0	\$59,520	0.4209	\$25.05
0520 MOSQUITO CONTROL	\$59,520	\$59,520	\$0	\$59,520	0.1731	\$10.60
0530 PONCE INLET PORT AUTHORITY	\$59,520	\$59,520	\$0	\$59,520	0.0692	\$4.12
0058 VOLUSIA ECHO	\$59,520	\$59,520	\$0	\$59,520	0.2000	\$11.90
0057 VOLUSIA FOREVER	\$59,520	\$59,520	\$0	\$59,520	0.2000	\$11.90
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$59,520	\$59,520	\$0	\$59,520	0.0288	\$1.71
0120 SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	\$59,520	\$59,520	\$0	\$59,520	0.8162	\$48.58
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$59,520	\$59,520	\$0	\$59,520	0.1793	\$10.67
0290 EDGEWATER	\$59,520	\$59,520	\$0	\$59,520	6.3300	\$376.76
0291 EDGEWATER I&S 2005	\$59,520	\$59,520	\$0	\$59,520	0.0238	\$1.42
0292 EDGEWATER I&S 2016	\$59,520	\$59,520	\$0	\$59,520	0.1454	\$8.65
					18.8506	\$1,121.99

Non-Ad Valorem Assessments

Project	#UnitRate	Amount
		Estimated Ad Valorem Tax: \$1,121.99
		Estimated Non-Ad Valorem Tax: \$0.00
		Estimated Taxes: \$1,121.99
		Estimated Tax Amount without SOH/10CAP ☹

Where your tax dollars are going:



- School
- County
- Other
- Municipality

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2023	\$63,000	\$0	\$63,000	\$48,840	\$0	\$48,840	\$0
2022	\$44,400	\$0	\$44,400	\$44,400	\$0	\$44,400	\$0
2021	\$34,800	\$0	\$34,800	\$24,597	\$0	\$24,597	\$0
2020	\$31,200	\$0	\$31,200	\$22,361	\$0	\$22,361	\$0
2019	\$22,200	\$0	\$22,200	\$20,328	\$0	\$20,328	\$0
2018	\$18,600	\$0	\$18,600	\$18,480	\$0	\$18,480	\$0
2017	\$16,800	\$0	\$16,800	\$16,800	\$0	\$16,800	\$0
2016	\$19,000	\$0	\$19,000	\$17,545	\$0	\$17,545	\$0
2015	\$17,000	\$0	\$17,000	\$15,950	\$0	\$15,950	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	N	F-FRONT FOOT				120.0	125	620	\$59,520
Total Land Value:										\$59,520

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
8567 / 4010	2024112529	06/05/2024	WD-WARRANTY DEED	QUALIFIED	VACANT	\$65,000
8404 / 4844	2023095503	05/05/2023	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$60,000
8056 / 4066	2021126213	05/25/2021	WD-WARRANTY DEED	QUALIFIED	VACANT	\$39,900
8048 / 2277	2021113605	05/13/2021	OR-ORDER	UNQUALIFIED	VACANT	\$100
8034 / 1273	2021092670	04/14/2012	DC-DEATH CERTIFICATE	UNQUALIFIED	VACANT	\$100
2542 / 1428		03/15/1984	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100

Property Description

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Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOTS 4763 4764 & 4765 BLK 159 FLORIDA SHORES NO 6 MB 23 PG 109 PER OR 2542 PG 1428 PER OR 8034 PG 1273 PER OR 8048 PG 2277 PER OR 8056 PGS 4065 THRU 4066 INC PER OR 8404 PG 4844 PER OR 8567 PG 4010	604	18 - 34 - 02	01 - 04 - 7630	06-JAN-82

Dermat Summary



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

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Property Summary

Alternate Key: 3925815
Parcel ID: 840201055110
Township-Range-Section: 18 - 34 - 02
Subdivision-Block-Lot: 01 - 05 - 5110
Owner(s): ELLIS ROOFING AND SHEET METAL LLC - FS - Fee Simple - 100%
Mailing Address On File: 3326 NEEDLE PALM DR
EDGEWATER FL 32141 6720
Physical Address: 2324 ORANGE TREE DR, EDGEWATER 32141
Building Count: 0
Neighborhood: 4743 - FLORIDA SHRS NO 1 MB 23 PG 57
Subdivision Name:
Property Use: 0000 - VACANT RES
Tax District: 604-EDGEWATER
2023 Final Millage Rate: 18.8506
Homestead Property: No
Agriculture Classification: No
Short Description: LOTS 5511 5512 & 5513 BLK 189 FLORIDA SHORES NO 6 MB 23 PG 1
09 PER OR 2259 PG 1448 PER OR 8522 PG 0183

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:	\$59,520	\$63,000	\$44,400
Just/Market Value:	\$59,520	\$63,000	\$44,400

