



**TO:** Property Appraisers  
**FROM:** Rene Lewis, Deputy Director, Property Tax Oversight *Rene Lewis*  
**DATE:** March 28, 2022  
**SUBJECT:** *2022 Tax Roll Production, Submission, and Evaluation Standards*

Attached is the Department of Revenue's (Department) *2022 Tax Roll Production, Submission, and Evaluation Standards* (Attachment One). Important tax roll updates are discussed below. Please review this document and contact Jeff Bedonie, (850) 617-8940 or jeff.bedonie@floridarevenue.com, with any questions, comments, or concerns.

**LEGISLATIVE INFORMATION, 2022 CHANGES TO STANDARDS, AND OTHER NEWS**

**2022 Legislative Changes**

During the 2022 legislative session, the Florida Legislature passed CS/HB 7071. Sections five through nine of the bill contain provisions that will affect the 2022 tax roll if the legislation becomes law. The Department is monitoring the status of this legislation and will provide a follow-up communication with more detail and direction for implementation if it becomes law. For your convenience, sections five through nine of the bill are provided in Attachment Four.

**County Grouping Changes**

Every three years, the Department reviews the coefficient of dispersion (COD) standards and the county groupings for changes in parcel counts, population, just value, and qualified sales. The Department completed the triennial review this year and is implementing the two changes below for the 2022 tax year.

**Change #1:** Nassau County shifts from Group 2 to Group 3.

**Change #2:** Group 2 COD standards now match Group 1 COD standards for strata 1, 4, and 6.

For more information, please contact Jeff Bedonie at Jeff.Bedonie@floridarevenue.com. Please see section 11.5 and Addendum M of the *2022 Tax Roll Production, Submission, and Evaluation Standards* for more information.

**New NAL Exemption Edits and Edit Levels**

During the 2021 tax year, the Department tested new data edits to evaluate exemptions reported on the NAL real property assessment rolls. After analysis of your feedback and suggestions, additional filters were added to some of the edits to reduce false positives. For tax year 2022, the Department will test these exemption

edits again and compare the results to assess progress in reducing false positives. Your responses for these test edits will not be required for tax year 2022. For more information, see Attachment Two.

The Department analyzed current NAL edits as well as their edit levels and made updates to the SQL statements and edit levels. For edit level changes, please see Attachment Three.

### **Rehabilitated Properties**

The Department received communications from various counties regarding challenges with qualifying or disqualifying rehabilitated properties for which no construction permits were filed. These properties were bought and subsequently sold after extensive unpermitted repairs. In many situations, the properties were sold twice, first at a low price, then again at a much higher price. Without permits, the extent of work completed is unknown until the subsequent sale. The Department has authorized the use of real property transfer code 41 for the second sale. As with duplicate deeds, prior approval is required. When submitting sales for approval, please submit documentation. For more information, please contact Jeff Bedonie at [Jeff.Bedonie@floridarevenue.com](mailto:Jeff.Bedonie@floridarevenue.com).

### **Procedural Review**

In conjunction with the 2022 in-depth review of county tax rolls, the Department will conduct a three-part baseline process to review the counties' procedures for the assessment and valuation of Stratum 05 (land use codes 010, 040, and 099 properties). A review of the procedures and policies for the assessment and valuation of this stratum and land use code for each county will identify and validate the best practices, improve statewide consistency, and ensure fair and equitable assessments.

- Part 1 will consist of the Procedures Review staff validating the land use classification and other key details of randomly chosen samples by reviewing online property record cards, plats, maps, property appraiser's websites, deeds, and aerial photographs as well as conducting any other research needed.
- Part 2 will consist of ratio studies that will be performed in those counties for which there are adequate market sales.
- Part 3 will consist of comparison of unit values for counties with insufficient sales.

The results from this review will be used for budgetary information, general educational guidance, consideration in the post roll analysis process, and aid and assistance planning.

Please see section 11.7 of the *2022 Tax Roll Production, Submission, and Evaluation Standards* for more information on procedural reviews. If you have any questions on the procedural review, please contact Dennis Cook ([dennis.cook@floridarevenue.com](mailto:dennis.cook@floridarevenue.com) or (850) 617-8884).

### **Attachments**

Attachment One – *2022 Tax Roll Production, Submission, and Evaluation Standards*

Attachment Two – New Proposed NAL Exemption Edits

Attachment Three – NAL Proposed Edit Level Shifts

Attachment Four – CS/HB 7071 Sections Five through Nine

# 2022 Tax Roll Production, Submission, and Evaluation Standards



Florida Department of Revenue  
Property Tax Oversight  
March 2022

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# 1 Introduction

This document provides an overview of the data requirements for producing assessment roll submissions for real property data (Name-Address-Legal (NAL) and Sale Data File (SDF)), tangible personal property data (Name-Address-Personal (NAP)), and Geographic Information System (GIS) map files. It also includes a list of forms and reports that the property appraiser must submit as part of the complete submission package, as well as details of the Department of Revenue's (Department) assessment roll evaluation standards. Some Language is Highlighted to emphasize new information and changes from the previous year's letter.

Authority for establishing these requirements and standards is based on the following:

Section 193.114, Florida Statutes (F.S.), authorizes the uniform standards and minimum data requirements for assessment roll submissions.

Chapter 195, F.S., and applicable provisions of the Florida Administrative Code (F.A.C.) authorize the Department's oversight and approval of county assessment rolls.

The 2022 Tax Roll Production, Submission, and Evaluation Standards are accompanied by:

- Current North American Industry Classification System (NAICS) Codes, established by U.S. Department of Commerce/U.S. Census Bureau
- Assessment Roll Edit Guide for NAL, SDF, and NAP
- Homestead and Non-Homestead Edit Guides
- Edit Guide for GIS Data

The requirements described in these documents are considered a part of the *2022 Tax Roll Production, Submission, and Evaluation Standards* and are on the Property Tax Oversight (PTO) Complete Submission webpage at [http://floridarevenue.com/property/Pages/Cofficial\\_CompleteSubRollEval.aspx](http://floridarevenue.com/property/Pages/Cofficial_CompleteSubRollEval.aspx).

## 1.1 Terminology

In this document, "Department" is the Florida Department of Revenue, including the executive director or his designee, and the Department's Property Tax Oversight program. The term "property appraiser" means the locally elected official who is responsible for the assessment of property in each county. The term "roll" is an abbreviation for "assessment roll" or "tax roll."

## 1.2 Intended Users

This document is intended for Florida property appraisers and their staff as an aid in preparing and producing assessment files for submission to the Department as ss. 193.114 and 193.1142, F.S. require. This document is not intended for any other users.

## 2 Complete Submission Standards

### 2.1 Required 2022 Electronic File Submissions

The 2022 submissions require these electronic files, listed below in chronological order. Details for each submission are provided in sections 2.3 through 2.7.

Due Date	Submission Type	Required Files
April 1, 2022	Sales	NAL and SDF
April 1, 2022	GIS	GIS/Map
June 2022*	Pre-Final Conference	NAL and SDF
July 1, 2022	Preliminary	NAL, SDF, and NAP files, recap summary reports and forms
TBD Fall 2022**	Pre- and Post-VAB Final	NAL, SDF, and NAP files, recap summary reports and forms

\* Only in-depth review counties with appraisal samples submit files at this time (see section 2.5).

\*\* Final submissions are required for the initial and second (post-value adjustment board (VAB)) final certifications (see section 2.7).

### 2.2 Test Roll Submissions

Although test roll submissions are not required, the Department encourages property appraisers to submit test versions of the NAL, SDF, NAP, and GIS map files to assist in identifying formatting problems or data quality issues. Before submitting an NAL, SDF, or NAP test file, please contact Charlie Gordon ([charlie.gordon@floridarevenue.com](mailto:charlie.gordon@floridarevenue.com) or (850) 617-8901) and discuss the specific fields you want the Department to analyze. Before submitting a GIS map test file, please contact Tom Canter ([thomas.canter@floridarevenue.com](mailto:thomas.canter@floridarevenue.com) or (850) 617-8936) with any questions or specific fields you want the Department to analyze.

Please note that the Department accepts NAL / SDF and NAP test submissions for edit reviews until June 15. The Department will accept and process test submissions after June 15 for CAMA conversion issues or statistical analysis as resources and workflows permit. Department accepts test submissions for GIS files January 1 through March 15.

### 2.3 Sales Submission

By April 1, the property appraiser is required to submit the NAL and SDF tax rolls. Detailed requirements for the rolls are provided in the following sections of this document:

- Section 4 – NAL General Data Requirements
- Section 5 – NAL Roll Production Guide/Data Record Layout
- Section 6 – SDF General Data Requirements
- Section 7 – SDF Roll Production Guide/Data Record Layout

### 2.4 GIS/Map Submission

By April 1, the property appraiser is requested to submit their parcel-level GIS/Map file. Detailed requirements for the GIS/Map file are provided in Section 10 (GIS/Map Data) of this document. This is an element of the Preliminary Submission. The Department requests it be submitted by April 1 in order to allow adequate time for review.



## 2.5 Pre-Final Conference Submission for In-depth Review Counties

Only in-depth review counties with appraisal samples are required to submit pre-appraisal files. The NAL and SDF rolls are required and are also referred to as “pre-preliminary files.” The general timing of this submission is late May through early June. The data from this submission are used to prepare final conference materials. During the final conference, the Department may agree to include in the annual appraisal ratio study just value changes the property appraiser made to certain sample parcels and the associated population of parcels. The required process to document these just value changes is outlined in [Addendum A](#).

## 2.6 Preliminary Submission

The rolls submitted for the Preliminary Submission are used for roll approval purposes. Property appraisers submitting assessment rolls that do not comply with the following standards or that do not include the documentation described below must correct and resubmit their rolls.

### 2.6.1 Uniform Standards and Minimum Requirements

The 2022 NAL, SDF, and NAP Data Requirements are provided in sections 4 through 9 of this document.

### 2.6.2 Required Data Files

The property appraiser must submit the following data files to the Department on or before July 1 (or the next business day if it falls on a weekend):

1. The real property data file (**NAL**)
2. The real property sale data file (**SDF**)
3. The tangible personal property data file (**NAP**)

Note: In-depth counties with appraisal samples should not submit the preliminary roll before the final review meeting.

