Volusia Sale-Day Sheet

The rules, a checklist and your maximum bid, on paper.

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The rules

Where	Online at volusia.realtaxdeed.com, 9:00 a.m. Eastern, in certificate number order.
Deposit	5% of the final bid or $200, whichever is greater, for each property won. Nonrefundable.
ACH deadline	At least 4 full working days before the sale. Holidays add time.
Wire deadline	2:00 p.m. Eastern the business day before. Same for cashier's checks and money orders.
Cash	Not taken since January 1, 2022.
Balance due	Within 24 hours, excluding weekends and legal holidays. Miss it and you lose the deposit.
Also owed	Documentary stamps ($0.70 per $100 of the bid) and recording ($10, then $8.50 a page).
Sale list	Clerk's Tax Deed Inquiry listing or the auction calendar, and The West Volusia Beacon.

Before you bid

- ☐ Read the whole tax deed file on the clerk's site.
- ☐ Pull the Property Appraiser's record and map.
- ☐ Look at the land: road, wetlands, shape, access.
- ☐ Ask: can this actually be built on?
- ☐ Compare real sales, not only the county value.
- ☐ Check for government liens that can survive.
- ☐ Price your title route: quiet title or certification.
- ☐ Fund the deposit before the deadline.
- ☐ Write down your maximum, and stop there.

Your maximum bid

Parcel _____

A. Value you can defend _____

B. Spend limit (0.50 = half) _____

C. Recording _____

D. Title and other costs _____

Maximum bid = (A × B − C − D) ÷ 1.007

My maximum _____

The ÷ 1.007 covers documentary stamps. Example: $20,000 × 0.50 − $10 − $1,500 = $8,490. Divide by 1.007: a maximum of about $8,431.

What vacant lots really sold for

Single-parcel vacant residential sales in the 24 months to November 2026: 2,034 in all, from the Volusia County Property Appraiser's public extracts.

CITY	LOT SALES	MEDIAN SALE	MEDIAN COUNTY VALUE
Unincorporated Volusia	411	$3,000	$781
DeLand	312	$33,750	$19,836
Deltona	243	$65,000	$53,193
New Smyrna Beach	163	$187,500	$51,740
Orange City	131	$15,000	$9,184
Daytona Beach	119	$28,000	$23,560
DeBary	101	$306,000	$40,126
Oak Hill	98	$10,000	$2,000
Ormond Beach	84	$137,500	$36,000
DeLeon Springs	60	$25,500	$6,480
Osteen	56	$21,000	$15,379
Edgewater	55	$80,000	$54,000
Port Orange	46	$265,000	$65,344
Pierson	45	$16,000	$30,000
Lake Helen	29	$125,000	$44,846
Holly Hill	24	$50,000	$24,000
Ponce Inlet	14	$282,500	$227,616
Enterprise	12	$59,000	$50,500
Seville	9	$35,000	$3,063
Astor	8	$113,000	$57,876
South Daytona	8	$55,000	$37,599

Cities with at least 8 sales. Recorded prices include non-market sales, and a city median hides big gaps between neighborhoods, so check the parcel itself. Look up any vacant parcel free at volusia.wpvyb.com.

Want to go through a real parcel? In a parcel review session I show you how I read the file, the value and the title risk, so you can decide for yourself. Ask at israelchen.com/contact.

Rules change, so confirm every date and fee with the Volusia County Clerk before you bid.