

FROM:
 Angie Heffington, Office Manager
 Heffington & Associates, LLC
 911 Beville Road, Suite 8
 Daytona Beach, FL 32119

Telephone Number: 386-760-7601 x11 Fax Number: 386-760-5161

TO:
 Jordan Smith, AICP,PP
 City of Deltona
 2345 Providence Blvd
 Deltona, FL 32725

Telephone Number: (386) 561-2100 Fax Number:
 Alternate Number: E-Mail:

INVOICE

INVOICE NUMBER	
0250286	
DATE	
12/10/2025	
Terms Net 30 Days	
REFERENCE	
Internal Order #:	0250286
Lender Case #:	
Client File #:	Purchase Order 00260361
Main File # on form:	0250286
Other File # on form:	
Federal Tax ID:	87-2957329
Employer ID:	LKH

Purchase Order 00260361

DESCRIPTION

Lender: Development Services Client: City of Deltona
 Purchaser/Borrower: N/A
 Property Address: XX Bellaire Ave
 City: Deltona
 County: Volusia State: FL Zip: 32725
 Legal Description: LOTS 45 & 46 BLK 42 PINE VIEW ESTATE PER OR 5633 PGS 1038-1039 PER OR 7743 PG 1690

FEES	AMOUNT
Appraisal Report XX Bellaire Ave, Deltona, FL 32725	400.00
	SUBTOTAL 400.00
PAYMENTS	AMOUNT
Check #: Date: Description: Check #: Date: Description: Check #: Date: Description:	
	SUBTOTAL 0.00
Email: Daytona@heffingtonandassociates.com	TOTAL DUE \$ 400.00



Bill To
ACCOUNTS PAYABLE
2345 PROVIDENCE BOULEVARD
DELTONA, FL 32725

Ship To
ATTENTION: DEVELOPMENT SVCS
CITY HALL
2345 PROVIDENCE BLVD
DELTONA, FL 32725

Purchase Order Number

00260361

Purchase Order Date

12/03/2025

Department

155 - PLANNING SERVICES

City Terms Net 30 / Tax Exempt # 74-29-088372-54C
 Tax ID# 59-3348668

Vendor 4818
HEFFINGTON & ASSOCIATES
911 BEVILLE ROAD
DAYTONA BEACH, FL 32119

VENDOR PHONE NUMBER	VENDOR EMAIL	VENDOR NUMBER	REQUISITION NUMBER	BUYER NAME	DELIVERY REFERENCE
386-738-1411	DAYTONA@HEFFINGTONANDASSOCIATES.COM	4818	260525	Amber Ryder	

NOTES**RESIDENTIAL APPRAISAL**

The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading

Delivery must be made within doors of specified destination.

ITEM #	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
1	Residential appraisal for the following property within the City of Deltona: - Parcel ID: 811801420450 - Total Acreage: +/- 0.126 Acres - Legal Description: LOTS 45 & 46 BLK 42 PINE VIEW ESTATE PER OR 5633 PGS 1038-10 39 PER OR 7743 PG 1690 GL #: 001155 - 523101	1.0000	EACH	\$400.0000	\$400.00

Go to www.deltonafl.gov to see the Terms and Conditions of all purchase orders issued by the City of Deltona.
 The City uses www.demandstar.com to post bids and quotes.

Authorized Representative

Total Ext. Price	\$400.00
Purchase Order Total	\$400.00



LOCATED AT

XX Bellaire Ave
Deltona, FL 32725

LOTS 45 & 46 BLK 42 PINE VIEW ESTATE PER OR 5633 PGS 1038-1039 PER OR 7743 PG 1690

FOR

Development Services
City of Deltona
2345 Providence Blvd
Deltona, FL 32725

AS OF

12/05/2025

BY

Lonna K. Heffington, Cert. Res. RD1344
Heffington & Associates, LLC
911 Beville Road, Suite 8
Daytona Beach, FL 32119
(386) 738-1411
deland@heffingtonandassociates.com