### 2.6.3 Required Documentation/Forms

In addition to the data files listed above, the property appraiser must submit the following documentation/forms to the Department on or before July 1 (or the next business day if it falls on a weekend):

1. Form **DR-489**, *Tax Roll Certification (Recapitulation Report)* (see section 2.6.4)
2. Form **DR-489V**, *Preliminary Recapitulation of the Ad Valorem Assessment Roll* (submit separate forms for the county and school district) (see section 2.6.4)
3. Form **DR-489PC**, *Value and Number of Parcels on Real Property Countywide Assessment Roll by Category* (see section 2.6.4)
4. Form **DR-489EB**, *Ad Valorem Assessment Rolls Exemption Breakdown* (see section 2.6.4)
5. Form **DR-493**, *Adjustments Made to Recorded Selling Prices or Fair Market Value in Arriving at Assessed Value*. Note: If any of the Form DR-493 adjustments change from the previous year’s submission, the Department requests the property appraiser send the form by June 1 so the Department may make programming changes before processing roll data. (see section 2.6.5)
6. **Agricultural Schedules**: A tabular summary of per-acre land valuations used in preparing the assessment roll for each class of agricultural property (see Rule 12D-8.002(4), F.A.C.). If possible, please submit agricultural schedules as an Excel spreadsheet. The Department will provide a template by request. Contact Mark Bishop at (352) 317-1821 with questions regarding the content of the tabular summary.

7. **Centrally Assessed Property:** The Department will compare centrally assessed property values (railroads and private car lines) from Form DR-489V for agreement with the just values on the assessment roll. Contact Russell Cline at (850) 617-8911 with central assessment questions.
8. **Parcel-level geographic information:** GIS/Map Data is due April 1 (see GIS/Map details in sections 2.4 and 10). If the Department does not receive this information by the annual preliminary submission, an incomplete submission may result.
9. Form **DR-420S**, *Certification of School Taxable Value*. The Department requests that property appraisers submit Certification of School Taxable Value (Form DR-420S) with the recap submission or on eTRIM so the Department of Education can accurately estimate public school levies. A blank copy of this form is on the Department’s website at <http://floridarevenue.com/property/Documents/dr420s.pdf>.

#### 2.6.4 Form DR-489 Series/Recapitulation

A checklist of the required recapitulation (recap) documents is in [Addendum B](#). Note: The DR-489 series forms are on the Department’s Complete Submission website or at this [link](#).

If you electronically submit the signed and dated documents above, place ALL of the recap files in the “Recaps” sub-directory under your main county root directory on the Secure File Transfer Protocol (SFTP) site using the CoreFTP software.

Use the following naming convention for the recap submission:

Submission	Subdirectories
Preliminary Recap Submission	Recap/P/County number/Submission year/Submission number
<i>Preliminary Recap File Name Example: RecapP232201.PDF or RecapP232201.XLSX</i>	
Final Recap Submission	Recap/F/County number/Submission year/Submission number
<i>Final Recap File Name Example: RecapF232201.PDF or RecapF232201.XLSX</i>	
Post-VAB Recap Submission	Recap/FVAB/County number/Submission year/Submission number
<i>Post-VAB Recap File Name Example: RecapFVAB232201.PDF or RecapFVAB232201.XLSX</i>	
<b>Note:</b> If your first final recap submission is the post-VAB, then use the post-VAB naming convention.	

You may upload the recap as one or more documents into the recap folder. The Department requests digital versions of the property value and millage forms (i.e., the DR-489/403 series and the taxing authority code description) with your scanned signature pages. If you create the value and millage forms in Excel or as text files, please submit them in that format. Otherwise, submit recaps in PDF format. Be sure your county number or name is part of the file name for any document you submit.

The Research and Analysis section asks all ACS/Avenu counties to submit text file recaps as part of the electronic recap project. Submitting the text files this CAMA system automatically creates when you print recap will enable Department staff to load, balance, and provide feedback on your reports more efficiently, usually on the same day. The ACS/Avenu CAMA system automatically sends recaps to the print spooler as text files. You can save the text files by turning off your printer, asking the system to create your recap, then opening the System i Navigator printer output window and exporting the text file. If you need a copy of the instructions to extract the text files using the System i Navigator, please email [PTOResearchAnalysis@floridarevenue.com](mailto:PTOResearchAnalysis@floridarevenue.com).

If you are mailing the documents, please send them to:

Property Tax Oversight  
Research and Analysis Unit  
P.O. Box 3000  
Tallahassee, Florida 32315-3000

### **2.6.5 Form DR-493/Adjustments for the Eighth Criterion**

For any adjustment exceeding 15 percent that the property appraiser makes under s. 193.011(8), F.S., the property appraiser must submit, with the preliminary assessment roll, complete, clear, and accurate documentation justifying the entire adjustment (Rule 12D-8.002(4), F.A.C.).

Subsection 192.001(18), F.S., includes the adjustments to “recorded selling prices or fair market value” as part of the definition of a complete submission of an assessment roll. Rule 12D-8.002(4), F.A.C., states in part, “Accompanying the assessment roll submitted to the Executive Director shall be, on a form provided by the Department, an accurate tabular summary by property class of any adjustments made to recorded selling prices or fair market value in arriving at assessed value.”

Enter the percent of adjustment on each line of Form DR-493. Each line of the form should have a single number. Do not leave any lines blank. Each property appraiser must submit a completed and signed Form DR-493 with the preliminary roll each year to the Department, even if there is no change from the prior year. The Department will return to the property appraiser any assessment roll that does not comply with these standards as an incomplete submission. Form DR-493 is on the Department’s Complete Submission website or [here](#).

**Note:** If any of the Form DR-493 adjustments change from the previous year’s submission, the Department requests that the property appraiser send the form by June 1, so the Department can make programming changes before processing roll data.

### **2.6.6 Requests for Extension**

Under Rule 12D-8.002(2), F.A.C., the property appraiser may submit a *Request for Extension of the Time for Completion of Assessment Roll(s)* (Form DR-483) or a letter with the same information as on Form DR-483, to the executive director to request an extension to complete the assessment rolls. With documentation of good cause, the executive director may grant an extension. If the request is for more than 10 days and the executive director does not receive the request before June 10, the property appraiser must provide information explaining why he or she did not file the request before June 10. If the request is for 10 days or less, the executive director must receive it before July 1. Form DR-483 is on the Department’s website at <http://floridarevenue.com/property/Documents/dr483.pdf>.

The executive director may grant an extension for periods of more than 10 days under certain circumstances. See Rule 12D-8.002(2)(b), F.A.C.

### **2.6.7 CAMA System Changes**

Any jurisdiction making a change in their CAMA system should notify the Department of the pending change. The Department strongly encourages test files to facilitate the conversion. If you anticipate a change in the parcel ID format, a test file including the parcel formatting change will be required. Before submitting the test files, contact Charlie Gordon (Charlie.Gordon@floridarevenue.com or (850) 617-8901) for instructions.

### **2.6.8 Homestead Assessment Increase Limitation**

The assessment increase limitation, under 193.155, F.S., for 2022 is 3 percent. The Department will provide edit reports to the property appraiser indicating homestead parcels with an assessed value less than just value and an increase in assessed value not equal to the appropriate percentage, excluding cases in which a new owner transferred an assessment limitation difference to the property. Assessment increase limitation information is available at the following links:

Florida Property Tax Data Portal: <http://floridarevenue.com/property/Pages/DataPortal.aspx#ui-id-7>

Florida Property Tax System CPI: <http://floridarevenue.com/property/Pages/ConsumerPriceIndex.aspx>

The Department requires the following:

1. The property appraiser must remove the assessment cap from parcels receiving a homestead exemption that changed ownership in 2021, unless the change is subject to s. 193.155(3), F.S., or a new owner transferred an assessment limitation difference to that property.
2. Assessed value should equal just value for all parcels reported as a 2021 qualified sale, unless a new owner transferred an assessment limitation difference to the property. If the assessed value is less than just value for these parcels, the property appraiser must provide a written explanation before approval of the preliminary assessment roll.
3. The assessed value of a parcel must never exceed its just value.

### **2.6.9 The 10 Percent Assessment Increase Limitation**

For the NAL file format, the just and assessed value of property under ss. 193.1554 and 193.1555, F.S., must be stated separately (see NAL fields 17 - 20). The Department will return qualifying parcels with an assessed value change of more than 10 percent to the property appraiser for analysis. Please contact Sonja Hinton ([sonja.hinton@floridarevenue.com](mailto:sonja.hinton@floridarevenue.com) or (850) 617-8844) or Jessie Cooksey ([jessie.cooksey@floridarevenue.com](mailto:jessie.cooksey@floridarevenue.com) or (850) 617-8933) with questions concerning the 10 percent assessment increase limitation.

### **2.6.10 Reporting Working Waterfront Values on the NAL and Recap Forms**

The NAL file contains fields for property appraisers to record the total just values (Field 31) and assessed values (Field 32) of parcels classified as working waterfront property. The corresponding recapitulation Forms DR-489V (preliminary) and DR-403V (final) include lines to record the total just values (line 11) and assessed values (line 24) of parcels classified as working waterfront property. The total just values (Field 31) and assessed values (Field 32) reported on the NAL must equal, respectively, the total just values (line 11) and the assessed values (line 24) of the corresponding recapitulation Forms DR-489V and DR-403V.

## **2.7 Final Submission**

Property appraisers who submit assessment rolls that do not comply with the following standards or that do not include the documentation described below may be required to correct and resubmit those rolls.

### **2.7.1 Uniform Standards and Minimum Requirements**

The 2022 NAL, SDF, and NAP Data Requirements are provided in sections 4 through 9 of this document.

### 2.7.2 Required Data Files

The property appraiser must submit the following data files to the Department. The general timing for the first final submission is September/October. As outlined in s. 193.122, F.S., post-Value Adjustment Board (VAB) final files should be submitted immediately upon finalizing VAB adjustments.

