

EXPLANATION

Taxing Authorities

Column 1: “Last Year’s Actual Tax Rate” and “Your Property Taxes Last Year”

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property’s previous taxable value.

Column 2: “This Year’s PROPOSED Tax Rate” and “Your Taxes This Year if PROPOSED Budget Change is Made”

These columns show what your tax rate and taxes will be this year under the budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

Column 3: “Last Year’s Adjusted Tax Rate” and “Your Taxes This Year if NO Budget Change is Made”

These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year’s budgets and your current assessment.

Note: Amounts shown on the form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on the form.)

Non-Ad Valorem Assessments:

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board. **Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.**

Property Appraiser

Market Value

Market value in Florida is also known as “just value” as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.

Assessed Value

Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions:

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled “Assessment Reductions”.

Exemptions

Specific dollar or percentage reductions in value based on certain qualifications of the property owner. The primary example is the homestead exemption. The value of each exemption that applies to your property is listed. Like assessment reductions, exemption amounts may be different for different tax levies because some exemptions apply only to certain taxing authorities.

In addition to Homestead Exemption, there are other personal exemptions such as widows/widowers, low-income senior, disability including veterans and first responders, deployed military and others. If you have questions or to find out if you qualify for additional property tax exemptions, call (850) 606-6200 or visit www.leonpa.gov and click on the exemptions tab. Remember that you must apply with the Property Appraiser on or before March 1st.

Taxable Value

Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

I purchased my house last year, why are my property taxes so much higher this year?

Anytime there is a change in ownership per F.S. 193.155, the assessed value of the property must be reset to the current market value in the year following the sale. This could lead to substantial changes in the tax amount. For example, the previous owner(s) may have qualified for property tax exemptions and assessment limitations; however, these benefits do not transfer upon the sale of the property, which may result in the property taxes increasing. Questions? Call (850) 606-6200, or visit www.leonpa.gov.