SUBJECT	Market Area Name: <u>Deltona areas of unopened roads</u>				Map Reference: <u>19660</u>			Census Tract: <u>0910.16</u>		
	Current Owner of Record: <u>City of Deltona</u>				Borrower (if applicable): <u>N/A</u>					
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) <u>Not Applicable</u>				HOA: \$ <u>0</u>			<input type="checkbox"/> per year <input type="checkbox"/> per month		
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable					
	If Yes, give a brief description: <u>This is a landlocked parcel with no improvements,</u>									

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)								
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date)					<input type="checkbox"/> Retrospective		<input type="checkbox"/> Prospective	
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)								
	Intended Use: <u>City of Deltona: asset determination</u>								
	Intended User(s) (by name or type): <u>Development Services, City Hall, 2345 Providence Blvd., Deltona, FL 32725</u>								

Client	Client: <u>City of Deltona</u>		Address: <u>2345 Providence Blvd, Deltona, FL 32725</u>							
	Appraiser: <u>Lonna K. Heffington, Cert. Res. RD1344</u>		Address: <u>911 Beville Road, Suite 8, Daytona Beach, FL 32119</u>							
	Characteristics		Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use	
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	\$ (000)	PRICE	AGE (yrs)	One-Unit	%	<input checked="" type="checkbox"/> Not Likely			
	Built up: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25%		Owner	2-4 Unit	2-4 Unit	%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *			

Growth rate: <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow		Tenant	N/A	Multi-Unit	%	* To: <u>Not likely until area access is available and assemblage possible.</u>					
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Vacant (0-5%)	N/A	Comm'l	%						
Demand/supply: <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply		<input checked="" type="checkbox"/> Vacant (>5%)	N/A	Pred	N/A	Vacant	100 %				
Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.						%					

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Property Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: <u>This property is located in a land locked subdivision of small lots which do not meet zoning requirements. There is no access to the subject lot or to the whole subdivision. Sales are to speculators.</u>											

Dimensions: <u>50 x 110</u>	Site Area: <u>5,500 sf</u>										
Zoning Classification: <u>Activity Center</u>	Description: <u>(Industrial/Business Park)</u>										
Please see a following page for a description of this zoning classification.											
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements											
Uses allowed under current zoning: <u>Please see 'Development Standards' on a following page.</u>											

Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Ground Rent (if applicable) \$ <u> / </u>
Comments: <u>Not Applicable</u>		

Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) <u>Highest and best use is its present use until access is available and additional parcels are assembled to meet zoning requirements.</u>

Actual Use as of Effective Date: <u>Vacant And Not Accessible</u>	Use as appraised in this report: <u>Vacant And Not Accessible</u>
Summary of Highest & Best Use: <u>This parcel is one of several hundred parcels with multiple owners. There would have to be an access road and interior roads as needed installed, as well as an assemblage of multiple parcels to meet zoning requirements.</u>	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	None		
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<u>Not Available</u>	Street	<u>No Street or Access</u>	<input type="checkbox"/>	<input type="checkbox"/>	Topography	<u>Assumed Level</u>		
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<u>Not Available</u>	Width	<u>Not Applicable</u>	Size			<u>60 x 110</u>		
Water	<input type="checkbox"/>	<input type="checkbox"/>	<u>Not Available</u>	Surface	<u>Not Applicable</u>	Shape			<u>Rectangular</u>		
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<u>Not Available</u>	Curb/Gutter	<u>Not Applicable</u>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	<u>Assumed Adequate</u>		
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<u>Not Available</u>	Sidewalk	<u>Not Applicable</u>	<input type="checkbox"/>	<input type="checkbox"/>	View	<u>Woods</u>		
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<u>Not Available</u>	Street Lights	<u>Not Applicable</u>	<input type="checkbox"/>	<input type="checkbox"/>				
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	<u>Not Available</u>	Alley	<u>Not Applicable</u>	<input type="checkbox"/>	<input type="checkbox"/>				

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
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FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone <u>X</u>	FEMA Map # <u>12127C0640K</u>	FEMA Map Date <u>09/29/2017</u>
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Site Comments: <u>Please see a following page.</u>			
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Source(s):			
2nd Prior Subject Sale/Transfer			
Date:			
Price:			
Source(s):			

SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3		
	Address XX Bellaire Ave Deltona, FL 32725								
	Proximity to Subject								
	Sale Price		\$	\$	\$	\$	\$	\$	
	Price/		\$	\$	\$	\$	\$	\$	
	Data Source(s)								
	Verification Source(s)								
	VALUE ADJUSTMENT		DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
	Sales or Financing Concessions		PLEASE SEE THE FOLLOWING						
	Date of Sale/Time		PAGE FOR THE						
Rights Appraised		SALES							
Location		COMPARISON							
Site Area		APPROACH							
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$		
Adjusted Sale Price (in \$)			\$		\$		\$		

Summary of Sales Comparison Approach

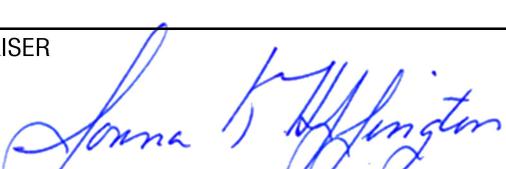
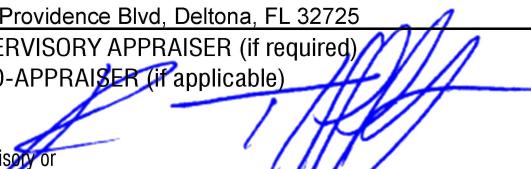
PLEASE SEE THE FOLLOWING PAGE FOR THE SALES COMPARISON APPROACH.

PUD	PROJECT INFORMATION FOR PUDs (if applicable)		<input type="checkbox"/> The Subject is part of a Planned Unit Development.
	Legal Name of Project: Not Applicable		
	Describe common elements and recreational facilities: Not Applicable		

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$		9,900
	Final Reconciliation There are sufficient available sales to arrive at a credible value estimate.		
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: _____		

ATTACH.	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 9,900 , as of: 12/05/2025 , which is the effective date of this appraisal.			
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			

ATTACH.	A true and complete copy of this report contains 12 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>			
	Client Contact: Jordan Smith, AICP,PP		Client Name: City of Deltona	
	E-Mail: 2345 Providence Blvd, Deltona, FL 32725			

SIGNATURES	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)	
				
	Appraiser Name: Lonna K. Heffington, Cert. Res. RD1344		Supervisory or Co-Appraiser Name: R. Todd Heffington, MAI, Cert Gen RZ2368	
Company: Heffington & Associates, LLC		Company: Heffington & Associates, LLC		
Phone: (386) 738-1411 Fax:		Phone: (386) 760-7601 Fax: (386) 760-5161		
E-Mail: deland@heffingtonandassociates.com		E-Mail: todd@heffingtonandassociates.com		
Date of Report (Signature): 12/10/2025		Date of Report (Signature): 12/10/2025		
Lonna K. Heffington, Cert. Res. RD1344		R. Todd Heffington, MAI, Cert Gen RZ2368		

property.

Pine View Subdivision includes 50 blocks, each with 45 lots which are 25 feet wide. Previous zonings have been overlayed with a designation of "Activity Center (Industrial/Business Park)."

At this time there are no listings in the local multiple listing service in the Pine View Estates subdivision.

There have been 4 sales in Pine View Estates in the last year.

In the prior year there were 21 sales for a total of 25 sales in the last two years.

Of the 4 sales in Pine View Estates in the last year only two are located in Blocks 41-50.

Of the 21 sales in Pine View Estates in the prior year, 15 are located in the north area (Blocks 41 to 50) in which the subject is located and 6 are in the lower area (Blocks 1-40).

Those in Blocks 41-50 sold for the following prices psf.

In the last year

\$1.70

\$1.21

In the prior year

\$1.36

\$1.36

\$1.36

\$1.64

\$1.36

\$1.82

\$1.65

\$1.74

\$1.40

\$1.38

\$1.30

\$1.26

\$1.37

\$1.23

\$1.35

The subdivision to the east of the subject subdivision is PENINSULAR REALTY CORPORATIONS ADDITION PINE VIEW ESTATES which is zoned **Deltona Commercial Overlay**. There have been no sales in the last two years in this subdivision.