1. The real property data file (**NAL**)
2. The real property sale data file (**SDF**)
3. The tangible personal property data file (**NAP**)

### 2.7.3 Value Change from Preliminary to Final Roll

Use NAL Field 9 (Change in Just Value) and NAL Field 10 (Code for Change in Just Value) on the final and post-VAB final rolls when a parcel's just value has changed from the preliminary to the final submission. These fields should be blank on the preliminary roll.

Do not list parcel splits, combinations, new parcels, and parcels that changed between -\$100 and \$100 in value. Codes 3 and 4 are for changes because of the receipt or discovery of additional information about the physical characteristics of the property. Codes 5 and 6 are for changes because of continued analysis or receipt or discovery of additional information about the property other than its physical characteristics. Edits will be in place to determine if changed parcels are coded correctly. The Department will contact property appraisers if staff identify significant discrepancies. For additional information, please refer to section 5 (NAL Roll Production Guide/Data Record Layout).

### 2.7.4 Final Taxing Authority Code (NAL Field 74)

For each parcel of real property, Rule 12D-8.011(1)(b), F.A.C., requires a code on the NAL indicating the taxing authorities whose jurisdictions include the parcel. If the codes are missing or incomplete, the Department will return the roll to the property appraiser for correction and resubmission. Each year, the initial final assessment roll, which the property appraiser submits, must include sufficient documentation identifying every taxing authority levying a tax. The documentation must reflect current millage rates for each taxing authority. The format for this documentation is in [Addendum C](#).

### 2.7.5 Final Recapitulation Report

PTO Bulletin 10-25 provides information on the submission of pre-VAB and post-VAB tax rolls. It is on the Department's law library website or at this [link](#).

The following documents are required:

- Form DR-403V, *Revised Recapitulation of the Ad Valorem Assessment Roll* (submit separate forms for county, school district, each municipality, and each independent district, including water management districts)
- Forms DR-403EB, DR-403PC, DR-403CC, and DR-403BM, Additional County Level Recapitulation Reports (under Tax Roll Certification)
- Form DR-488 or DR-488P, whichever is appropriate for the certification
- Form DR-408, Certificate to Roll
- A list of the taxing authority codes with current millage rates

These forms are available on the PTO Forms webpage or at this [link](#). The DR-403 series forms are also available on the Department's Complete Submission webpage or at this [link](#). A checklist of the required recapitulation (recap) documents is in [Addendum B](#). For additional information regarding recapitulation, please contact Lizette Kelly (lizette.kelly@floridarevenue.com or (850) 617-8865).

### 3 Technical Instructions for Tax Roll Submission

#### 3.1 The Property Appraiser Must Submit the SDF and NAL Files Together

Submit the NAL and SDF together as a complete set when you submit an electronic file, including a test file. If the NAL or SDF is rejected and a resubmission is requested, submit a new set of files with the same submission number on both files. If only one file requires correction and resubmission, rename the companion file with the new matching submission number and transmit them at the same time. **Note:** The NAP file is not required for the April 1 submission. If desired, NAP test files may be submitted independently.

#### 3.2 Data File Naming Conventions

Use the following naming format for all NAL, SDF, and NAP data files. Instructions for GIS file naming conventions are provided in Section 10. Each data file the property appraiser submits to the Department should be named in the prescribed naming convention consisting of six parts:

PART	DESCRIPTION	LIMIT	DETAILS
Part 1	File Type	3 Alpha (CAPITALIZED)	NAL, SDF, or NAP
Part 2	Submission Type	1 Alpha (CAPITALIZED)	S = Sales Submission A = Pre-Final Conference Submission P = Preliminary Submission F = Final Submission T = Test Submission
Part 3	County Number	2 Digits	Assigned by Department. See <a href="#">Addendum D</a> for list.
Part 4	Submission Year	2 Digits	The assessment cycle begins with the April 1 sales submission and concludes with the submission of the first or second certified final submission, even if the assessment cycle goes into the next calendar year. <b>For the 2022 assessment cycle, the two-digit code would be 22 (this includes test files submitted prior to April 1 for the coming assessment cycle).</b>
Part 5	Submission Number	2 Digits	See detailed explanation below.
Part 6	File Extension	.TXT (CAPITALIZED)	Data files must be text files with .TXT as the file extension.

**IMPORTANT: All alpha characters in the file name must be CAPITALIZED including the .TXT file extension.**

**Submission Number (Part 5):** This is a two-digit code designating the file’s submission number. This number correlates to the file and submission type. For any initial submission, the entry is 01. Each subsequent submission of a particular file type (NAL, SDF, NAP) and specific submission cycle (S, A, P, F, or T) should increase by one. For example, if a county sends an initial certified final NAL, the submission number is 01. If the same county resubmits the initial certified final NAL, the submission number would change to 02 (same file type, same submission type). If that county then sends a second certified final NAL, the submission number would change to 03, because it is still the same file type and same submission type. However, if the county sent a test NAL submission instead, the submission number would be 01, assuming the county had not sent a previous test submission earlier in the year. **Note:** Because the Department processes the NAL and SDF files as a paired set, the counties must resubmit both the NAL and SDF files with the same submission number when resubmitting a corrected file, even if only one of the two files needed a correction.

This illustration shows the six parts of tax roll file names:

Part 1	Part 2	Part 3	Part 4	Part 5	Part 6
<i>File type</i>	<i>Submission type</i>	<i>County number</i>	<i>Submission year</i>	<i>Submission number</i>	<i>Extension</i>
<b>NAL, SDF or NAP</b>	<b>S, A, P, F, or T</b> (see table above)	<b>2 digits</b> 11-77	<b>2 digits</b> (Example: 22 for 2022)	<b>2 digits</b> First submission is 01	<b>.TXT</b>

### 3.2.1 Data File Naming Examples

The April 1 submission requires two files (NAL and SDF), using the naming convention in the example below (using county number 23 as an example):

- The NAL file layout should be named NALS232201.TXT
- The SDF file layout should be named SDFS232201.TXT

The 2022 pre-final conference file submission (applies only to in-depth counties with appraisal samples) requires two files (NAL and SDF), using the naming convention in the example below (using county number 23 as an example):

- The NAL file layout should be named NALA232201.TXT
- The SDF file layout should be named SDFA232201.TXT

The 2022 preliminary and final roll submissions require three files, using the naming convention in the example below (using county number 23 and preliminary roll as an example):

- The NAL file layout should be named NALP232201.TXT
- The SDF file layout should be named SDFP232201.TXT
- The NAP file layout should be named NAPP232201.TXT

The naming convention for the final roll submission will replace the “P” with “F” for all three files for the first certified final. **Note:** The initial certified final (type F) file’s submission number will be 01. If no other submissions of the initial final (type F) are required and you submit a second certified final file later, the submission type will remain F, the submission year will be the same as on the initial file, and the submission number will roll over to 02.

### 3.3 Specifications for Comma Delimited (CSV) Text File

All tax roll files (NAL, SDF, and NAP) must be formatted as follows:

1. The file does not include field names or header row.
2. Each line contains one record.
3. Commas separate field values.
4. Quotation marks enclose any text fields containing a comma (Example: "Smith, Jones and Smith")

Enclose the following NAL fields in quotation marks:

Owner's name (Field 51)	Short Legal Description (Field 65)
Street Address line 1 (Field 52)	Physical Location line 1 (Field 79)
Street Address line 2 (Field 53)	Physical Location line 2 (Field 80)
City (Field 54)	Physical Location City (Field 81)
State or Country (Field 55)	Parcel ID of Previous Homestead (Field 88)

Enclose the following NAP fields in quotation marks:

Owner's Name (Field 16)	Physical Location of Property - Street Address (Field 29)
Owner's Mailing Address (Field 17)	Physical City (Field 30)
City (Field 18)	
State or Country (Field 19)	

All existing quotation marks (") in the text string must be paired or converted to a double quotation mark ("").

- Example: "James, "R" Smith" should be converted to "James, ""R"" Smith"
  - Example: "The NW1/4 of the NW1/4 and the southern 328' 8" of" should be converted to "The NW1/4 of the NW1/4 and the southern 328' 8"" of"
  - If the end of the legal description stopped at 328' 8" in the second example above, the conversion would be "The NW1/4 of the NW1/4 and the southern 328' 8"""
5. Separate the fields for multiple exemptions with semicolons between exemption code(s) and value(s). Separate the end of the field by a comma.
    - NAL Example: ..., 01;25000;02;25000;34;500,...
    - NAP Example: ...,J;15268;M;25000,...

### 3.4 Electronic Submission of Assessment Rolls

Place all NAL, NAP, and SDF files in the "NAL-NAP-Sales" folder in the main county root directory on the Department's SFTP site. If electronic transfer problems occur, the Department will accept assessment rolls on a DVD, CD, or portable hard drive. Electronic GIS data submissions (placed in the "Mapping" folder) may also be by DVD, CD, or portable hard drive. For questions or assistance with loading NAL, NAP, or SDF rolls, please contact Charlie Gordon ([charlie.gordon@floridarevenue.com](mailto:charlie.gordon@floridarevenue.com) or (850) 617-8901). For questions or assistance with loading GIS data, please contact Len Antal ([len.antal@floridarevenue.com](mailto:len.antal@floridarevenue.com) or (850) 617-8871).



## 4 NAL General Data Requirements

The real property data file, referred to as the Name–Address–Legal (NAL) data file, must be prepared and compiled according to requirements established by the Department (see s. 193.114, F.S.). The Department requires a comma delimited (CSV) file format.

The NAL must be submitted by the following dates:

- April 1 as part of the sales submission
- Prior to a final conference with the Department (only in-depth review counties with appraisal samples submit files at this time)
- July 1 as part of the preliminary submission
- After certification to the tax collector for the certified final submission. If the Value Adjustment Board (VAB) proceedings are prolonged, the property appraiser submits a second certified final at the end of the VAB proceedings.

### 4.1 All Parcels Must Be on the NAL

All real property parcels must be listed on the NAL except streets, roads, and highways that have been dedicated to or otherwise acquired by a municipality, county or state agency (s. 193.085(1), F.S.).

### 4.2 NAL Data Fields/Production Guide

There are 92 data fields that must be included in the NAL file. The table in Section 5 provides details for each field and specifications for the data format.