Working Tax Roll Values by Taxing Authority

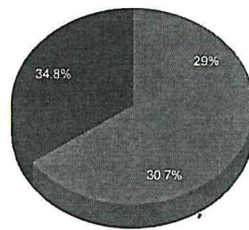
Values shown below are the 2024 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$59,520	\$17,723	\$0	\$17,723	1.5000	\$26.58
0012 DISCRETIONARY	\$59,520	\$17,723	\$0	\$17,723	0.7480	\$13.26
0011 REQ LOCAL EFFORT	\$59,520	\$17,723	\$0	\$17,723	3.1610	\$56.02
0050 GENERAL FUND	\$59,520	\$17,723	\$0	\$17,723	3.3958	\$60.18
0053 LAW ENFORCEMENT FUND	\$59,520	\$17,723	\$0	\$17,723	1.4541	\$25.77
0055 LIBRARY	\$59,520	\$17,723	\$0	\$17,723	0.4209	\$7.46
0520 MOSQUITO CONTROL	\$59,520	\$17,723	\$0	\$17,723	0.1781	\$3.16
0530 PONCE INLET PORT AUTHORITY	\$59,520	\$17,723	\$0	\$17,723	0.0692	\$1.23
0058 VOLUSIA ECHO	\$59,520	\$17,723	\$0	\$17,723	0.2000	\$3.54
0057 VOLUSIA FOREVER	\$59,520	\$17,723	\$0	\$17,723	0.2000	\$3.54
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$59,520	\$17,723	\$0	\$17,723	0.0288	\$0.51
0120 SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	\$59,520	\$17,723	\$0	\$17,723	0.8162	\$14.47
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$59,520	\$17,723	\$0	\$17,723	0.1793	\$3.18
0290 EDGEWATER	\$59,520	\$17,723	\$0	\$17,723	6.3300	\$112.19
0291 EDGEWATER I&S 2005	\$59,520	\$17,723	\$0	\$17,723	0.0238	\$0.42
0292 EDGEWATER I&S 2016	\$59,520	\$17,723	\$0	\$17,723	0.1454	\$2.58
					18.8506	\$334.09

Non-Ad Valorem Assessments

Project	#UnitRate Amount	Estimated Ad Valorem Tax:	\$334.09
		Estimated Non-Ad Valorem Tax:	\$0.00
		Estimated Taxes:	\$334.09
		Estimated Tax Amount without SOH/10CAP ☺	\$1,121.99

Where your tax dollars are going:



- School
- County
- Other
- Municipality

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2023	\$63,000	\$0	\$63,000	\$17,207	\$0	\$17,207	\$45,793
2022	\$44,400	\$0	\$44,400	\$16,706	\$0	\$16,706	\$27,694
2021	\$34,800	\$0	\$34,800	\$16,219	\$0	\$16,219	\$18,581
2020	\$31,200	\$0	\$31,200	\$15,995	\$0	\$15,995	\$15,205
2019	\$22,200	\$0	\$22,200	\$15,635	\$0	\$15,635	\$6,565
2018	\$18,600	\$0	\$18,600	\$15,343	\$0	\$15,343	\$3,257
2017	\$16,800	\$0	\$16,800	\$15,027	\$0	\$15,027	\$1,773
2016	\$19,000	\$0	\$19,000	\$14,718	\$0	\$14,718	\$4,282
2015	\$17,000	\$0	\$17,000	\$14,616	\$0	\$14,616	\$2,384

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0001-VAC PVD THRU .49 AC	N	F-FRONT FOOT				120.0	125	620	\$59,520
Total Land Value:										\$59,520

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
8522 / 0183	2024036501	02/22/2024	WD-WARRANTY DEED	QUALIFIED	VACANT	\$72,000
8522 / 0177	2024036497	11/10/2023	DC-DEATH CERTIFICATE	UNQUALIFIED	VACANT	\$100
2259 / 1448		04/15/1981	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$5,000

Property Description

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Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOTS 5511 5512 & 5513 BLK 189 FLORIDA SHORES NO 6 MB 23 PG 109 PER OR 2259 PG 1448 PER OR 8522 PG 0183	604	18 - 34 - 02	01 - 05 - 5110	06-JAN-82

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

4

Property Summary

Alternate Key: 3358660
Parcel ID: 820101030240
Township-Range-Section: 18 - 32 - 01
Subdivision-Block-Lot: 01 - 03 - 0240
Owner(s): DUNN EDWARD - FS - Fee Simple - 100%
Mailing Address On File: 704 PHYLLIS AVE
NEW SMYRNA BEACH FL 32168 6329
Physical Address: 4195 QUAIL NEST LN, NEW SMYRNA BEACH 32168
Building Count: 0
Neighborhood: 5732 - QUAIL ROOST RANCHES
Subdivision Name:
Property Use: 9600 - WASTE LAND/DRAINAGE/BORROW PITS
Tax District: 100-UNINCORPORATED - WESTSIDE
2023 Final Millage Rate: 17.8053
Homestead Property: No
Agriculture Classification: No
Short Description: 01-18-32 W 165 FT OF E 5004.26 FT MEAS ON N/L OF N 659.66 FT
MEAS ON W/L OF GOVT LOTS 11 TO 14 AKA LOT 24 BLK C QUAIL RO
OST RANCHES UNREC SUB 202 PER OR 4620 PGS 0662-0663 PER OR 7

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:	\$22,688	\$22,500	\$6,250
Just/Market Value:	\$22,688	\$22,500	\$6,250

Working Tax Roll Values by Taxing Authority

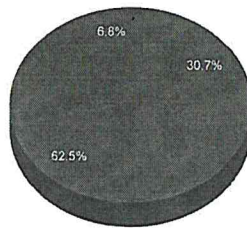
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Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017 CAPITAL IMPROVEMENT	\$22,688	\$22,688	\$0	\$22,688	1.5000	\$34.03
0012 DISCRETIONARY	\$22,688	\$22,688	\$0	\$22,688	0.7480	\$16.97
0011 REQ LOCAL EFFORT	\$22,688	\$22,688	\$0	\$22,688	3.1610	\$71.72
0510 FIRE DISTRICT	\$22,688	\$22,688	\$0	\$22,688	3.8412	\$87.15
0050 GENERAL FUND	\$22,688	\$22,688	\$0	\$22,688	3.3958	\$77.04
0053 LAW ENFORCEMENT FUND	\$22,688	\$22,688	\$0	\$22,688	1.4541	\$32.99
0055 LIBRARY	\$22,688	\$22,688	\$0	\$22,688	0.4209	\$9.55
0310 VOLUSIA COUNTY MSD	\$22,688	\$22,688	\$0	\$22,688	1.6956	\$38.47
0058 VOLUSIA ECHO	\$22,688	\$22,688	\$0	\$22,688	0.2000	\$4.54
0057 VOLUSIA FOREVER	\$22,688	\$22,688	\$0	\$22,688	0.2000	\$4.54
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$22,688	\$22,688	\$0	\$22,688	0.0288	\$0.65
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$22,688	\$22,688	\$0	\$22,688	0.1793	\$4.07
0070 WEST VOLUSIA HOSPITAL AUTHORITY	\$22,688	\$22,688	\$0	\$22,688	0.9806	\$22.25
					17.8053	\$403.97