Based on aerial maps, at the present time there is no appropriate access to Pine View Estates.

It is believed that a knowledgeable current (speculative) buyer would be willing to pay in the range of the higher prices per square foot. The higher range is \$1.65 per square foot to \$1.82 per square foot. Only one was over \$1.74 per square foot. With knowledge of the recent overlay considerations, it is felt that the upper end of the range would be most appropriate. At a rounded figure, this would be \$1.80 per square foot.

Reconciliation: 5,500 sf X \$1.80 per square foot = \$9,900

a major mixed-use employment hub intended to attract office, industrial, commercial, and lodging uses, with limited multi-family residential allowed. The regulatory framework emphasizes high intensity nonresidential development - especially industrial and office, support by coordinated access, share infrastructure, and multi-modal transportation. Most properties require PUD rezoning, and development must meet unified design, environmental protection, and reclaimed water requirements. Overall, the area is positioned for regional employment, regional retail, and hotel uses, with the highest development intensities allowed for industrial uses.

Key Development Standards:

Office FAR: up to 0.55

Industrial FAR: up to 1.0 (highest intensity use)

Commercial FAR: up to 0.55

Hotel/Lodging Density: up to 20 units/acre

Multifamily Density: 8-120 units/acre; limited to =15% if Activity Center land area

Impervious Surface Ratio (nonresidential): up to 75%

Zoning Requirement: most development requires PUD rezoning

Location Priorities: office/R&D in high visibility locations; hotels near I-4/SR472/Howland Interchange

Mobility Requirements: Shared access and parking, internal circulation, multi-modal connectivity

Environmental Requirements: identification/protection of listed species; clustering encourage; reclaimed water infrastructure required.

PINE VIEW ESTATES.

WOTIHO DEVELOPMENT COMPANY INC.

OWNERS

DELAND VOLUSIA COUNTY, FLORIDA.

SUBDIVISION OF THE N. 1/2 OF LOTS 1, 2 AND 3 SEC. 18 TWP. 18 RANGE 31 E. AND
N.W. 1/4 OF THE N.W. 1/4 OF SEC. 17 AND S.E. 1/4 OF S.E. 1/4 OF SEC. 7

SCALE 1/250' = 1"

THEREIN MENTIONED, AND THAT THEY OFFICED
THE SAID INSTRUMENT IS THE ACT AND DEED
WITNESS MY SIGNATURE AND OFFICIAL SEAL,
FLORIDA, THE DAY AND YEAR LAST AFORESAID.

I HEREBY CERTIFY THAT THIS IS A CORRECT REPI-
REFFERENCE MONUMENTS HAVE BEEN PLACE

WOTIHO DEVELOPMENT COMPANY HEREBY CERTIFIES THAT IT IS
THE OWNER OF THE PROPERTY HEREWITHE SURVEYED AND PLATTED
AND THAT IT CAUSED SAID SURVEY AND MAP TO BE MADE AND
HEREBY DEDICATES THE STREETS, AVENUES AND PARKS SHOWN
ON THE SAID MAP TO VOLUSIA COUNTY, FLORIDA.

IN WITNESS WHEREOF THE SAID WOTIHO DEVELOPMENT COMPANY
HAS HEREUNTO CAUSED THIS DEDICATION TO BE DULY AND PROPERLY
EXECUTED THIS 21ST DAY OF JULY 1925 FOR THE PURPOSES HEREIN
EXPRESSED.

SIGNED AND SEALED IN
THE PRESENCE OF

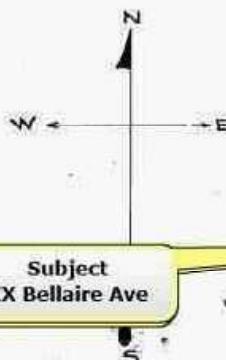
John Wright
Ray H Jordan

WOTIHO DEVELOPMENT COMPANY.