### 4.3 NAL Data Field Edits

Data edits on the NAL roll submissions are categorized by levels coded 1 through 4. Level 1 and 2 data edits identify data fields for review and, if necessary, correction. Level 1 and 2 edits may not require corrections, depending on the data variations in a particular county. Level 3 edits are a higher priority and indicate data quality issues that the county should promptly review and correct.

**Note:** Any Level 3 edits with an unusually large number of identified discrepancies will require the county's written response and possible resubmission. Level 4 edits with identified data discrepancies require the property appraiser's written responses and/or corrections before the Department will consider a roll as a complete submission. Property appraisers must submit to the Department written notice of responses and/or correction for all Level 4 edits before the preliminary assessment roll can go to the approval process. Property appraisers should submit these notices within the 10-day complete submission window.

For details on the NAL data field edits and the NAL edit report, please see the *2022 Assessment Roll Edit Guide for NAL, SDF, and NAP* posted on the Department's [complete submission website](#). For any questions regarding the NAL edits, contact Sonja Hinton ([sonja.hinton@floridarevenue.com](mailto:sonja.hinton@floridarevenue.com) or (850) 617-8844) or Jessie Cooksey ([jessie.cooksey@floridarevenue.com](mailto:jessie.cooksey@floridarevenue.com) or (850) 617-8933).

## 5 NAL Roll Production Guide/Data Record Layout

NAL Field		NAL Field Description	NAL Field Specifications
1	County Number	This entry is the unique two-digit number assigned to each county for identification purposes. See the list in <a href="#">Addendum D</a> . <i>Same for every row of data.</i>	Fixed length Numeric Two digits <b>REQUIRED</b>
2	Parcel Identification Code	This entry reflects a unique code applied to each parcel. It should be based on a parcel coding system applied uniformly throughout the county.	Variable length Alphanumeric Up to 26 characters <b>REQUIRED</b>
3	File Type	This entry reflects the file type (R for NAL). <i>Same for every row of data.</i>	Fixed length Alphabetical One character (R for NAL) <b>REQUIRED</b>
4	Assessment Year	This entry reflects the current assessment year. <i>Same for every row of data.</i>	Fixed length Numeric Four digits <b>REQUIRED</b>
5	DOR Land Use Code	This entry reflects the current DOR Use Codes. If a parcel has two or more land uses, this code should represent the parcel's predominant use. DOR Use Codes are listed in <a href="#">Addendum E</a> . <b>Note:</b> Header records should be designated on an incoming NAL file in the DOR use code field. The inclusion of either an "H" or an "N" in this three-character field indicates that this record is a reference parcel. The alpha character (h or n) is accepted in either lower or upper case.	Fixed length Numeric Three-digit code (000-099) <b>REQUIRED</b>
6	Appraiser Defined Land Use Code	This entry is reserved for any county that uses additional internal land use codes. <b>Note:</b> The Department may request a description of these codes if this field is populated. <i>If the county does not use additional internal land use codes, then leave this field blank.</i>	Fixed length Numeric Two digits <i>If not applicable, leave blank</i>

NAL Field		NAL Field Description	NAL Field Specifications
7	Special Assessment Code	<p>This entry reflects a code indicating the type of special assessment applicable to the parcel. The property appraiser may continue to use any existing internal codes, provided they are translated to the following when the property appraiser submits them to the Department. Valid DOR Special Assessment Codes are:</p> <p>1 - Pollution Control Device(s)</p> <p>2 - Land subject to a conservation easement, environmentally endangered lands, or lands used for outdoor recreational or park purposes when land development rights have been conveyed or conservation restrictions have been covenanted</p> <p>3 - Land subject to a building moratorium</p>	<p>Fixed length            Numeric            One-digit code (1, 2, or 3) <i>If an entry is not applicable, leave blank</i></p>
8	Total Just Value	<p>This entry reflects the total just value (land just value plus building value plus special feature value) of the parcel. Total Just Value should equal the sum of all NAL just value fields (15, 17, 19, 21, 23, 25, 27, 29, and 31).</p>	<p>Variable length            Numeric            Up to 12 digits  <b>REQUIRED</b></p>
9	Change in Just Value Between Final Submission(s) and Approved Preliminary File for Same Assessment Cycle - (FINAL Submissions Only)	<p>Use this field on the final and post-VAB final assessment rolls when a parcel's just value has changed from the Department-approved preliminary assessment roll for the same assessment date. This field should reflect the change in just value between the two assessment rolls. This field can contain either a positive (increase in just value) or negative (reduction in just value) number. For a reduction in just value, place a minus sign (-) before the amount of the change. For a reduction of \$1,250 the appropriate entry would be -1250. If the just value has not changed between the preliminary and final rolls with the same assessment date, leave this field blank.</p> <p><b>Do not list the following value changes in this field:</b></p> <ul style="list-style-type: none"> <li>• Value changes because of parcel splits, combines, and new parcels</li> <li>• Parcels that changed between -\$100 and \$100</li> </ul>	<p>Variable length            Numeric            Up to 12 digits            *This is the only field on the NAL file where a negative number is a valid entry.  <b>Note:</b> <i>Entries in this field should appear only on the first certified final assessment roll and/or the second certified post-VAB final assessment roll. Any test file submitted between the preliminary and 1<sup>st</sup> or 2<sup>nd</sup> certified final containing the same roll year should also contain these entries. For any non-final submission, this field should be blank.</i></p>

NAL Field		NAL Field Description	NAL Field Specifications
10	Code for Change in Just Value - (FINAL Submissions Only)	<p>This entry reflects the reason for a change (or most substantial change) in just value from the approved preliminary tax file. Valid Just Value Change Codes are:</p> <p>01 - Value Adjustment Board (VAB) change</p> <p>02 - Court-required change</p> <p>03 - Revised valuation by a property appraiser because of receipt or discovery of additional information relating to the physical characteristics of the property after a taxpayer has filed a VAB petition but before VAB has issued a ruling</p> <p>04 - Revised valuation by a property appraiser because of receipt or discovery of additional information relating to the physical characteristics of the property without a filed VAB petition</p> <p>05 - Revised valuation by a property appraiser because of continued analysis, receipt, or discovery of additional information relating to the property (other than its physical characteristics) after a taxpayer has filed a VAB petition but before the VAB has issued a ruling</p> <p>06 - Revised valuation by a property appraiser because of continued analysis, receipt, or discovery of additional information relating to the property (other than its physical characteristics) without a filed VAB petition</p>	<p>Fixed length  Numeric  Two-digits (01-06)</p> <p><b>Note:</b> <i>Entries in this field should appear only on the initially certified final tax file and/or the second certified (post-VAB) final tax file. Any test file submitted between the preliminary and 1<sup>st</sup> or 2<sup>nd</sup> certified final containing the same roll year should also contain these entries. For any non-final submission, this field should be blank.</i></p>

NAL Field		NAL Field Description	NAL Field Specifications
11	School District Assessed Value	<p>This entry reflects the total assessed value for school purposes. School District Assessed Value is the Total Assessed Value.</p> <p>The difference between Total Just Value and School District Total Assessed Value can be from:</p> <ul style="list-style-type: none"> <li>• Homestead Assessment Differential: Just Value Minus Capped Value (s. 193.155, F.S.)</li> <li>• Land Classified Agricultural (s. 193.461, F.S.)</li> <li>• Historic Property Used for Commercial Purposes (s. 193.503, F.S.)</li> <li>• Historically Significant Property (s. 193.505, F.S.)</li> <li>• Working Waterfront Property (Art. VII, s.4(j), State Constitution)</li> <li>• Land Classified and Used for Conservation Purposes (s. 193.501, F.S.)</li> <li>• Disabled Veterans' Homestead Discount (s. 196.082, F.S.)</li> <li>• Homestead Assessment Reduction for Parents or Grandparents (s. 193.703, F.S.)</li> </ul> <p>School District Total Assessed Value <b>cannot be less than</b> the sum of fields 16, 18, 20, 22, 24, 26, 28, 30, and 32.</p>	<p>Variable length  Numeric  Up to 12 digits  <b>REQUIRED</b></p>

NAL Field		NAL Field Description	NAL Field Specifications
12	Non-School Assessed Value (County)	<p>This entry reflects the assessed value for non-school purposes and will be less than the School District Total Assessed Value in field 11. The Non-School Total Assessed Value (County) is the School District Total Assessed Value minus reductions that apply only to non-school value. These reductions can be from:</p> <ul style="list-style-type: none"> <li>• Homestead Assessment Differential: Just Value Minus Capped Value (s. 193.155, F.S.)</li> <li>• Non-homestead Residential Property Differential: Just Value Minus Capped Value (s. 193.1554, F.S.)</li> <li>• Certain Residential and Non-Residential Real Property Differential: Just Value Minus Capped Value (s. 193.1555, F.S.)</li> <li>• Land Classified Agricultural (s. 193.461, F.S.)</li> <li>• Historic Property Used for Commercial Purposes (s. 193.503, F.S.)</li> <li>• Historically Significant Property (s. 193.505, F.S.)</li> <li>• Working Waterfront Property (Art. VII, s.4(j), State Constitution)</li> <li>• Land Classified and Used for Conservation Purposes (s. 193.501, F.S.)</li> <li>• Disabled Veterans' Homestead Discount (s. 196.082, F.S.)</li> <li>• Homestead Assessment Reduction for Parents or Grandparents (s. 193.703, F.S.)</li> </ul> <p>Non-School Total Assessed Value (County) <b>should equal</b> the sum of fields 16, 18, 20, 22, 24, 26, 28, 30, and 32.</p>	<p>Variable length Numeric Up to 12 digits <i>REQUIRED</i></p>
13	School District Taxable Value	<p>This entry reflects the taxable value for school purposes. School district taxable value should be based on the school assessed value reduced by statewide exemptions, such as homestead, religious, charitable, educational, widow, widowers, and conservation exemptions in chapter 196, F.S.</p> <p><b>Note:</b> School District Taxable Value should not include subtractions for the additional homestead exemption or local option exemptions, which are applicable only to the county or municipality adopting the exemption.</p>	<p>Variable length Numeric Up to 12 digits <i>REQUIRED</i></p>

