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Volusia County

A FLORIDA COUNTY GUIDE · ATLANTIC COAST

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REGION

Atlantic Coast

COMMUNITIES TO START WITH

**Daytona Beach, New
Smyrna Beach,
DeLand, Ormond
Beach**

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A varied county joining famous beach communities, motorsports, St. Johns River country and DeLand's walkable college-town character.

Volusia County has two broad daily-life patterns: the Atlantic corridor around Daytona Beach, Ormond Beach and New Smyrna Beach, and the inland St. Johns River side centered on DeLand and growing communities near I-4. Beach access is a countywide asset, but the coast and west county do not share the same commute or storm profile.

Healthcare, tourism, motorsports, education, aviation, logistics, government and construction support the economy. I-4, I-95, U.S. 92 and SR 44 connect the county, while causeways and event traffic can shape specific coastal routes.

Scout one coastal community and one inland alternative. Drive the actual I-4, I-95 or causeway route, compare hospital access and housing age, and review flood, evacuation, drainage and insurance for the precise property.

Lifestyle: Beach cities · Education · Events

Volusia County by the numbers

Population Census estimate	579,622	At the last full count 2020 Census	553,543
Median age	46.5	Aged 65 and over	25.4%
Under 18	17.4%	Median household income	\$70,044
Median home value what owners estimate	\$313,000	Homeownership	73.7%
People per household	2.33	Average commute	27.5 minutes

U.S. Census Bureau, American Community Survey, published January 2026, read September 19, 2026. Survey figures are estimates; median home value is what owners estimate their home is worth, not a sale price.

Communities to compare

Daytona Beach

Daytona Beach is the county's coastal employment, healthcare, education and events center, with beachside, mainland and suburban housing. Compare the Halifax River crossings, event traffic, flood exposure and neighborhood conditions rather than judging by the tourism strip.

DeLand

DeLand is the county seat and a walkable college town near Stetson University, with historic neighborhoods and access to west Volusia and I-4. Compare downtown character with suburban growth and map coastal or Orlando travel realistically.

New Smyrna Beach

New Smyrna Beach offers a smaller arts-oriented downtown, oceanfront communities and access to the Indian River Lagoon. Test causeway travel, visitor periods, flood and wind exposure and the commute north or west.

Ormond Beach

Ormond Beach combines an established mainland city, Atlantic neighborhoods and access north toward Flagler County. Distinguish beachside and mainland options, then verify evacuation, flood and I-95 routes.

Checks before Volusia County becomes the answer

- ☐ **Choose the Atlantic or inland side.** Match work, healthcare and routine travel to Daytona, DeLand, Orlando or another corridor before comparing homes countywide.
 - ☐ **Drive the causeway or I-4 route.** Test the complete trip during work hours and, when relevant, a major event or busy beach period.
 - ☐ **Separate flood and evacuation zones.** Review both maps, plus elevation, roof, drainage and road access for coastal, river and low-lying inland addresses.
 - ☐ **Inspect older coastal and historic housing.** Verify roof, electrical, plumbing, wind protection, permits and insurance instead of assuming renovation solved every system issue.
 - ☐ **Map healthcare between county poles.** Daytona and west Volusia have different provider concentrations. Confirm hospital and specialty routes from the shortlist.
 - ☐ **Test event-season conditions.** For Daytona-area addresses, experience ordinary and event traffic, noise and short-term rental activity before making a neighborhood decision.
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Questions to answer for Volusia County

Volusia has a coast and an inland identity

Daytona-area beach cities, New Smyrna Beach, Ormond Beach and DeLand offer distinct housing, work and transportation patterns. Compare the side of the county that supports the week.

Tourism joins healthcare, education and aviation

Motorsports and beaches are visible, while hospitals, universities, aviation, logistics and government add stable employment centers across the county.

Education and healthcare have several anchors

Stetson University, Embry-Riddle, Daytona State College and regional hospital systems create strong options, but the exact campus or provider can be far from the opposite side.

I-4, I-95 and causeways define movement

Interstates connect Orlando and the coast, while U.S. 92, SR 44 and river or ocean causeways handle local travel. Test the route beyond the highway.

Ocean, river and rainfall risks overlap

Storm surge, river flooding, heavy rain, wind and evacuation affect different areas. Use county maps and property evidence for the address.

Places that reveal the county

Canaveral National Seashore

The longest undeveloped stretch of beach on Florida's east coast, 57,662 acres signed into protection on January 3, 1975.

De Leon Springs State Park

625 acres around a spring that puts out about twenty million gallons a day at a steady seventy-two degrees.

Ponce de Leon Inlet Lighthouse & Museum

At 175 feet, the tallest lighthouse in Florida, and one of the tallest in the country.

Daytona Beach Boardwalk

The strip at the east end of Main Street, where the amusements have stood since the 1920s.

Marine Science Center

Volusia County's public marine center at 100 Lighthouse Drive in Ponce Inlet, open since 2002.

Lake Woodruff National Wildlife Refuge

22,000 acres of marsh, swamp and creek along the St. Johns River, established in 1964.

Daytona Lagoon

The water park and family entertainment center a block off the beach in Daytona Beach.

Smyrna Dunes Park

184 acres on the south shore of Ponce de Leon Inlet at 2995 North Peninsula Avenue.

Daytona International Speedway

The track opened on February 22, 1959, built by Bill France to get racing off the sand and onto a permanent course.

Blue Spring State Park

The largest spring on the St. Johns River, and the winter gathering place for hundreds of manatees.

Museum of Arts & Sciences

A Smithsonian affiliate at 352 South Nova Road holding about thirty thousand objects.

Lyonia Preserve

360 acres of restored scrub in the middle of Deltona, beside the regional library.

Dunlawton Sugar Mill Gardens

Plantation ruins, botanical gardens and concrete dinosaurs, all on one site at 950 Old Sugar Mill Road, Port Orange.

New Smyrna Beach Historic District

The oldest layer of a beach town, centered on Canal Street, Flagler Avenue and the riverfront.

Stetson Mansion

The 1886 house John B. Stetson built in DeLand, and one of the earliest grand homes in Florida.

Jackie Robinson Ballpark

The ballpark on City Island where Jackie Robinson played his first game in organized white baseball.

Lighthouse Point Park
Fifty-two acres on the north shore of Ponce de Leon Inlet at 5000 South Atlantic Avenue.

Beaches in Volusia County

Always verify current parking, fees, water quality, lifeguard coverage and posted rules before leaving.

Ormond-by-the-Sea	Ormond Beach
Daytona Beach	Daytona Beach Shores
Wilbur-by-the-Sea	Ponce Inlet Beach
New Smyrna Beach	Smyrna Dunes Park Beach
Bethune Beach	Apollo Beach at Canaveral National Seashore NUDITY MAY BE ENCOUNTERED Nudity may be encountered in a remote area. Check current rules, access and conditions before visiting.

Where to check

Volusia County Government · Official county services, alerts, departments and resident information.	volusia.org
Volusia Emergency Management · Current emergency, evacuation, shelter and preparedness guidance.	volusia.org
Volusia Flood Information · County flood, map and household safety resources.	volusia.org
Volusia Emergency Alerts · Official alerts, applications and real-time travel-information links.	volusia.org