Non-Ad Valorem Assessments

Project	#Unit	Rate	Amount	Estimated Ad Valorem Tax:	Estimated Non-Ad Valorem Tax:	Estimated Taxes:	Estimated Tax Amount without SOH/10CAP Ⓢ
				\$403.97	\$0.00	\$403.97	\$403.97

Where your tax dollars are going:



- School
- County
- Other

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HK Savings
2023	\$22,500	\$0	\$22,500	\$6,438	\$0	\$6,438	\$16,062
2022	\$6,250	\$0	\$6,250	\$6,250	\$0	\$6,250	\$0
2021	\$3,750	\$0	\$3,750	\$3,750	\$0	\$3,750	\$0
2020	\$3,750	\$0	\$3,750	\$3,750	\$0	\$3,750	\$0
2019	\$3,750	\$0	\$3,750	\$3,750	\$0	\$3,750	\$0
2018	\$3,750	\$0	\$3,750	\$3,750	\$0	\$3,750	\$0
2017	\$3,750	\$0	\$3,750	\$3,750	\$0	\$3,750	\$0
2016	\$3,750	\$0	\$3,750	\$3,750	\$0	\$3,750	\$0
2015	\$3,750	\$0	\$3,750	\$3,750	\$0	\$3,750	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0016-VAC UNPVD 2 - 4.99 AC	N	A-ACRE		2.5000				30,250	\$22,688
Total Land Value:										\$22,688

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
8482 / 4427	2023228993	11/09/2023	WD-WARRANTY DEED	QUALIFIED	VACANT	\$29,000
8482 / 4426	2023228992	10/12/2023	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
8380 / 0976	2023051594	03/10/2023	WD-WARRANTY DEED	QUALIFIED	VACANT	\$26,000
7915 / 3923	2020181272	09/14/2020	WD-WARRANTY DEED	MULTI-PARCEL	VACANT	\$328,000
5361 / 1207	2004175111	07/13/2004	TR-TRUSTEE'S DEED	UNQUALIFIED	VACANT	\$50,000
4620 / 0662	2000221124	11/15/2000	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$1
4536 / 1760	2000054671	03/15/2000	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$10,000
4263 / 1312	1997215657	12/15/1997	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$1
2550 / 0861		02/15/1984	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$5,000

Property Description

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Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
01-18-32 W 165 FT OF E 5004.26 FT MEAS ON N/L OF N 659.66 FT MEAS ON W/L OF GOVT LOTS 11 TO 14 AKA LOT	100	18 - 32 - 01	01 - 03 - 0240	28-DEC-81



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

5

Property Summary

Alternate Key: 3346947
Parcel ID: 723100000331
Township-Range-Section: 17 - 32 - 31
Subdivision-Block-Lot: 00 - 00 - 0331
Owner(s): BESAW TY - TIC - Tenancy in Common - 50%
VIEU JESSICA - TIC - Tenancy in Common - 50%
Mailing Address On File: 2038 HALIFAX DR
PORT ORANGE FL 32128 3619
Physical Address: 4625 MAGNOLIA RD, NEW SMYRNA BEACH 32168
Building Count: 0
Neighborhood: 4503 - RANCHETTE ROAD AREA
Subdivision Name:
Property Use: 9600 - WASTE LAND/DRAINAGE/BORROW PITS
Tax District: 600-UNINCORPORATED - SOUTHEAST
2023 Final Millage Rate: 17.8882
Homestead Property: No
Agriculture Classification: No
Short Description: 31 17 32 E 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SE 1/4 EXC S
0 PC SUBSURFACE RIGHTS PER OR 4837 PG 4115 PER OR 5338 PG 37
70 PER OR 6177 PG 2478 PER OR 6908 PG 3159 PER OR 8511 PG 45

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:	\$625	\$625	\$625
Just/Market Value:	\$625	\$625	\$625

Working Tax Roll Values by Taxing Authority

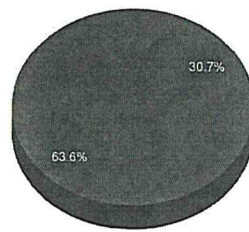
Values shown below are the 2024 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$625	\$625	\$0	\$625	1.5000	\$0.94
0012 DISCRETIONARY	\$625	\$625	\$0	\$625	0.7480	\$0.47
0011 REQ LOCAL EFFORT	\$625	\$625	\$0	\$625	3.1610	\$1.98
0510 FIRE DISTRICT	\$625	\$625	\$0	\$625	3.8412	\$2.40
0050 GENERAL FUND	\$625	\$625	\$0	\$625	3.3958	\$2.12
0053 LAW ENFORCEMENT FUND	\$625	\$625	\$0	\$625	1.4541	\$0.91
0055 LIBRARY	\$625	\$625	\$0	\$625	0.4209	\$0.26
0520 MOSQUITO CONTROL	\$625	\$625	\$0	\$625	0.1781	\$0.11
0530 PONCE INLET PORT AUTHORITY	\$625	\$625	\$0	\$625	0.0692	\$0.04
0310 VOLUSIA COUNTY MSD	\$625	\$625	\$0	\$625	1.6956	\$1.06
0058 VOLUSIA ECHO	\$625	\$625	\$0	\$625	0.2000	\$0.13
0057 VOLUSIA FOREVER	\$625	\$625	\$0	\$625	0.2000	\$0.13
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$625	\$625	\$0	\$625	0.0288	\$0.02
0120 SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	\$625	\$625	\$0	\$625	0.8162	\$0.51
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$625	\$625	\$0	\$625	0.1793	\$0.11
					17.8882	\$11.18