NAL Field		NAL Field Description	NAL Field Specifications
14	Non-School Taxable Value (County)	<p>This entry reflects the taxable value for county purposes and should be less than the School District Taxable Value in field 13.</p> <p>Non-School Taxable Value (County) should be based on the Non-School Total Assessed Value (County) reduced by the new additional homestead exemption and local option exemptions, which are applicable only to the county (not municipality) adopting the exemption.</p> <p><b>Note:</b> Non-School Taxable Value (County) should not include subtractions of any local option exemptions municipalities have adopted.</p>	<p>Variable length  Numeric  Up to 12 digits  <b>REQUIRED</b></p>
<b>JUST AND ASSESSED HOMESTEAD, NON-HOMESTEAD, AND CLASSIFIED USE VALUES (FIELDS 15 - 32)</b>			
Fields 15 to 32 provide detail on just value and non-school assessed value. The sum of just values should equal total just value in field 8. The sum of assessed values should equal total non-school assessed value in field 12.			
15	Homestead Just Value	This entry reflects the just value of only the portion of the property that is a homestead. This is the same portion that would be subject to the Save Our Homes assessment increase limitation.	<p>Variable length  Numeric  Up to 12 digits  <i>If not applicable, leave blank</i></p>
16	Homestead Assessed Value	This entry reflects the assessed value of only the portion of the property that is a homestead. The difference between homestead just value and homestead assessed value should be the difference solely because of the Save Our Homes assessment increase limitation.	<p>Variable length  Numeric  Up to 12 digits  <i>If not applicable, leave blank</i></p>
17	Just Value for Non-Homestead Residential Property	This entry reflects the just value of only the portion of the property that is non-homestead residential property (DOR Use Codes: 000, 001, 002, 004, 005, and 008) under s. 193.1554, F.S.	<p>Variable length  Numeric  Up to 12 digits  <i>If not applicable, leave blank</i></p>
18	Assessed Value for Non-Homestead Residential Property	<p>This entry reflects the assessed value of only the portion of the property that is non-homestead residential property (DOR Use Codes 000, 001, 004, 005, and 008) under s. 193.1554, F.S.</p> <p>The difference between the Just Value for Non-Homestead Residential Property and Assessed Value for Non-Homestead Residential Property should be the difference solely because of the 10 percent assessment increase limitation.</p>	<p>Variable length  Numeric  Up to 12 digits  <i>If not applicable, leave blank</i></p>

NAL Field		NAL Field Description	NAL Field Specifications
19	Just Value for Certain Residential and Non-Residential Property	This entry reflects the just value of only the portion of the property that is certain residential or nonresidential property under s. 193.1555, F.S. (This includes all residential DOR Use Codes <b>except</b> 000, 001, 002, 004, 005, and 008.)	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
20	Assessed Value for Certain Residential and Non-Residential Property	This entry reflects the assessed value of only the portion of the property that is certain residential or non-residential property under s. 193.1555, F.S. (This includes all residential DOR Use Codes <b>except</b> 000, 001, 002, 004, 005, and 008). The difference between the Just Value for Certain Residential and Non-residential Property and Assessed Value for Certain Residential and Nonresidential Property should be the difference solely because of the 10 percent assessment increase limitation.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
21	Just Value of Land Classified Agricultural	This entry reflects the just value of only the portion of property that is classified agricultural (land value only) under s. 193.461, F.S.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
22	Assessed Value of Land Classified Agricultural	This entry reflects the assessed value of only the portion of property that is classified agricultural under s. 193.461, F.S. The difference between the agricultural just value and the agricultural assessed value should be the difference solely because of the agricultural classification (land value only).	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
23	Just Value of Land Classified as High-water Recharge	This entry reflects the just value of only the portion of the property that is classified as high-water recharge (land value only) under s. 193.625, F.S.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
24	Assessed Value of Land Classified as High-water Recharge	This entry reflects the assessed value of only the portion of the property that is classified as highwater recharge under s. 193.625, F.S. The difference between the high-water recharge just value and the high-water recharge assessed value should be the difference solely because of the high-water recharge classification (land value only).	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>



NAL Field		NAL Field Description	NAL Field Specifications
25	Just Value of Land Classified as Conservation	This entry reflects the just value of only the portion of the property that is classified under s. 193.501, F.S., conservation just value (land value only). Entries in this field should include land used for conservation purposes, classified and assessed under the amendment to s. 4(b), Art. VII of the Florida Constitution.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
26	Assessed Value of Land Classified as Conservation	This entry reflects the assessed value of only the portion of the property that is classified under s. 193.501, F.S. The difference between the conservation just value and the conservation assessed value should be the difference solely because of the conservation classification (land value only). Entries in this field should include land used for conservation purposes, classified and assessed under the amendment to s. 4(b), Art. VII of the Florida Constitution.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
27	Just Value of Historic Property Used for Commercial Purposes	This entry reflects the just value of only the portion of the property that is classified as historic property used for commercial purposes under s. 193.503, F.S. Enter the value if either the county or the municipal government adopted the classification.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
28	Assessed Value of Historic Property Used for Commercial Purposes	This entry reflects the assessed value of only the portion of the property that is classified as historic property used for commercial purposes under s. 193.503, F.S. Enter the value if either the county or the municipal government adopted the classification.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
29	Just Value of Historically Significant Property	This entry reflects the just value of only the portion of the property that is classified as historically significant under s. 193.505, F.S. Enter the value if the county government adopted the classification.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
30	Assessed Value of Historically Significant Property	This entry reflects the assessed value of only the portion of the property that is classified as historically significant under s. 193.505, F.S. Enter the value if the county government adopted the classification.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
31	Just Value of Working Waterfront Property	This entry reflects the just value of only the portion of the property that has a reduced assessment because it is a working waterfront under s. 4(j), Article VII of the State Constitution.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>

NAL Field		NAL Field Description	NAL Field Specifications
32	Assessed Value of Working Waterfront Property	This entry reflects the assessed value of only the portion of the property that has a reduced assessment because it is a working waterfront under s. 4(j), Article VII of the State Constitution.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
33	New Construction Just Value	This entry reflects just value of new construction. <u>New construction should include improvements new to the parcel, even though they may have been moved from another parcel, e.g., an existing mobile home moved to the parcel.</u> Enter as a positive number.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
34	Deletion of Improvements to Real Property Resulting in Reduction in Just Value	This entry reflects the reduction in just value from removing improvements from the property. Enter as a positive number.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>

NAL Field		NAL Field Description	NAL Field Specifications
35	Parcel Split/Combine Flag	<p>This entry is a five-digit code denoting whether the parcel was split or combined since the previous year's assessment roll.</p> <p>The first digit reflects whether the action was a split or combination. Enter "1" if the parcel was split since the previous year's assessment roll. Do not code new parcels unless they split again in the same year. Enter "2" if the parcel is the combination of two or more parcels since the previous year's assessment roll. The remaining four characters reflect the two-digit month and two-digit year of occurrence. All five digits, including the month, are required. <b>Examples:</b></p> <ul style="list-style-type: none"> <li>For a split that occurred in April 2021, the proper code would be 10421.</li> <li>For a combination that occurred in June 2021, the proper code would be 20621.</li> </ul> <p><b>Examples of Occurrence:</b></p> <ul style="list-style-type: none"> <li>If a split/combine was discovered in error from a prior deed several years back, you would use the previous year's assessment roll as the date.</li> <li>If a unity of title was signed and recorded on different dates, the date will be when the taxpayer requested the split/combine or the date when the split/combine was approved.</li> <li>If a parcel sold in the prior year and is indicating a split/combine on the deed, use the notarized date.</li> <li>If the taxpayer requested the split/combine after the final tax rolls are submitted, use the CAMA/GIS date.</li> </ul>	<p>Fixed length            Numeric            Five-digit code (see field description for details) <i>If not applicable, leave blank</i></p>
36	Disaster Code	<p>This entry is reserved for reporting when a natural disaster has affected the value of a large number of parcels and might affect the Department's summary statistics for the county.</p> <p><b>See <a href="#">Addendum F</a> for instructions.</b></p>	<p>Fixed length            Numeric            Specific one-digit code that the Department designates  <i>If not applicable, leave blank</i></p>
37	Disaster Year	<p>This entry is reserved for reporting when a natural disaster has affected the value of a large number of parcels and might affect the Department's summary statistics for the county.</p> <p><b>See <a href="#">Addendum F</a> for instructions.</b></p>	<p>Fixed length            Numeric            Specific four-digit year code that the Department designates  <i>If not applicable, leave blank</i></p>

NAL Field		NAL Field Description	NAL Field Specifications
38	Land Value	This entry is required for all properties except condominiums, cooperatives, and homeowners associations' properties. Enter the just value of land for all property except property classified as agricultural. For classified agricultural property, enter the assessed value.	Variable length Numeric Up to 12 digits <i>If not applicable (e.g., condominiums), leave blank</i>
39	Land Unit Code	This entry indicates the unit of measurement that is the basis of assessment of the land. This entry is required for all properties except condominiums, cooperatives, and properties owned by homeowners associations. Valid Land Unit Codes are: 1 - per acre 2 - per square foot 3 - per front foot or per effective front foot (all lots with typical depth) 4 - per front foot or per effective front foot (all lots with non-typical depth) 5 - per lot or tract 6 - combination of any of the above	Fixed length Numeric One-digit code (1-6) <u>All parcels with values indicated in field 38 (Land Value) also require an appropriate entry in this field.</u> <i>If not applicable (e.g., condominiums), leave blank</i>
40	Number of Land Units	This entry reflects the number of land units that is the basis of assessment of the land. The entries in this field should directly correlate to the entries in field 39 (Land Unit Code). This entry is required for all properties except condominiums, cooperatives, and properties owned by homeowners associations. If code 1 is indicated in field 39, enter the number of acres (as a whole number, which will be assumed to be a two-decimal place entry, or as a two-decimal place entry) NOTE: Only when field 39 has a code 1 is a decimal entry permitted in field 40. For code 2-5 in field 39, the corresponding entry in field 40 must be a whole number. If code 6 is in field 39, leave blank.	Variable length Numeric Up to 12 digits <u>All parcels having values indicated in field 38 (Land Value) also require an appropriate entry in this field.</u> <i>If not applicable (e.g., condominiums), leave blank</i>
41	Land Square Footage	This entry reflects the equivalent square footage of the site regardless of the information entered in fields 39 and 40. <u>All entries should be whole numbers.</u> This entry is required for all properties except condominiums, cooperatives, and properties owned by homeowners associations.	Variable length Numeric Up to 12 digits <u>All parcels with a value indicated in field 38 require an appropriate entry in this field.</u> <i>If not applicable (e.g., condominiums), leave blank</i>

