

Charlotte County Property Tax Overview (2015)

(Interim Data)

Property Valuation				Property Taxes Levied		Percent of Total
Just Value of Real Property	\$18,389,096,995	Just Value of Tangible Personal Property	\$1,198,887,152	County Ad Valorem Taxes	\$85,518,111	26.54%
Total Just Value ¹	\$19,591,032,262	Just Value of Railroads and Private Carlines	\$3,048,115	School Ad Valorem Taxes	\$105,903,101	32.87%
Total values include Real, Tangible Personal, Railroad, and Carline Properties. County Taxable Value differs from School Taxable Value due to the 10% non-homestead assessment cap and the additional \$25,000 homestead exemption passed into law in 2008. These do not apply to the School tax base.						
School Assessment Limitations and Classifications	\$1,907,612,609	County Assessment Limitations and Classifications	\$2,543,693,690	Municipal Ad Valorem Taxes	\$8,039,683	2.50%
Total School Assessed Value	\$17,683,419,653	Total County Assessed Value	\$17,047,338,572	Other Ad Valorem Taxes ²	\$38,304,832	11.89%
Total Value of Exemptions (School Taxable Value)	\$2,996,949,387	Total Value of Exemptions (County Taxable Value)	\$3,892,932,019	Total Ad Valorem Taxes	\$237,765,727	73.80%
Total School Taxable Value	\$14,686,470,266	Total County Taxable Value	\$13,154,406,553	Total Non-Ad Valorem Taxes	\$84,406,589	26.20%
School Taxable Value as a Percent of Just Value	74.97%	County Taxable Value as a Percent of Just Value	67.15%	Total Taxes (2015)	\$322,172,316	100.00%
Prior Year School Taxable Value	\$13,875,133,239	Prior Year County Taxable Value	\$12,492,377,154	Total Taxes (2014)	\$302,435,319	93.87%
Percent Change (2014 vs. 2015)	5.85%	Percent Change (2014 vs. 2015)	5.30%	Change from Previous Year (2014 vs. 2015)	\$19,736,997	6.13%

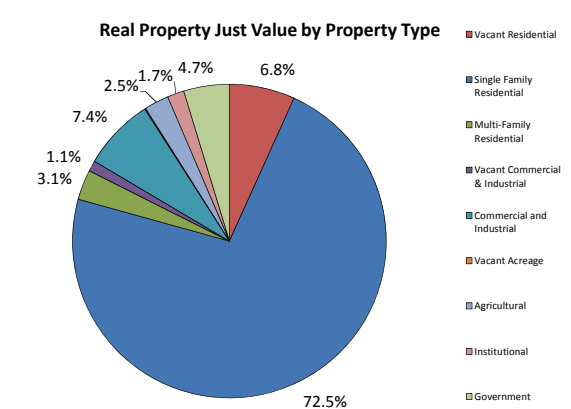
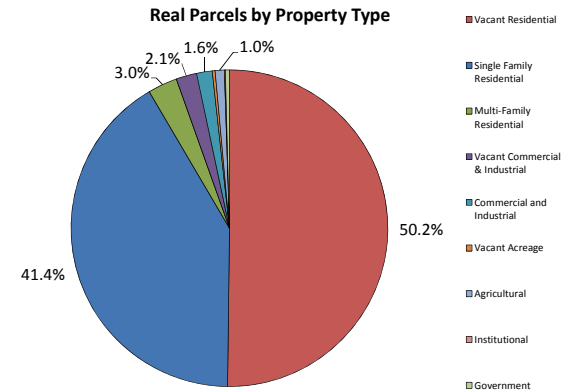
¹ Total Just Value includes Real, Tangible Personal, and Railroad and Private Carline properties.

2014 Value Adjustment Board Results and Comparison		
Parcels Filed	342	
Number of Parcels Heard	93	
Number of Parcels Approved	12	
Reduction in Taxable Value	\$904,653	
Shift in Taxes Due to Board Action	\$26,178	

County Operating Millage Rate Comparison				
2014 Rate	Rolled-Back Rate	Majority Vote Rate	2015 Rate	Extraordinary Vote Required
6.3007	6.0476	10.0200	6.3007	0

Level of Assessment				Tax Collections				Parcel Information				
	Current	FL Average	FL Median		Current	FL Average	FL Median		2015	2014	Difference	Percent Difference
Level of Assessment	93.80	95.66	95.30	Percent of Taxes Levied Collected	99.39%	99.44%	99.39%	Number of parcels	212,087	212,364	-277	-0.13%

Real Property Parcel and Value Information (Part 1)			Real Property Parcel and Value Information (Part 2)		
Property Type	Number of Parcels	Just Value	Property Type	Number of Parcels	Just Value
Vacant Residential	106,071	\$1,237,465,787	Vacant Acreage	602	\$20,098,792
Single Family Residential	87,450	\$13,290,704,354	Agricultural	2,035	\$463,996,058
Multi-Family Residential	6,369	\$567,752,141	Institutional	200	\$316,585,793
Vacant Commercial & Industrial	4,425	\$204,913,753	Government	845	\$861,246,526
Commercial and Industrial	3,391	\$1,360,781,027	Miscellaneous	699	\$65,552,764



Prepared by:
 State of Florida
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 Property Tax Oversight
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Additional data is available at the
 Data Portal on the PTO website:
<http://dor.myflorida.com/dor/property/resources/data.htm>