Non-Ad Valorem Assessments

Project	#Unit	Rate	Amount	Estimated Ad Valorem Tax:	
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$11.18
				Estimated Tax Amount without SDH/10CAP ☺	\$11.18

Where your tax dollars are going:



- School
- County
- Other

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2023	\$625	\$0	\$625	\$625	\$0	\$625	\$0
2022	\$625	\$0	\$625	\$625	\$0	\$625	\$0
2021	\$625	\$0	\$625	\$625	\$0	\$625	\$0
2020	\$625	\$0	\$625	\$625	\$0	\$625	\$0
2019	\$625	\$0	\$625	\$625	\$0	\$625	\$0
2018	\$625	\$0	\$625	\$625	\$0	\$625	\$0
2017	\$625	\$0	\$625	\$625	\$0	\$625	\$0
2016	\$625	\$0	\$625	\$625	\$0	\$625	\$0
2015	\$625	\$0	\$625	\$625	\$0	\$625	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9693-WASTE LAND LS 5/5 RT	N	A-ACRE		1.2500				500	\$625
Total Land Value:										\$625

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
8511 / 4536	2024018323	01/30/2024	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$15,000
6908 / 3159	2013181165	09/17/2013	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
6177 / 2478	2008004172	01/07/2008	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$3,000
5338 / 3770	2004143579	06/10/2004	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
4837 / 4115	2002063777	03/15/2002	TD-TAX DEED	UNQUALIFIED	VACANT	\$1,255
3634 / 1471	1991062104	05/15/1991	TD-TAX DEED	UNQUALIFIED	VACANT	\$300
0905 / 0450		01/15/1967	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$600

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
31 17 32 E 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SE 1/4 EXC 50 PC SUBSURFACE RIGHTS PER OR 4837 PG 4115 PER OR 5338 PG 3770 PER OR 6177 PG 2478 PER OR 6908 PG 3159 PER OR 8511 PG 4536	600	17 - 32 - 31	00 - 00 - 0331	28-DEC-81



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

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Property Summary

Alternate Key: 3842201
Parcel ID: 743004020280
Township-Range-Section: 17 - 34 - 30
Subdivision-Block-Lot: 04 - 02 - 0280
Owner(s): KELLY MELONNIE - FS - Fee Simple - 100%
Mailing Address On File: 1860 35TH ST
EDGEWATER FL 32141 6620
Physical Address: 1310 ELIZABETH ST, NEW SMYRNA BEACH 32168
Building Count: 0
Neighborhood: 4074 - SPANISH MISSION HGTS - SFRS / VACANT
Subdivision Name: SPANISH MISSION HEIGHTS UNIT 2
Property Use: 9600 - WASTE LAND/DRAINAGE/BORROW PITS
Tax District: 604-EDGEWATER
2023 Final Millage Rate: 18.8506
Homestead Property: No
Agriculture Classification: No
Short Description: 30-17-34 LOT 28 BLK 2A SPANISH MISSION HEIGHTS UNIT 2 MB 23
PG 119 PER OR 5100 PG 2183 PER OR 6857 PG 2602 PER OR 8452 P
G 2410

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:	\$115	\$115	\$115
Just/Market Value:	\$115	\$115	\$115

Working Tax Roll Values by Taxing Authority

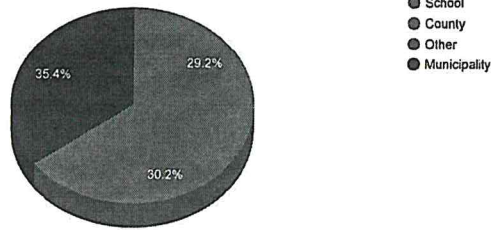
Values shown below are the 2024 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2023 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$115	\$115	\$0	\$115	1.5000	\$0.17
0012 DISCRETIONARY	\$115	\$115	\$0	\$115	0.7480	\$0.09
0011 REQ LOCAL EFFORT	\$115	\$115	\$0	\$115	3.1610	\$0.36
0050 GENERAL FUND	\$115	\$115	\$0	\$115	3.3958	\$0.39
0053 LAW ENFORCEMENT FUND	\$115	\$115	\$0	\$115	1.4541	\$0.17
0055 LIBRARY	\$115	\$115	\$0	\$115	0.4209	\$0.05
0520 MOSQUITO CONTROL	\$115	\$115	\$0	\$115	0.1781	\$0.02
0530 PONCE INLET PORT AUTHORITY	\$115	\$115	\$0	\$115	0.0692	\$0.01
0058 VOLUSIA ECHO	\$115	\$115	\$0	\$115	0.2000	\$0.02
0057 VOLUSIA FOREVER	\$115	\$115	\$0	\$115	0.2000	\$0.02
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$115	\$115	\$0	\$115	0.0288	\$0.00
0120 SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	\$115	\$115	\$0	\$115	0.8162	\$0.09
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$115	\$115	\$0	\$115	0.1793	\$0.02
0290 EDGEWATER	\$115	\$115	\$0	\$115	6.3300	\$0.73
0291 EDGEWATER I&S 2005	\$115	\$115	\$0	\$115	0.0238	\$0.00
0292 EDGEWATER I&S 2016	\$115	\$115	\$0	\$115	0.1454	\$0.02
					18.8506	\$2.17

Non-Ad Valorem Assessments

Project	#UnitRate Amount	Estimated Ad Valorem Tax:	
		Estimated Non-Ad Valorem Tax:	\$0.00
		Estimated Taxes:	\$2.17
		Estimated Tax Amount without SOH/10CAP ☺:	\$2.17

