

# Saint Lucie County Property Tax Overview (2015)

(Interim Data)

Property Valuation				Property Taxes Levied		Percent of Total
Just Value of Real Property	\$20,832,275,792	Just Value of Tangible Personal Property	\$4,785,866,617	County Ad Valorem Taxes	\$126,372,564	25.58%
Total Just Value <sup>1</sup>	\$25,665,201,528	Just Value of Railroads and Private Carlines	\$47,059,119	School Ad Valorem Taxes	\$132,372,556	26.79%
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	\$2,905,603,924	County Assessment Limitations and Classifications	\$3,492,039,374	Municipal Ad Valorem Taxes	\$61,718,784	12.49%
Total School Assessed Value	\$22,759,597,604	Total County Assessed Value	\$22,173,162,154	Other Ad Valorem Taxes <sup>2</sup>	\$79,042,501	16.00%
Total Value of Exemptions (School Taxable Value)	\$4,584,052,919	Total Value of Exemptions (County Taxable Value)	\$5,850,925,586	Total Ad Valorem Taxes	\$399,506,405	80.86%
Total School Taxable Value	\$18,175,544,685	Total County Taxable Value	\$16,322,236,568	Total Non-Ad Valorem Taxes	\$94,571,321	19.14%
School Taxable Value as a Percent of Just Value	70.82%	County Taxable Value as a Percent of Just Value	63.60%	Total Taxes (2015)	\$494,077,726	100.00%
Prior Year School Taxable Value	\$17,240,276,909	Prior Year County Taxable Value	\$15,599,739,461	Total Taxes (2014)	\$459,843,619	93.07%
Percent Change (2014 vs. 2015)	5.42%	Percent Change (2014 vs. 2015)	4.63%	Change from Previous Year (2014 vs. 2015)	\$34,234,107	6.93%

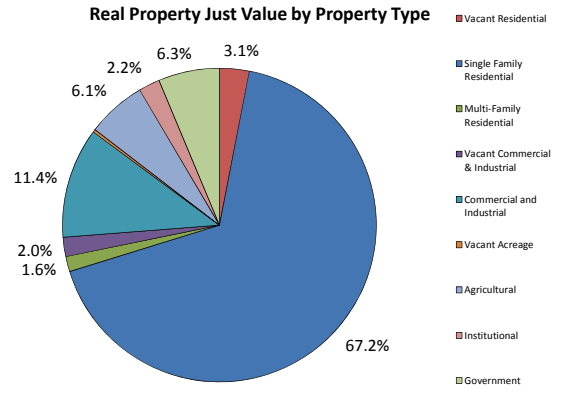
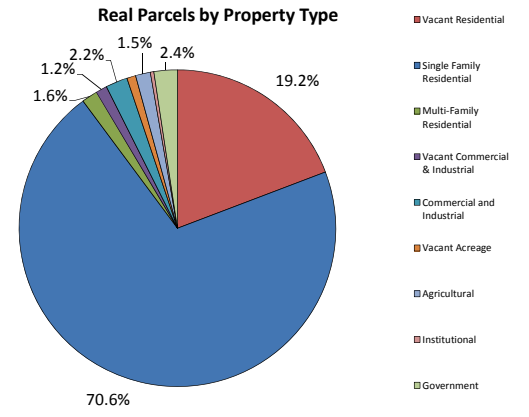
<sup>1</sup> Total Just Value includes Real, Tangible Personal, and Railroad and Private Carline properties.

2014 Value Adjustment Board Results and Comparison		
Parcels Filed	837	
Number of Parcels Heard	189	
Number of Parcels Approved	37	
Reduction in Taxable Value	\$9,930,050	
Shift in Taxes Due to Board Action	\$242,154	

County Operating Millage Rate Comparison				
2014 Rate	Rolled-Back Rate	Majority Vote Rate	2015 Rate	Extraordinary Vote Required
3.7764	3.6342	8.2412	4.1273	0

Level of Assessment				Tax Collections				Parcel Information				
	Current	FL Average	FL Median	Percent of Taxes Levied Collected	Current	FL Average	FL Median		2015	2014	Difference	Percent Difference
Level of Assessment	93.40	95.66	95.30	98.89%	99.44%	99.39%		Number of parcels	166,481	164,671	1,810	1.10%

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	31,473	\$633,285,100	Vacant Acreage	1,461	\$60,750,600
Single Family Residential	115,700	\$13,891,662,206	Agricultural	2,493	\$1,259,389,664
Multi-Family Residential	2,631	\$322,605,500	Institutional	606	\$452,000,000
Vacant Commercial & Industrial	1,898	\$407,114,639	Government	3,888	\$1,304,720,800
Commercial and Industrial	3,672	\$2,355,242,555	Miscellaneous	2,659	\$145,504,728



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>