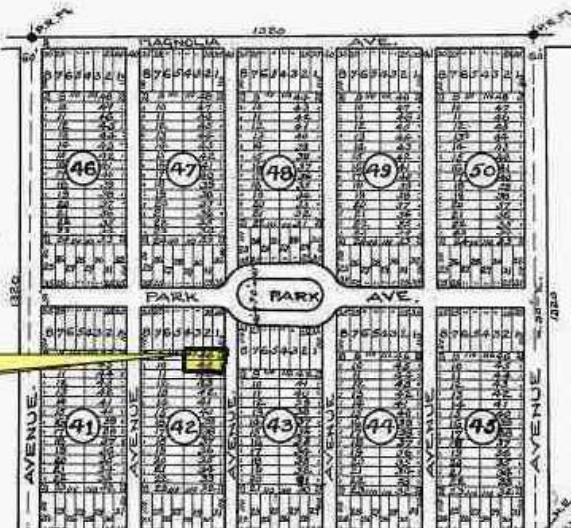
BY S. C. Wilson VICE PRES.

ATTEST L. G. Hollub SECTY.

Subject
XX Bellaire Ave



BOARD OF COUNTY COMMISSIONERS, VOLUSIA



PINE VIEW ESTATES.

WOTIHO DEVELOPMENT COMPANY INC.

— OWNERS —

DELAND, VOLUSIA COUNTY, FLORIDA.

SUBDIVISION OF THE N.W. 1/4 OF T.L. 1, LANDS SEC. 16, Twp. 18, Range 31C AND
N.W. 1/4 OF THE N.W. 1/4 OF SEC. 17, LANDS SEC. 16 OF R.C. 16 OF SEC. 7.

MALE - 8.50 = 1"

WOTHO DEVELOPMENT COMPANY HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY HEREIN SURVEYED AND PLATED AND THAT IT CAUSED SAID SURVEY AND MAP TO BE MADE AND HEREBY DEDICATES THE STREETS, AVENUES AND PARKS SHOWN ON THE SAID MAP TO VOLUSIA COUNTY, FLORIDA.

IN WITNESS WHEREOF THE SAID VATING DEVELOPMENT COMPANY
HAS HEREBY CAUSED THIS DEDICATION TO BE DULY AND PROPERLY
EXECUTED THIS 2nd DAY OF JULY 1925 FOR THE PURPOSES HEREIN
EXPRESSED.

SIGNED AND SEALED IN
THE PRESENCE OF

Helen Cellight
Ray H Jordan

WETMORE DEVELOPMENT COMPANY,
BY John D. Willson, VICE PRES.

ATTESTED W. Holloman REC'D

Subject
XX Bellaire Ave

STATE OF FLORIDA,
COUNTY OF VOLUSIA.

ANSWER

I HEREBY CERTIFY, THAT ON THIS 21ST DAY OF JULY, A.D. 1925, BEFORE ME PERSONALLY APPEARED R. C. TILLER, VICE PRESIDENT AND L. A. HELLUS, RESPECTIVELY, VICE PRESIDENT AND SECRETARY OF VICTORY DEVELOPMENT COMPANY, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, NAME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORE GOING, TO DEDICATION OF MAP AND GENERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND THAT AN AUTHORITY FOR THE USES AND PURPOSES THEREIN MENTIONED; AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION, AND THE SAME INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

Helen Wright SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 8, 1923

I HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT PERMANENT
REFERENCE MONUMENTS HAVE BEEN PLACED AS CALLED FOR UNDER SECTION 7.