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	\$115	\$0	\$115	\$115	\$0	\$115	\$0
2022	\$115	\$0	\$115	\$115	\$0	\$115	\$0
2021	\$115	\$0	\$115	\$115	\$0	\$115	\$0
2020	\$115	\$0	\$115	\$115	\$0	\$115	\$0
2019	\$115	\$0	\$115	\$115	\$0	\$115	\$0
2018	\$115	\$0	\$115	\$115	\$0	\$115	\$0
2017	\$115	\$0	\$115	\$115	\$0	\$115	\$0
2016	\$115	\$0	\$115	\$115	\$0	\$115	\$0
2015	\$115	\$0	\$115	\$115	\$0	\$115	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9600-WASTE LAND	N	A-ACRE		0.2300				500	\$115
Total Land Value:										\$115

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
8452 / 2410	2023176542	08/02/2023	WD-WARRANTY DEED	QUALIFIED	VACANT	\$37,500
6857 / 2602	2013092478	05/09/2013	WD-WARRANTY DEED	MULTI-PARCEL	VACANT	\$15,500
5041 / 4662	2003070337	09/15/2002	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$10
2482 / 1280		08/15/1983	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
2486 / 0736		08/15/1983	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$174,600
2486 / 0739		08/15/1983	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$40,400
2476 / 1012		08/15/1983	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100

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	Annexed
30-17-34 LOT 28 BLK 2A SPANISH MISSION HEIGHTS UNIT 2 MB 23 PG 119 PER OR 5100 PG 2183 PER OR 6857 PG 2602 PER OR 8452 PG 2410	604	17 - 34 - 30	04 - 02 - 0280	06-JAN-82	2024

Permit Summary

ASSUMPTIONS AND LIMITING CONDITIONS

Type of Report:

This is a Restricted Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it does not include discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

Legal Matters:

The legal description used in this report is assumed to be correct, but it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a survey or for encroachments or overlapping or other discrepancies that might be revealed thereby. Any sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not necessarily a result of a survey.

Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there is no encroachment or trespass unless otherwise stated in this report.

No responsibility is assumed for an opinion of legal nature, such as to ownership of the property or condition of title.

The appraisers assume the title to the property to be marketable; that, unless stated to the contrary, the property is appraised as an unencumbered fee, which is not used in violation of acceptable ordinances, statutes or other governmental regulations.

Unapparent Conditions:

The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable than otherwise comparable property. The appraisers are not experts in determining the presence or absence of hazardous substance, defined as all hazardous or toxic materials, waste, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property.

The appraisers assume no responsibility for the studies or analysis, which would be required to conclude the presence or absence of such substances or for loss as a result of the presence of such substances. The client is urged to retain an expert in this field, if desired. The value estimate is based on the assumption that the subject property is not so affected.

Information and Data:

Information and opinions furnished to the appraisers and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraisers can be assumed by the appraisers.

Any engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

All mortgages, liens, encumbrances, and servitudes have been disregarded unless so specified within the appraisal report. The subject property is appraised as though under responsible ownership and competent management.

Zoning and Licenses:

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined, and considered in the valuation.

It is assumed that the subject property complies with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the valuation.

It is assumed that the information relating to the location of or existence of public utilities, which has been obtained through a verbal inquiry from the appropriate utility authority, or has been ascertained from visual evidence, is correct. No warranty has been made regarding the exact location or capacities of public utility systems.

It is assumed that all licenses, consents, or other legislative or administrative authority from local, state, or national governmental or private entity or organization have been, or can be,

obtained or renewed for any use on which the value estimate contained in the valuation report is based.

The appraisers will not be required to give testimony or appear in court due to preparing the appraisal with reference to the subject property in question, unless prior arrangements have been made.

Possession of the report does not carry with it the right of publication. Out-of-context quoting from or partial reprinting of this appraisal report is not authorized. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraisers signing this appraisal report.

The authentic copies of this report are bound with a clear cover, which reveals the company name, Pomeroy Appraisal Associates of Florida, Inc. Any copy that does not have this cover or original signatures of the appraisers is unauthorized and may have been altered and is considered invalid.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute and the American Society of Appraisers. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute or to the ASA) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the author.

The distribution of the total valuation in this report, between land and improvements, is applicable only as a part of the whole property. The land value, or the separate value of the improvements, must not be used in conjunction with any other appraisal or estimate and is invalid if so used.

No environmental or concurrency impact studies were either requested or made in conjunction with this appraisal report. The appraisers, thereby, reserve the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental or concurrency impact studies, research, or investigation.

The American with Disabilities Act (ADA) became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act.

If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

An appraisal related to an estate in land that is less than the whole fee simple estate applies only to the fractional interest involved. The value of this fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole.

The appraisal report related to a geographical portion of a larger parcel is applied only to such geographical portion and should not be considered as applying with equal validity to other portions of the larger parcel or tract. The value for such geographical portions plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity.

The appraisal is subject to any proposed improvements or additions being completed as set forth in the plans, specifications, and representations referred to in the report, and all work being performed in a good and workmanlike manner. The appraisal is further subject to the proposed improvements or additions being constructed in accordance with the regulations of the local, county, and state authorities. The plans, specifications, and representations referred to are an integral part of the appraisal report when new construction or new additions, renovations, refurbishing, or remodeling applies.

If this appraisal is used for mortgage loan purposes, the appraisers invite attention to the fact that (1) the equity cash requirements of the sponsor have not been analyzed, (2) the loan ratio has not been suggested, and (3) the amortization method and term have not been suggested.

The function of this report is not for use in conjunction with a syndication of real property. This report cannot be used for said purposes and, therefore, any use of this report relating to syndication activities is strictly prohibited and unauthorized. If such an unauthorized use of this report takes place, it is understood and agreed that Pomeroy Appraisal Associates of Florida, Inc. has no liability to the client and/or third parties.

Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing General Underlying Assumptions and General Limiting Conditions. The appraisers' duties, pursuant to the employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report. However, any corrections or errors should be called to the attention of the appraisers within 60 days of the delivery of the report.

This report is intended for use only by the identified client and identified other known intended users stated within the cover letter. Use of this report by others is not intended by the appraiser.

IMPORTANT DEFINITIONS

Definition of Market Value:

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well-informed or well-advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Market Value Comments: The factors of utility, scarcity, desire and effective purchasing power are apparent in the definition. The implication that buyer and seller are working under equal pressure is seldom completely true, although typical motivation for each does imply a reasonable balance for a market value transaction.

Market prices do not necessarily follow all of these concepts and are often affected by salesmanship and the urgency and need of the buyer and/or seller. The central difference between market price and market value lies in the premise of knowledge and willingness both of which are contemplated in market value, but maybe not in market price. Stated differently, at any given moment of time, market value denotes what a property is actually worth under certain specified conditions, while market price denotes what it actually sold for.

Probability of Value Change: The market value of the property appraised in the report is estimated as of the aforementioned date. Constantly changing economic, social, political and physical conditions have varying effects upon real property values. Even after the passage of a relatively short period of time, property values may change substantially and require a review of the appraisal and recertification.

Definition of Fee Simple Estate or Interest:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (The Dictionary of Real Estate Appraisal, Sixth Edition, by Appraisal Institute, 2015)

Definition of Highest and Best Use:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. (The Dictionary of Real Estate Appraisal, Sixth Edition, by Appraisal Institute, 2015)

The definition immediately preceding applies specifically to the highest and best use of land and/or property. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be concluded to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Also implied is that the estimation of highest and best use results from judgment and analytical skill, i.e., that the use concluded from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the foundation on which market value rests. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be most probable use. In the context of investment value, an alternative term would be most profitable use.

The highest and best use of both, land as though vacant and property as improved, must meet four criteria. The highest and best use must be (1) physically possible, (2) legally permissible, (3) financially feasible, and (4) maximally productive. These criteria are usually considered sequentially; a use may be physically possible, but this is irrelevant if it is feasibly impossible or legally prohibited. Only when there is a reasonable possibility that one of the prior, unacceptable conditions can be changed is it appropriate to proceed with the analysis. If, for example, current zoning does not permit a potential highest and best use, but there is a possibility that the zoning can be changed, the proposed use can be considered on that basis. A full analysis may be included in the report when the conclusions are based on techniques applied to identify the highest and best use among two or more potential uses. (The Appraisal of Real Estate, 14th Edition by Appraisal Institute, 2013)

VALUE AS IS: The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.



APPRAISAL ASSOCIATES OF FLORIDA, INC.

Real Estate Appraisers — Consultants

600 N. RIDGEWOOD AVE., SUITE A, EDGEWATER, FL 32132 • TEL. 386-423-5110 • FAX 386-423-3066

RONALD S. CROUSE, ASA, CRA, IFAS
PRESIDENT POMEROY APPRAISAL ASSOCIATES OF FL. INC

CERTIFICATION AND LICENSES

Florida State-certified general real estate appraiser RZ670
Florida Real Estate Licensed Broker BL463693
FHA Approved Appraiser FLRZ670
VA Approved Appraiser #5005160
Green Qualified

PROFESSIONAL EXPERIENCE

1986 - Present - **Pomeroy Appraisal Associates of Fl. Inc.**
1985 – 1986 - State of Florida Building Subcontractor
1976 – 1985 - State of New York Building Contractor

EXPERT TESTIMONY

Has been qualified and presented testimony as an expert witness in Federal Bankruptcy Court of Orlando and Jacksonville, FL, United States District Court Middle District of Florida Orlando Division, and Circuit Court of Volusia, Seminole, and Brevard Counties.

PROFESSIONAL AFFILIATIONS

Designated - Member -Accredited Sr. Appraiser - American Society of Appraisers (ASA)
Designated - Member (CRA) - National Ass. of Review App. & Mort. Underwriters
Member of the International Right-of-Way Association
Candidate for Designation, Appraisal Institute
National Association of Realtors
Member IRWA
Member ARDA

REAL ESTATE RELATED EDUCATION

Required Appraisal Institute Courses for Appraiser Designation

AIREA - Principles Course
AIREA - Standards of Professional Practice Course
AIREA - Basic Valuation
AIREA - Capitalization Theory and Techniques, Part A
AIREA - Capitalization Theory and Techniques, Part B
AIREA - Case Studies in Real Estate Valuation
AIREA - Valuation Analysis and Report
AI - Highest and Best Use and Market Analysis
AI - Advanced Sales Comparison and Cost Approach

Additional Real Estate Courses

AI - Real Estate Finance Statistics and Valuation Modeling
AIREA - Residential Valuation
AIREA - Litigation Valuation
AIREA - Computer Assisted Investment Analysis
Architectural Drafting and Blueprint Reading Courses
Florida Real Estate Course #1
BITA - Home Inspection Course
Appraising Green Homes: Construction Methods and Trends
Appraising Green Homes: Valuation Techniques and Applications

Partial List of Seminars

Rates, Ratios and Reasonableness	Real Estate Appraisal Methods
Principles of Capitalization	Standards of Professional Practice, Part A
Standards of Professional Practice, Part B	Business Valuation, Parts 1 and 2
Understanding Limited App. & Rep. Options	The Appraisers Complete Review Seminar
USPAP/Law Update	Accrued Depreciation Seminar
Marshall and Swift Comm. Cost Est. Seminar	Eminent Domain
Standards of Professional Practice, Part C	Appraising 2 to 4-Family Residence
IRWA Easement Valuation	Business Practices and Ethics