NAL Field		NAL Field Description	NAL Field Specifications
42	Improvement Quality	<p>This entry reflects general overall improvement quality of the predominate structure(s) on the property. The property appraiser can use the Marshall and Swift Valuation Service, other cost manuals, or appraisal/construction textbooks to establish general guidelines for improvement quality. However, ratings should be consistent statewide as to what is average as a benchmark. Ratings should reflect the average for the data source, not the average structure in your county. This entry is required for all improved land use codes that do not have the predominant structure valued as a special feature.</p> <p>Valid Improvement Quality codes are:</p> <ul style="list-style-type: none"> <li>1 - Minimum/Low Cost</li> <li>2 - Below Average</li> <li>3 - Average</li> <li>4 - Above Average</li> <li>5 - Excellent</li> <li>6 - Superior</li> </ul>	<p>Fixed length            Numeric            One-digit code (1-6)  <i>If not applicable, leave blank</i></p>
43	Construction Class	<p>This entry reflects the general overall construction class of the predominant structure(s) on the property. The ratings are described in the Marshall and Swift (MS) Valuation Service Manual – Section 1. Convert the alpha codes in the manual to the following numeric codes:</p> <ul style="list-style-type: none"> <li>1 = Fireproof Steel (MS Class A)</li> <li>2 = Reinforced Concrete (MS Class B)</li> <li>3 = Masonry (MS Class C)</li> <li>4 = Wood, including steel studs (MS Class D)</li> <li>5 = Steel Frame/Incombustible Walls/Roof (MS Class S)</li> </ul> <p>This entry is required for all improved commercial, industrial, governmental, institutional, and multifamily (10 units or more) use codes.</p>	<p>Fixed length            Numeric            One-digit code (1-5)  <i>If not applicable, leave blank</i></p>
44	Effective Year Built	<p>This entry reflects the effective year built of the predominant structure(s) on the property. This entry is required for all improved land use codes.</p>	<p>Fixed length            Numeric            Four-digit entry (year)  <i>If not applicable, leave blank</i></p>
45	Actual Year Built	<p>This entry reflects the actual year built of the predominant structure(s) on the property. This entry is required for all improved land use codes.</p>	<p>Fixed length            Numeric            Four-digit entry (year)  <i>If not applicable, leave blank</i></p>

NAL Field		NAL Field Description	NAL Field Specifications
46	Date of Last Physical Inspection	This field should reflect the date of last physical inspection or the date of image technology inspection of the property (see <a href="#">Addendum G</a> ). The correct entry is a four-digit code reflecting the month and year of inspection. Enter a two-digit code for month and a two-digit code for year (e.g., January 2019 would be 0119). This entry is required for all land use codes.	Fixed length Numeric Four-digits (MMYY) <i>REQUIRED</i>
47	Total Living or Usable Area	This entry reflects the total effective area of all improvements on the property (excluding improvements classified as special features). This would be the total of all floors on any multi-story building and the total of all property record cards having the same unique parcel number. This entry should be in square feet. This entry is required for all improved land use codes.	Variable length Numeric Up to 12 digits <i>If not applicable, leave blank</i>
48	Number of Buildings	This entry reflects the total number of buildings for each unique parcel number (excluding improvements classified as special features). <b>Examples:</b> For an office complex with 15 office buildings, enter 15. For a single-family residential structure enter 1. For individually owned condominium and cooperative units, leave blank. If a parcel ID reflects the condo association ownership, then enter the number of buildings containing the individual units (similar to an apartment complex). This entry is required for all improved land use codes (except individually owned condominium and cooperative units).	Variable length Numeric Up to four digits <i>If not applicable, leave blank</i>
49	Number of Residential Units	This entry reflects the total number of residential units on the parcel. Examples: For an apartment complex with 200 residential units, enter 200. For individual condominium units, enter 1. For an onsite manager's residence on a commercial property, enter 1. For transitory residential structures, such as hotels/motels and dormitories, leave blank. This entry is required for all improved land use codes that indicate a residence.	Variable length Numeric Up to four digits <i>If not applicable, leave blank</i>

NAL Field		NAL Field Description	NAL Field Specifications
50	Special Features Code	<p>This entry reflects special features assigned a just value for the parcel and should be categorized according to the special feature code list below (see <a href="#">Addendum H</a> for more detailed descriptions). Submit a specific code only once. If a code has multiple special features, then sum the individual values into one total for that code and submit it as one code with one corresponding summarized value.</p> <p>R1 = Residential Paving  R2 = Residential Outbuildings  R3 = Residential Pools  R4 = Residential Fences  R5 = Residential Site Improvements  R6 = Residential Docks  R7 = Residential Interior Special Features  C1 = Commercial Site Improvements  C2 = Commercial Prefabricated Buildings and Other Outbuildings  C3 = Commercial Trailers and Manufactured Housing Park Special Features  C4 = Commercial/Industrial Tanks  C5 = Commercial Recreational Facilities  C6 = Miscellaneous Commercial/Industrial Structures and Features</p> <p>Note: There are no special feature codes for single family residential condominiums and single-family residential co-operatives. Include these improvements in the improvement value.</p>	<p>Variable length  Alphanumeric that must end with a comma  <i>If not applicable, leave blank</i></p> <p>The format in the commas delimiting this field is the special feature code, followed by a semicolon, followed by the special feature just value, followed by a semicolon for each category of special feature valued for the parcel.  Example:  ...,R1;7000;C2;13000;C5;2000,  ...</p>
51	Owner's Name	This entry reflects the primary owner's name.	<p>Variable length  Alphanumeric  Up to 40 characters  <b>REQUIRED</b></p>
52	Owner's street address line 1	This entry reflects the primary owner's street or P.O. box mailing address.	<p>Variable length  Alphanumeric  Up to 40 characters  <b>REQUIRED</b></p>
53	Owner's street address line 2	This entry reflects additional space if needed for the primary owner's mailing address.	<p>Variable length  Alphanumeric  Up to 40 characters  <i>If not applicable, leave blank</i></p>
54	Owner's city	This entry reflects the city of the primary owner's mailing address. <u>Only the city name should appear in this field.</u>	<p>Variable length  Alphanumeric  Up to 40 characters  <b>REQUIRED</b></p>

NAL Field		NAL Field Description	NAL Field Specifications
55	Owner's state or country	This entry reflects the state, territory, or country of the primary owner's mailing address. <u>Only a state, territory, or country should appear in this field.</u>	Variable length Alphabetical Up to 25 characters <i>REQUIRED</i>
56	Owner's US Mail ZIP Code	This entry reflects the designated five-digit United States ZIP Code of the primary owner's mailing address. <u>Leave all non-U.S. addresses blank.</u>	Fixed length Numeric Five-digits <i>If not applicable, leave blank</i>
57	Owner's State of Domicile	This entry reflects the postal abbreviation for the property owner's state or territory of domicile. <u>Enter "FC" if the owner's domicile is in a foreign country.</u>	Fixed length Alphabetical Two-characters <i>REQUIRED</i>
58	Name of Fiduciary Responsible for Paying Taxes (if different from the owner)	<b><i>This data is no longer required (Chapter 2012-193, Laws of Florida).</i></b> Leave this field blank on the 2022 NAL submissions. The Department may determine an alternative use of this field in the future.	<i>Leave blank</i>
59	Fiduciary's Street Address line 1	<b><i>This data is no longer required (ch. 2012-193, L.O.F.).</i></b> Leave this field blank on the 2022 NAL submissions. The Department may determine an alternative use of this field in the future.	<i>Leave blank</i>
60	Fiduciary's Street Address line 2	<b><i>This data is no longer required (ch. 2012-193, L.O.F.).</i></b> Leave this field blank on the 2022 NAL submissions. The Department may determine an alternative use of this field in the future.	<i>Leave blank</i>
61	Fiduciary's City	<b><i>This data is no longer required (ch. 2012-193, L.O.F.).</i></b> Leave this field blank on the 2022 NAL submissions. The Department may determine an alternative use of this field in the future.	<i>Leave blank</i>
62	Fiduciary's State or Country	<b><i>This data is no longer required (ch. 2012-193, L.O.F.).</i></b> Leave this field blank on the 2022 NAL submissions. The Department may determine an alternative use of this field in the future.	<i>Leave blank</i>
63	Fiduciary's US Mail Zip Code	<b><i>This data is no longer required (ch. 2012-193, L.O.F.).</i></b> Leave this field blank on the 2022 NAL submissions. The Department may determine an alternative use of this field in the future.	<i>Leave blank</i>
64	Fiduciary Type Code	<b><i>This data is no longer required (ch. 2012-193, L.O.F.).</i></b> Leave this field blank on the 2022 NAL submissions. The Department may determine an alternative use of this field in the future.	<i>Leave blank</i>



