

# Lee County Property Tax Overview (2015)

(Interim Data)

Property Valuation				Property Taxes Levied		Percent of Total
Just Value of Real Property	\$83,377,298,222	Just Value of Tangible Personal Property	\$3,956,410,065	County Ad Valorem Taxes	\$316,532,264	24.11%
Total Just Value <sup>1</sup>	\$87,338,998,450	Just Value of Railroads and Private Carlines	\$5,290,163	School Ad Valorem Taxes	\$502,701,899	38.30%
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	\$8,347,302,793	County Assessment Limitations and Classifications	\$12,594,034,398	Municipal Ad Valorem Taxes	\$145,411,371	11.08%
Total School Assessed Value	\$78,991,695,657	Total County Assessed Value	\$74,744,964,052	Other Ad Valorem Taxes <sup>2</sup>	\$158,938,006	12.11%
Total Value of Exemptions (School Taxable Value)	\$9,986,630,580	Total Value of Exemptions (County Taxable Value)	\$12,058,873,060	Total Ad Valorem Taxes	\$1,123,583,540	85.59%
Total School Taxable Value	\$69,005,065,077	Total County Taxable Value	\$62,686,090,992	Total Non-Ad Valorem Taxes	\$189,113,108	14.41%
School Taxable Value as a Percent of Just Value	79.01%	County Taxable Value as a Percent of Just Value	71.77%	Total Taxes (2015)	\$1,312,696,648	100.00%
Prior Year School Taxable Value	\$64,192,947,460	Prior Year County Taxable Value	\$58,316,438,639	Total Taxes (2014)	\$1,225,426,227	93.35%
Percent Change (2014 vs. 2015)	7.50%	Percent Change (2014 vs. 2015)	7.49%	Change from Previous Year (2014 vs. 2015)	\$87,270,421	6.65%

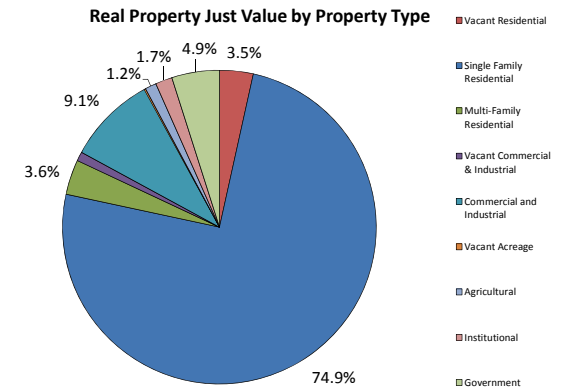
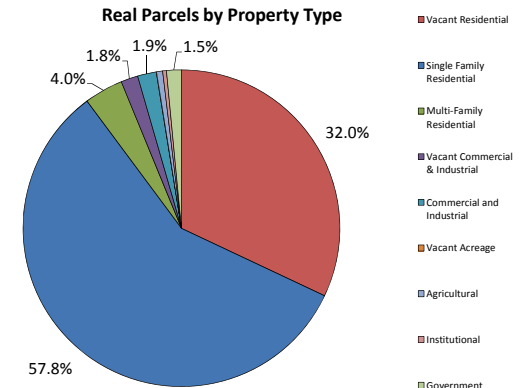
<sup>1</sup> Total Just Value includes Real, Tangible Personal, and Railroad and Private Carline properties.

2014 Value Adjustment Board Results and Comparison		
Parcels Filed	2,089	
Number of Parcels Heard	709	
Number of Parcels Approved	84	
Reduction in Taxable Value	\$28,886,953	
Shift in Taxes Due to Board Action	\$507,890	

County Operating Millage Rate Comparison				
2014 Rate	Rolled-Back Rate	Majority Vote Rate	2015 Rate	Extraordinary Vote Required
4.1506	3.9308	6.3522	4.1506	0

Level of Assessment				Tax Collections				Parcel Information				
Level of Assessment	Current	FL Average	FL Median	Percent of Taxes Levied Collected	Current	FL Average	FL Median	Number of parcels	2015	2014	Difference	Percent Difference
	Level of Assessment	92.40	95.66		95.30	99.63%	99.44%		99.39%	Number of parcels	533,729	522,949

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	170,255	\$2,886,097,099	Vacant Acreage	270	\$139,125,963
Single Family Residential	307,506	\$62,286,261,699	Agricultural	3,235	\$963,200,927
Multi-Family Residential	21,026	\$3,014,450,263	Institutional	1,992	\$1,449,756,203
Vacant Commercial & Industrial	9,355	\$773,860,228	Government	8,044	\$4,074,107,195
Commercial and Industrial	10,091	\$7,587,221,105	Miscellaneous	1,955	\$203,217,540



Prepared by:  
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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>