PARTIAL LIST OF PROPERTY TYPES APPRAISED

Vacant Land:	Urban, rural, commercial, multi-family, industrial, planned development, residential, agricultural, and mixed use.
Improved Properties:	Residential, commercial, industrial, multi-family, shopping centers, planned developments, professional/medical office buildings, time share projects, and mixed use properties.
Special Use Properties:	Golf courses, marinas, billboards, railroad right-of-way, road right-of-way, and wetlands.
Partial Interest:	Leasehold/leased fee, utility easements, drainage easements, construction easements, eminent- domain valuations, land leases, and Limited Partnerships.
Review:	Review experience for FDOT, St. Johns Water Mgt. Brevard County Property Acquisition, Various Banks and Attorneys.
Litigation:	Ronald Crouse Has been qualified and presented testimony as an expert witness in Federal Bankruptcy Court of Orlando and Jacksonville, FL, United States District Court Middle District of Florida Orlando Division, and Circuit Court of Volusia, Seminole, and Brevard Counties.

Engaged full-time in professional appraisal and counseling services related to all types of real estate for a wide variety of clients, including Banks, local and state government agencies, attorneys, and private clients.

PARTIAL LIST OF CLIENTS - PAAFL

Government Agencies

St Johns Water Management	Seminole, Volusia, Brevard, Flagler, Lake
Division of State Lands, Trust for Public Lands	Counties Various cities and municipalities
Florida Communities Trust	Florida Department of Transportation
Florida Department of Environmental Protection	

Partial List of Lending Institutions

National Bank of Commerce	Regions Bank
Reunion Bank	Wells Fargo
Seacoast Bank	Iberia Bank
Ameris Bank	Suntrust Bank

RAIL CORRIDOR ASSIGNMENTS COMPLETED

- Rail assignment for the State of Arizona Department of Revenue in connection with a tax proceeding, involving all operating real estate owned by the Southern Pacific Railroad Company in that state.
- Assignment 81-mile rail corridor owned by CSXT for the Florida Department of Transportation. Highest and best use was for continued transportation corridor use.
- Assignment included the appraisal of a number of surplus parcels of real estate spread throughout the Twin Cities of Minneapolis and St. Paul.
- Assignment Florida East Coast Railway for the Florida Department of Revenue, beginning in Duval County and terminating in Dade, County.
- Assignment a 239± mile active rail corridor owned by (CP) Canadian Pacific Railroad for use in conjunction with its proposed abandonment. The right-of-way covered a six (6) county area, across the entire state of Maine, from Vanceboro to the Quebec border.
- Assisted Florida Power & Light Co. with lands of Florida East Coast Railroad.
- Assisted City of West Palm Beach, Florida, regarding FEC Railroad.
- Helped prepared a fiber-optics rental study of American Major Class I Railroads on behalf of Canadian Pacific Limited. Suppliers and users of railroad corridors, as well as alternative routes (i.e., pipelines, highways, transmission lines, etc.) were interviewed.
- OGT/Jacksonville - Baldwin Trail Extension, BA# 07-6522
2.03± miles CSX Railroad, Duval & Nassau County
Estimated Market Value using across-the-fence (ATF) method with consideration of Enhancement Factor.
- OGT/Alachua Rail Trail, BA# 04-5945B
2.33± miles CSX Railroad Gainesville, Alachua County
Estimated Market Value using across-the-fence (ATF) method with consideration of Enhancement Factor.
- OGT Brevard/Volusia Rail Trail, BA# 03-5663
51± miles FEC Railroad, Brevard/Volusia County
Estimated Market Value using ATF method with consideration of Enhancement Factor.
- Central Florida Commuter Rail
61± miles CSX Railroad, Volusia, Seminole, Orange and Osceola Counties
Estimated Market Value using ATF method with consideration of Enhancement Factor.
- Maitland Avenue Extension Various segments of railroad
CSX Railroad, Orange County
Estimated Market Value using ATF method with consideration of Enhancement Factor.
- Seminole County Rails to Trails
5± miles CSX Railroad, Seminole County
Estimated Market Value using ATF method with consideration of Enhancement Factor.
- Proposed Ludlum Greenway Trail
6.2± miles FEC Railroad, Miami-Dade County
Estimated Market Value using ATF method with consideration of Enhancement Factor.

APPRAISAL AND REVIEW EXPERIENCE:

Pomeroy Appraisal Associates has been doing Eminent Domain Appraisals for the last 30 years.

Sample of Major Eminent Domain projects by Mr. Crouse (Appraiser of Record):

Project	Client	Year	Attorney	No. of Parcels
Old Kings Road Widening, Palm Coast Flagler County	City of Palm Coast	current	N/A	40
Road Widening, SR 442 interchange with I-95 in Edgewater Volusia County	City of Edgewater	2016	Erin Wolfe	1
6.2-mile FEC Railroad Corridor Miami-Dade County	Trust for Public Lands	2014	N/A	N/A
Palm Coast Pkwy & Old Kings Road Flagler County	City of Palm Coast	2012	N/A	15+

Review Experience:

Sample of review work done for *FDOT*, *SJWMD*, etc. by Mr. Crouse (Appraiser of Record):

Project	Client	Year	Attorney	No. of Parcels
Multiple Parcels	SJRWM	Current	N/A	2
Multiple Parcels	SJRWM	2020	N/A	3
Multiple Parcels	SJRWM	2019	N/A	6
Multiple Parcels	SJRWM	2018	N/A	12
Widening of SR 417 in Oviedo Seminole County	Florida Turnpike Authority	2016	N/A	1
SR 15 (US 17) in Satsuma Putnam County	FDOT	2014	N/A	36
SR 313 St. Johns County	FDOT	2014	N/A	24

RONALD S. CROUSE, ASA, CRA, IFAS**PAGE 6**

Sample of assignments completed years 2019 to present for local government agencies