NAL Field		NAL Field Description	NAL Field Specifications
65	Short Legal Description	This entry reflects a short legal description of the parcel. The data may indicate: <ul style="list-style-type: none"> <li>• Township</li> <li>• Range</li> <li>• Section number or grant number</li> <li>• Subdivision name/lot number if applicable</li> <li>• Municipality code or number if applicable</li> <li>• Metes and Bounds description if applicable</li> </ul>	Variable length Alphanumeric Up to 30 characters, including embedded commas and quotation marks <i>REQUIRED</i>
66	Homestead Applicant's Status	This entry reflects the homestead applicant's status. Each county may decide how to code the field to best meet local needs.	Fixed length Alphanumeric One character <i>If not applicable, leave blank</i>
67	Homestead Applicant's SSN	This entry reflects the requirement of section 196.011(1)(b), F.S. The property appraiser's records should contain social security numbers (SSN) for each homestead-exempt parcel on the assessment file, and each NAL the property appraiser submits to the Department should include this information.	Fixed length Numeric field Nine digits <i>If not applicable, leave blank</i>
68	Homestead Co-Applicant's Status	This entry reflects the homestead co-applicant's status. Each county may decide how to code the field to best meet local needs.	Fixed length Alphanumeric One character <i>If not applicable, leave blank</i>
69	Homestead Co-Applicant's SSN	This entry reflects the requirement of section 196.011(1)(b), F.S. The property appraiser's records should contain social security numbers (SSN) for each homestead-exempt parcel on the assessment file, and each NAL the property appraiser submits to the Department should include this information.	Fixed length Numeric field Nine digits <i>If not applicable, leave blank</i>
70	Confidentiality Code	This entry identifies any records that are confidential. <u>The only accepted code is 1.</u>	Fixed length Numeric field One digit (only the number 1) <i>If not applicable, leave blank</i>
71	Market Area	This entry reflects the parcel's market area within the county.	Variable length Alphanumeric Up to three characters <i>REQUIRED</i>
72	Neighborhood Code	This entry reflects the parcel's neighborhood code.	Variable length Numeric Up to 10 digits <i>If not applicable, leave blank</i>

NAL Field		NAL Field Description	NAL Field Specifications
73	Public Land Code	<p>Valid Public Land Codes are:</p> <p>F = Federal</p> <p>S = State</p> <p>C = County, County School District</p> <p>M = Municipal/City/Town</p> <p>D = Special Taxing Districts/Authorities <i>(drainage, water/flood/mosquito control, conservation, reclamation, improvement sanitation/sewer, hospital/medical, fire control districts, port, airport, transportation/transit authorities, regional planning councils, and community colleges)</i></p> <p>W = Water Management Districts</p> <p>T = State of Florida TIITF <i>(owned by the Board of Trustees of the Internal Improvement Trust Fund)</i></p> <p>R = Railroad Owner (locally assessed)</p> <p>P = Other public land</p>	<p>Fixed length</p> <p>Alphabetical</p> <p>One character</p> <p><i>If not applicable, leave blank</i></p>
74	Taxing Authority Code	<p>This entry reflects a code indicating the taxing authorities whose jurisdictions include this parcel. See section 2.7.4 and <a href="#">Addendum C</a> for more information.</p>	<p>Variable length</p> <p>Alphanumeric</p> <p>Up to five characters</p> <p><b>REQUIRED</b></p>
75	Township	<p>This entry reflects the township where the property is located. It requires a two-digit number and one alpha character.</p>	<p>Fixed length</p> <p>Alphanumeric</p> <p>Three characters</p> <p><b>REQUIRED</b></p>
76	Range	<p>This entry reflects the range where the property is located. It requires a two-digit number and one alpha character.</p>	<p>Fixed length</p> <p>Alphanumeric</p> <p>Three characters</p> <p><b>REQUIRED</b></p>
77	Section or Grant Number	<p>This entry reflects the section number or grant number where the property is located.</p>	<p>Fixed length</p> <p>Alphanumeric</p> <p>Three characters</p> <p><b>REQUIRED</b></p>

NAL Field		NAL Field Description	NAL Field Specifications
78	Census Block Group	<p>This entry reflects the parcel's US Census Block Group (or center of the parcel if located in multiple block groups). Use the complete Federal Information Processing Standard (FIPS) code.</p> <p>Example: 1200100020010000 (up to 16 characters)</p> <p>The 2020 US Census Block Group is the 16-character GEOID20 column. 2020 Census Block Group shapefiles for each county are available for download from the respective counties' "Misc-To-PA" folders on the department's SFTP.</p>	<p>Variable length Alphanumeric Up to 16 characters <i>REQUIRED</i></p>
79	Physical Location - Street Address line 1	<p>This entry reflects the parcel's physical street address. If the parcel is vacant and has not been assigned a street number, enter the name of the fronting (or ingress/egress) road.</p>	<p>Variable length Alphanumeric Up to 40 characters <i>REQUIRED</i></p>
80	Physical Location - Street Address line 2	<p>This entry reflects the parcel's additional physical address information (e.g., suite number), if applicable.</p>	<p>Variable length Alphanumeric Up to 40 characters <i>If not applicable, leave blank</i></p>
81	Physical Location - City	<p>This entry reflects the city of the parcel for all <u>vacant or improved</u> parcels.</p>	<p>Variable length Alphanumeric Up to 40 characters</p>
82	Physical Location - US Zip Code	<p>This entry reflects the designated five-digit United States ZIP Code of the parcel for all <u>vacant or improved</u> parcels.</p>	<p>Fixed length Numeric Five digits <i>REQUIRED</i></p>
83	Alternate Key	<p>This entry reflects the alternate key identifier if the county uses an alternate key system.</p>	<p>Variable length Alphanumeric Up to 26 characters <i>If not applicable, leave blank</i></p>
<p><b>PORTABILITY CODES (FIELD 84 THROUGH FIELD 89)</b></p> <p>Data entries for fields 84 through 89 relate to homestead parcels with assessment limitation differences that were transferred from previous homesteads for the current assessment file. Complete these fields only in the year when the transfer occurs.</p>			
84	Flag for Current Year Assessment Difference Transfer	<p>This entry reflects whether an assessment limitation difference was transferred to the parcel for the assessment year. <u>The only acceptable entry for this field is 1.</u></p>	<p>Fixed length Numeric One digit (only the number 1) <i>If not applicable, leave blank</i></p>

NAL Field		NAL Field Description	NAL Field Specifications
85	Number of Owners of Previous Homestead	This entry reflects the previous homestead's number of owners that the property appraiser used to calculate the transferred assessment limitation difference amount. This number should be the denominator in the calculation of the transferred difference. If the transferred difference was not split, enter the number 1.	Variable length Numeric Up to two digits <i>If not applicable, leave blank</i>
86	Assessment Difference Value Transferred	This entry reflects the value of the assessment difference that the property appraiser transfers and subtracts from just value to determine the new homestead's assessed value. This difference is calculated based on s. 193.155(8)(a), F.S. If the property appraiser has <u>granted</u> an application for an assessment limitation difference but the granted differential amount is \$0.00, then enter 0 in this field.	Variable length Numeric Up to 12 digits <i>If not applicable (including denied applications), leave blank</i>
87	County Number of Previous Homestead	This entry reflects the Department's county number from which the property appraiser transferred the assessment difference (refer to the county number list in <a href="#">Addendum D</a> ).	Fixed length Numeric Two digits <i>If not applicable, leave blank</i>
88	Parcel ID of Previous Homestead	This entry reflects the parcel ID of the homestead from which the property appraiser transferred the assessment difference.	Variable length Alphanumeric Up to 26 characters <i>If not applicable, leave blank</i>
89	Year in Which Value Transferred	This entry reflects the year in which the property appraiser transferred the assessment difference. The year must be one of the three immediately previous years.	Fixed length Numeric Four digits <i>If not applicable, leave blank</i>
90	Exemptions	<p>This entry reflects all exemption codes and exemption values for multiple exemptions. See <a href="#">Addendum I</a> for the complete list of valid NAL exemption codes.</p> <p>The format in the commas delimiting this field is the exemption code, followed by a semicolon, followed by the exemption value, followed by a semicolon for each applicable exemption. Each additional exemption code and value will follow with the same format.</p> <p>Submit a specific exemption code only once. If a code has multiple exemptions, then sum the individual exemption amounts into one total for that code and submit it as one code with one corresponding summarized value.</p> <p><b>Example of a parcel with three exemptions:</b> ...,01;25000;02;25000;34;500,...</p>	Variable Numeric that must end with a comma

NAL Field		NAL Field Description	NAL Field Specifications
91	Parcel ID Change Field	This entry reflects the previous parcel ID if the formatting of the parcel ID numbering system has changed since the last tax file submission. Enter the previous parcel ID; otherwise, leave blank.	Variable length Alphanumeric Up to 26 characters <i>If not applicable, leave blank</i>
92	File Sequence Number	This entry reflects the file sequence number. A number will be assigned in the order accounts appear on the assessment file.	Variable length Numeric Up to seven digits <b>REQUIRED</b>

## 6 SDF General Data Requirements

The real property sale data file, referred to as the Sale Data File (SDF), must be prepared and compiled according to requirements established by the Department. The property appraiser must submit an SDF at the same time as an NAL. The Department processes the NAL and SDF files as a paired set. The SDF contains all sales for the preceding year and current calendar year up to approximately 30 days before the time of submission. Like the NAL, the Department requires a comma delimited (CSV) file format. The SDF must be submitted by the following dates: April 1 as part of the sales submission; prior to a final conference with the Department (only in-depth review counties with appraisal samples submit files at this time), July 1 as part of the preliminary submission; and after certification to the tax collector for the certified final submission. If the Value Adjustment Board (VAB) proceedings are prolonged, the property appraiser submits a second certified final at the end of the VAB proceedings.

### 6.1 All Sales Must Be on the SDF

The SDF must include all transfers of ownership of real property, meaning all documents that convey title to real property and have a documentary stamp amount posted by the county clerk's office, including documents that have minimal documentary stamp amounts of \$0.00 or \$0.70 (\$0.60 in Miami-Dade). For each transfer of ownership in the previous year, the required data include:

- Sale price, indicated by the documentary stamps posted on the transfer document (Field 8)
- Sale date (Fields 9 and 10) *Note: Data in the Sale Year and Sale Month fields should reflect the date of execution (the date the deed was signed, witnessed, and notarized), not the recording date. If there are multiple notarization dates, use the latest one.*
- Official record book and page number or clerk instrument number (see Fields 11-13)
- The basis for qualification or disqualification of the sale (Field 5)

#### 6.1.1 Current Year Sales Listed on the SDF

For the April 1, 2022, sales submission and all subsequent 2022 submissions, the SDF accompanying the NAL file must list all transfers of ownership from the prior calendar year. In addition, the file must include all sales for the current year up to the date of the file submission.

The Department will use the recording date to determine if the property appraiser entered a sale on time, as stated in section 193.114(2)(n), F.S.