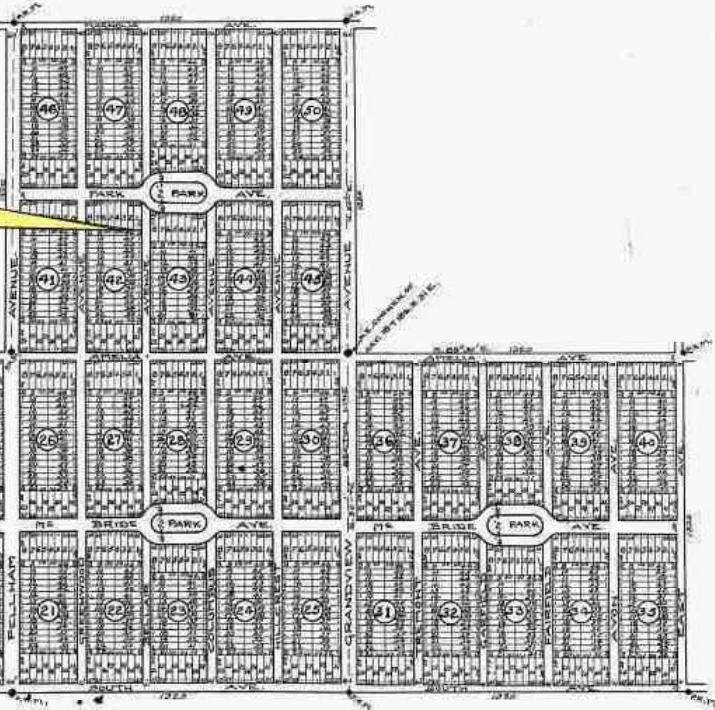
D. S. McRae
SURVEYOR

APPROVED FOR RECORD THIS 27th DAY OF JULY 1925

Clifford Bots
Received Representations
Board of County Commissioners

Certified as compliant with the
Privacy Laws of 2025 and 1886 for
record use.

BOARD OF COUNTY COMMISSIONERS, VOLUSIA COUNTY, FLORIDA



132

AVENUE

8

55 25 28 35

8 7 6 5 4 3 2 1

3 9 10 110 46 2

10 45 :

11 44 :

12 43 :

13 42 :

14 41 :

15 40 :

16 39 :

17 38 :

18 37 :

19 36 :

20 35 :

21 34 :

22 33 :

23 110 110 32 2

110 25 26 27 28 29 30 31

35 25 25 35

Subject
XX Bellaire Ave

PARK

55 25 28 35

8 7 6 5 4 3 2 1

3 9 10 110 46 2

10 45 :

11 44 :

12 43 :

13 42 :

14 41 :

15 40 :

16 39 :

17 38 :

18 37 :

19 36 :

20 35 :

21 34 :

22 33 :

23 110 110 32 2

110 25 26 27 28 29 30 31

35 25 25 35



Zoning and Future Land Use Map

City of Deltona, FL

LEGEND

Future Land Use Designation 2024

Land Use Designations

- 1 (AC) MIXED OFFICE
- 2 (AC) COMMERCIAL POWER CENTER
- 3 (AC) COMMERCIAL ACTIVITY CENTER SUPPORT
- 4 (AC) COMMERCIAL TOURIST
- 5 (AC) INDUSTRIAL/BUSINESS PARK
- COMMERCIAL
- CONSERVATION
- INDUSTRIAL
- PUBLIC / SEMI-PUBLIC / CONSERVATION
- RECREATIONAL
- RESIDENTIAL LOW DENSITY (0 - 6 UNITS / ACRE)
- RESIDENTIAL MEDIUM DENSITY (6.1 - 12 UNITS / ACRE)
- RESIDENTIAL HIGH DENSITY (12.1 - 20 UNITS / ACRE)
- AGRICULTURE RESOURCE (VC)
- ENVIRONMENTAL SYSTEMS CORRIDOR (VC)
- LOW IMPACT URBAN (VC)
- RURAL (VC)



assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE **:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions 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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: <u>Jordan Smith, AICP,PP</u>		Client Name: <u>City of Deltona</u>
E-Mail: <u></u>		Address: <u>2345 Providence Blvd, Deltona, FL 32725</u>
APPRAYER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
 Appraiser Name: <u>Lonna K. Heffington, Cert. Res. RD1344</u> Company: <u>Heffington & Associates, LLC</u> Phone: <u>(386) 738-1411</u> Fax: <u></u> E-Mail: <u>deLand@heffingtonandassociates.com</u> Date Report Signed: <u>12/10/2025</u>		 Supervisory or Co-Appraiser Name: <u>R. Todd Heffington, MAI, Cert Gen RZ2368</u> Company: <u>Heffington & Associates, LLC</u> Phone: <u>(386) 760-7601</u> Fax: <u>(386) 760-5161</u> E-Mail: <u>todd@heffingtonandassociates.com</u> Date Report Signed: <u>12/10/2025</u>