

Saint Johns County Property Tax Overview (2015)

(Interim Data)

Property Valuation				Property Taxes Levied		Percent of Total
Just Value of Real Property	\$27,698,976,697	Just Value of Tangible Personal Property	\$1,093,196,489	County Ad Valorem Taxes	\$146,861,419	38.06%
Total Just Value ¹	\$28,825,087,418	Just Value of Railroads and Private Carlines	\$32,914,232	School Ad Valorem Taxes	\$159,224,641	41.26%
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.				Municipal Ad Valorem Taxes	\$12,618,460	3.27%
School Assessment Limitations and Classifications	\$3,039,080,299	County Assessment Limitations and Classifications	\$3,557,196,269	Other Ad Valorem Taxes ²	\$11,534,393	2.99%
Total School Assessed Value	\$25,786,007,119	Total County Assessed Value	\$25,267,891,149	Total Ad Valorem Taxes	\$330,238,913	85.58%
Total Value of Exemptions (School Taxable Value)	\$3,757,140,664	Total Value of Exemptions (County Taxable Value)	\$5,004,935,167	Total Non-Ad Valorem Taxes	\$55,622,126	14.42%
Total School Taxable Value	\$22,028,866,455	Total County Taxable Value	\$20,262,955,982	Total Taxes (2015)	\$385,861,039	100.00%
School Taxable Value as a Percent of Just Value	76.42%	County Taxable Value as a Percent of Just Value	70.30%	Total Taxes (2014)	\$358,220,072	92.84%
Prior Year School Taxable Value	\$20,112,527,630	Prior Year County Taxable Value	\$18,579,070,295	Change from Previous Year (2014 vs. 2015)	\$27,640,967	7.16%
Percent Change (2014 vs. 2015)	9.53%	Percent Change (2014 vs. 2015)	9.06%			

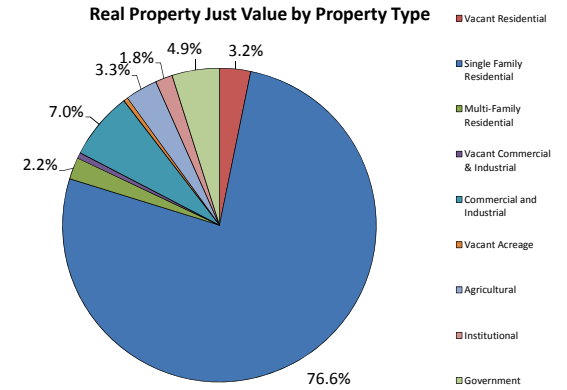
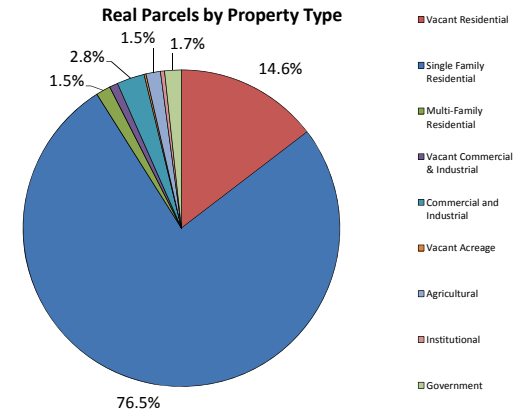
¹ Total Just Value includes Real, Tangible Personal, and Railroad and Private Carline properties.

2014 Value Adjustment Board Results and Comparison		
Parcels Filed	134	
Number of Parcels Heard	12	
Number of Parcels Approved	5	
Reduction in Taxable Value	\$2,065,421	
Shift in Taxes Due to Board Action	\$11,133	

County Operating Millage Rate Comparison				
2014 Rate	Rolled-Back Rate	Majority Vote Rate	2015 Rate	Extraordinary Vote Required
5.3900	5.1075	6.6039	5.1475	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	94.10	95.66		95.30	99.73%	99.44%		99.39%	Number of parcels	117,613	113,811

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	16,810	\$888,965,836	Vacant Acreage	242	\$126,798,599
Single Family Residential	88,080	\$21,129,185,247	Agricultural	1,692	\$913,486,570
Multi-Family Residential	1,714	\$619,177,216	Institutional	478	\$492,705,007
Vacant Commercial & Industrial	975	\$162,192,007	Government	1,972	\$1,343,315,955
Commercial and Industrial	3,241	\$1,923,762,562	Miscellaneous	2,409	\$99,387,698



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>