

Seminole County Property Tax Overview (2015)

(Interim Data)

Property Valuation				Property Taxes Levied		Percent of Total
Just Value of Real Property	\$35,931,582,160	Just Value of Tangible Personal Property	\$2,253,641,635	County Ad Valorem Taxes	\$132,152,775	26.39%
Total Just Value ¹	\$38,196,480,828	Just Value of Railroads and Private Carlines	\$11,257,033	School Ad Valorem Taxes	\$234,592,299	46.85%
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	\$3,072,138,117	County Assessment Limitations and Classifications	\$4,122,771,940	Municipal Ad Valorem Taxes	\$59,337,546	11.85%
Total School Assessed Value	\$35,124,342,711	Total County Assessed Value	\$34,073,708,888	Other Ad Valorem Taxes ²	\$55,482,629	11.08%
Total Value of Exemptions (School Taxable Value)	\$5,235,982,580	Total Value of Exemptions (County Taxable Value)	\$6,965,827,429	Total Ad Valorem Taxes	\$481,565,249	96.16%
Total School Taxable Value	\$29,888,360,131	Total County Taxable Value	\$27,107,881,459	Total Non-Ad Valorem Taxes	\$19,208,040	3.84%
School Taxable Value as a Percent of Just Value	78.25%	County Taxable Value as a Percent of Just Value	70.97%	Total Taxes (2015)	\$500,773,289	100.00%
Prior Year School Taxable Value	\$28,319,099,796	Prior Year County Taxable Value	\$25,604,515,399	Total Taxes (2014)	\$473,692,997	94.59%
Percent Change (2014 vs. 2015)	5.54%	Percent Change (2014 vs. 2015)	5.87%	Change from Previous Year (2014 vs. 2015)	\$27,080,292	5.41%

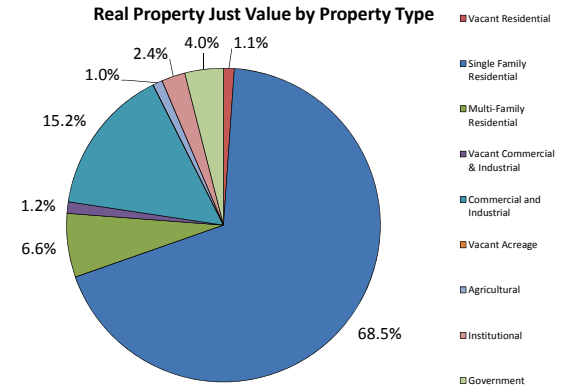
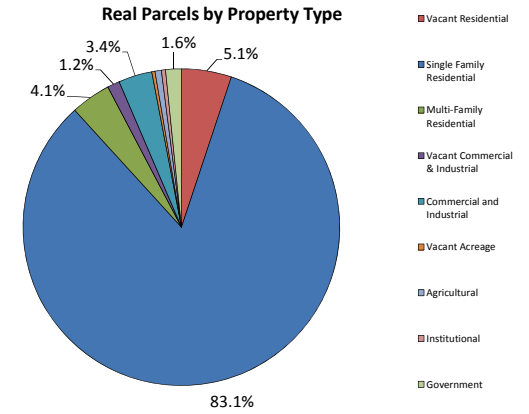
¹ Total Just Value includes Real, Tangible Personal, and Railroad and Private Carline properties.

2014 Value Adjustment Board Results and Comparison		
Parcels Filed	1,016	
Number of Parcels Heard	413	
Number of Parcels Approved	39	
Reduction in Taxable Value	\$9,735,933	
Shift in Taxes Due to Board Action	\$175,215	

County Operating Millage Rate Comparison				
2014 Rate	Rolled-Back Rate	Majority Vote Rate	2015 Rate	Extraordinary Vote Required
4.8751	4.6683	6.3929	4.8751	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	95.70	95.66	95.30	99.88%	99.44%	99.39%		Number of parcels	172,091	166,473	5,618	3.37%

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	8,719	\$401,789,544	Vacant Acreage	529	\$545,630
Single Family Residential	142,119	\$24,574,947,125	Agricultural	1,130	\$355,839,232
Multi-Family Residential	6,994	\$2,353,771,797	Institutional	701	\$870,897,624
Vacant Commercial & Industrial	2,132	\$421,742,355	Government	2,760	\$1,425,119,628
Commercial and Industrial	5,866	\$5,468,845,709	Miscellaneous	1,141	\$58,083,516



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>