Year	STREET	LOCATION	CLIENT	TYPE OF PROPERTY
2019	448 SHORES BLVD	ST AUGUSTINE	ST JOHNS CNTY	OLD FIRE STATION PROPERTY
2019	OLD MOULTRIE RD	ST AUGUSTINE	ST JOHNS CNTY	VACANT PARCEL
2019	2490 OLD MOULTRI ROAD	ST AUGUSTINE	ST JOHNS CNTY	VACANT PARCEL
2019	572 WASHINGTON ST	NSB	CITY OF NSB	SFR
2019	2375 OLD MOULTRIE ROAD	ST AUGUSTINE	ST JOHNS CNTY	VACANT PARCEL
2019	4190 SPRUCE CREEK ROAD	PORT ORANGE	CITY OF PORT ORANGE	RESTRICTED - SINGLE FAMILY
2019	VILANO ROAD	ST AUGUSTINE	ST JOHNS CNTY	VACANT WATERFRONT LAND
2019	EAST HAMPTON BLVD	PALM COAST	CITY OF PALM COAT	VACANT LAND-RESTRICTED
2019	BOOKER STREET	EDGEWATER	CITY OF EDGEWATER	VACANT LAND
2019	TECHNOLOGY BLVD	DAYTONA BCH	VOL CO SCHOOL BOARD	VACANT LAND
2019	401 TIMAQUAN TRAIL	EDGEWATER	CITY OF EDGEWATER	VACANT LAND
2019	EUCLID AVENUE	ST AUG BEACH	ST JOHNS CTY	VACANT LAND
2019	NSB AIRPORT	NSB	City of NSB -Airport	UPDATE 3 PARCELS
2019	WINTON CIRCLE	ST JOHNS CTY	ST JOHNS CTY	EASEMENT
2019	JUSTICE LANE	BUNNELL	FLAGLER COUNTY	VACANT LOT
2020	TURNBULL CREEK PARCELS	NSB	CITY OF NSB	PHASE 1 - MULTIPLE
2020	3641 S. RIDGEWOOD AVE	PORT ORANGE	CITY OF PORT ORANGE	OFFICE & LAND
2020	11 INDUSTRY DRIVE	PALM COAST	CITY OF PALM COAST	INDUSTRIAL LAND
2020	SR 16	ST. JOHNS COUNTY	ST. JOHNS CO.	VACANT PUD LAND
2020	111 PORPOISE POINT	ST. JOHNS COUNTY	ST. JOHNS CO.	DRAINAGE EASEMENT
2020	SR 16	ST. JOHNS COUNTY	ST. JOHNS CO.	VACANT LOT
2020	SR 44 & CR 4139	DELAND	VOL. CO. SCHOOL BOARD	VACANT LAND
2020	TURNBULL CREEK P# 95, 96, 109	NSB	CITY OF NSB	VACANT LAND
2020	405 PORPOISE POINT	ST. JOHNS COUNTY	ST. JOHNS CO.	DRAINAGE EASEMENT
2020	FLAGLER AV & WASHINGTON ST	NSB	CITY OF NSB	COMM BLDG & VACANT LAND
2020	31 JAROSZ STREET	PALM COAST	CITY OF PALM COAST	SFR
2020	214 COLUMBUS AVE	NSB	CITY OF NSB	SFR
2021	N DIXIE FREEWAY	NSB	CITY OF NSB	OFFICE BUILDING
2021	801 SOUTH STREET	NSB	CITY OF NSB	LAND LEASE
2021	ST. JOHNS AVE	HASTING SIC	ST. JOHNS COUNTY	VACANT LAND
2021	NOVA & BIG TREE	DAYTONA BEACH	VOLUSIA COUNTY SB	VACANT LAND
2021	AG CENTER DRIVE	ST. AUGUSTINE	ST. JOHNS COUNTY	SHOOTING RANGE
2021	1500 LEXINGTON AVE	DELAND	VOL CO SCHOOL BOARD	INDUSTRIAL PROPERTY
2021	4951 STATE ROAD 207	ST JOHNS COUNTY	ST. JOHNS COUNTY	VACANT RESIDENTIAL LOT
2021	124 INDUSTRIAL PARK AVE	NSB	CITY OF NSB	LAND ONLY

TRIAL EXPERIENCE:

Ronald S. Crouse, ASA CRA, IFAS

Mr. Crouse has considerable experience as an expert witness and has been qualified as an expert in Volusia, Brevard and Seminole counties as well as federal courts in Orlando and Jacksonville, Florida. He was the appraiser of record for Brevard County Beach Restoration project with the issue being public vs. private beach rights which is now used as case law on this subject. He is often involved in providing valuation testimony in divorce cases, deficiency judgments and other types of litigation. *The most recent trial Mr. Crouse had to testify at as an expert witness was the Road Widening of SR 442 interchange with I-95 in Edgewater, Volusia County.*



POMEROY



APPRAISAL ASSOCIATES OF FLORIDA, INC.

Real Estate Appraisers — Consultants

600 N. RIDGEWOOD AVE., SUITE A, EDGEWATER, FL 32132 • TEL. 386-423-5110 • FAX 386-423-3066

August 05, 2024

Bonnie Zlotnik
City Clerk
City of Edgewater
104 North Riverside Ave.
Edgewater, FL 32132

PAA File # 224.028

Invoice For Services Rendered:

*Appraisal of Vacant Land on Umbrella Tree Dr, Edgewater, Volusia County, Florida
Parcel # # 8402-01-09-3840*

Per our agreement for appraisal services: **\$400.00**

Balance Total due upon completion: **\$400.00**

We appreciate your selection of Pomeroy Appraisal Associates of Florida, Inc. and the opportunity to be of service to you on this engagement.

Thank you,

Ronald S Crouse, ASA, CRA, IFAS
State-certified general real estate appraiser #RZ670