## 6.2 SDF Data Fields/Production Guide

There are 14 data fields that must be included in the SDF. The table in Section 7 provides details for each field and specifications for the data format.

## 6.3 Real Property Transfer Codes

Property appraisers must use the Real Property Transfer Code (RPTC) lists on the Department's [Complete Submission website](#). Under the heading "Real Property Transfer Qualification Codes" are two lists, one for 2021 transfers and one for 2022 transfers. They are also provided as an addendum to this document (see [Addendum J](#)). Any changes to the list (from one year to the next) will be in blue text (minor) or red text (major).

Details for the requirement for each RPTC are provided in the Department's [Real Property Transfer Code Training](#) manual.

Use of RPTCs 41 and 99 is restricted. The Department runs specific edits to ensure these are applied properly based on the following:

**RPTC 41** - Before a property appraiser may use real property transfer code 41 for any sale, the property appraiser must have approval from the Department. The requirements for requesting approval to use code 41 are posted on the Department's [Complete Submission website](#). For the Department to consider approving a property appraiser's use of code 41, the property appraiser must send the required documentation to the Department by March 1 or the next business day for sales reported on the April 1 SDF, and by June 1 or the next business day for sales reported on the preliminary SDF. **For questions regarding RPTC 41, please contact Derek Salyer at [derek.salyer@floridarevenue.com](mailto:derek.salyer@floridarevenue.com) or (850) 617-8940.**

**RPTC 99** - If a qualification decision cannot be reached and it is within 90 days of the recorded date, use transfer code 99. This code is only acceptable within 90 days after the recorded date. Code 99 is invalid for transfers recorded or otherwise discovered past the 90-day window. For the April 1 sales submission, the only transactions that could have transfer code 99 are those recorded after January 1, 2022. On the preliminary submission, only sales recorded after April 1 of the current calendar year could have transfer code 99. The Department will use the recording date to determine if the property appraiser entered a sale on time, as stated in s. 193.114(2)(n), F.S.

## 6.4 SDF Data Field Edits

The SDF data field edits identify discrepancies that the Department reviews to determine the extent of the discrepancies and the number of parcels involved. The Department calculates a discrepancy rate for the sale data field edits. The discrepancy rate is the number of discrepancies divided by the total number of sales submitted. Sale data field edits have an assigned discrepancy threshold of 5 percent. The Department will communicate these discrepancies to the county by telephone and/or a follow-up email. The county must take corrective action where required. **Note:** The Department may request a resubmission on all edit levels based on the extent of the discrepancies (s.193.1142(1)(b), F.S.).

For details on the SDF data field edits and the SDF edit report, please see the *2022 Assessment Roll Edit Guide for NAL, SDF, and NAP* posted on the Department's [Complete Submission website](#). **For questions regarding the**

SDF field edits, contact Sonja Hinton (sonja.hinton@floridarevenue.com or (850) 617-8844) or Jessie Cooksey (jessie.cooksey@floridarevenue.com or (850) 617-8933).

## 7 SDF Roll Production Guide/Data Record Layout

SDF Field		SDF Field Description	SDF Field Specifications
1	File Type	This entry reflects the file type (S for SDF). <i>Same for every row of data.</i>	Fixed length Alphabetical One character (S for SDF) <b>REQUIRED</b>
2	County Number	This entry is the unique two-digit number assigned to each county for identification purposes. See list in <a href="#">Addendum D</a> . <i>Same for every row of data.</i>	Fixed length Numeric Two digits <b>REQUIRED</b>
3	Parcel Identification Code	This entry reflects a unique code applied to each parcel. It should be based on a parcel coding system applied uniformly throughout the county.	Variable length Alphanumeric Up to 26 characters <b>REQUIRED</b>
4	Assessment Year	This entry reflects the current assessment year. <i>Same for every row of data.</i>	Fixed length Numeric Four digits <b>REQUIRED</b>
5	Sale Transfer Code (Qualification Code)	This entry reflects the real property transfer (or qualification) code for each sale. All sales listed must have a corresponding transfer code. Please use the RPTCs for the current assessment year provided in <a href="#">Addendum J</a> .	Fixed length Numeric Valid two-digit codes (01-06, 11-14, 16-21, 30-43, 98-99) <b>REQUIRED</b>
6	Vacant or Improved Code	Use V for vacant property or I for improved property to describe <u>what the sale price includes</u> , not what the property is at the time of sale. For example, if the sale price is for land and improvements but the improvements are not built yet (i.e., pre-construction sale), please use an I code to indicate an improved sale.	Fixed length Alphabetical One-character (V or I) <b>REQUIRED</b>

7	Sale Property Change Code	<p>This entry reflects a numeric code indicating any significant changes in property characteristics that occurred between the sale date and the assessment date. Qualified sales (01 or 02) with sale change codes 1-8 will be excluded from sales ratio analysis with the exception of qualified sales (01 or 02) with sale change codes 3-4, where the new construction or deletion value is 10 percent or less, which will be adjusted and included for sales ratio analysis. <b>NOTE:</b> If two or more codes occur after the sale date and before the property appraiser submits the SDF to the Department, use code 6.</p> <p>Valid Sale Property Change Codes are:  1=Split, 2=Combine, 3=New Construction, 4=Deletion, 5=Disaster, 6=Other (requires explanation to DOR if used), 7=Remodel or Renovation, 8=Incomplete New Construction</p>	<p>Fixed length Numeric  One-digit code (1-8)  <i>If not applicable, leave blank</i></p>
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SDF Field		SDF Field Description	SDF Field Specifications
8	Sale Price	This entry reflects the sale price as documentary stamps indicate.	<p>Variable length  Numeric  Up to 12 digits  <b>REQUIRED</b></p>
9	Sale Year	This entry reflects the date of execution of instrument (year). <b>Note:</b> Data in the Sale Year field should reflect the date of execution (the date the deed was signed, witnessed, and notarized), not the recording date. If there are multiple notarization dates, use the latest one.	<p>Fixed length  Numeric  Four digits (year)  <b>REQUIRED</b></p>
10	Sale Month	This entry reflects the date of execution of instrument (month). <b>Note:</b> Data in the Sale Month field should reflect the date of execution (the date the deed was signed, witnessed, and notarized), not the recording date. If there are multiple notarization dates, use the latest one.	<p>Fixed length  Numeric  Two digits, 01-12  <b>REQUIRED</b></p>
11	Official Record Book	Fill either fields 11 and 12 or field 13, <u>not both</u> . This entry reflects the official record (O.R.) book number of the sale. If this field is populated, field 12 must also be populated.	<p>Variable length  Alphanumeric  Up to six characters  <i>Required if field 13 is blank or field 12 is populated</i></p>
12	Official Record Page	Fill either fields 11 and 12 or field 13, <u>not both</u> . This entry reflects the official record (O.R.) page number of the sale. If this field is populated, field 11 must also be populated.	<p>Variable length  Alphanumeric  Up to six characters  <i>Required if field 13 is blank or field 11 is populated</i></p>



13	Clerk of the Court Instrument Number	Fill either field 13 or fields 11 and 12, <u>not both</u> . This entry reflects the clerk of court instrument number of the sale.	Variable length Numeric Up to 20 digits <i>Required if fields 11 and 12 are blank</i>
14	Sale Identification Code	This entry reflects a unique code assigned to each itemized sales transaction. This code can be either a unique, internally generated code not exceeding 25 alphanumeric characters or a four-digit code of which the first two digits indicate the year (e.g., 20 or 21) and the second two digits indicate the transaction number (01, 02, 03, etc.). This identification code remains with the sale for all subsequent pertinent submissions. The transaction part of the code preferably reflects the chronological order of the sale's processing.	Variable length Alphanumeric Up to 25 characters <b>REQUIRED</b>

## 8 NAP General Data Requirements

The tangible personal property data file, referred to as the Name-Address-Personal (NAP) file, must be prepared and compiled according to requirements established by the Department. The property appraiser submits this file in a CSV file format, and it is part of the preliminary and all final submissions. The NAP is not required for the April 1 sales submission.

### 8.1 All TPP Accounts Must Be on the NAP

The NAP must include all tangible personal property (TPP) accounts.

### 8.2 NAP Data Fields/Production Guide

There are 36 data fields that must be included in the NAL. The table in Section 9 provides details for each field and specifications for the data format.

### 8.3 Railroad Land Use Codes and NAICS Codes

Property appraisers should classify non-operating railroad property according to its use. For example, an office building that a railroad owns but does not use in its operation should be classified as either use code 17 or 18.

The NAICS code associated with line-haul railroads is 482111, and the code for short line railroads is 482112. The 482111 and 482112 codes are not Florida-specific and are in the NAICS code table. If you are using NAICS code 532411 for private carlines, please change it to the Florida-specific code 482119.

### 8.4 NAP Field Data Edits

The Department will review the NAP data fields and determine the extent of the discrepancies and the number of accounts involved. The NAP edits are part of the complete submission process, and a written explanation or resubmission of the NAP may be required. Counties must review the identified data

discrepancies and submit written responses to the Department within the 10-day preliminary roll complete submission window.

For details on the NAP data field edits and the NAP edit report, please see the *2022 Assessment Roll Edit Guide for NAL, SDF, and NAP* posted on the Department’s [Complete Submission website](#). If you have questions regarding the NAP data edits, please contact Chris Leduc (chris.leduc@floridarevenue.com or (850) 617-8847) or Jessie Cooksey (jessie.cooksey@floridarevenue.com or (850) 617-8933).

## 9 NAP Roll Production Guide/Data Record Layout

NAP Field		NAP Field Description	NAP Field Specifications
1	County Number	This entry is the unique two-digit number assigned to each county for identification purposes. See the list in <a href="#">Addendum D</a> . <i>This number is the same for every row of data.</i>	Fixed length Numeric Two digits <b>REQUIRED</b>
2	Account Identification Code	This entry reflects a unique code applied to each account. It should be based on an account numbering system applied uniformly throughout the county.	Variable length Alphanumeric Up to 20 characters <b>REQUIRED</b>
3	Taxing Authority Code	This entry reflects a code indicating the taxing authorities whose jurisdictions include this account. <u>This is the same as the NAL Taxing Authority Code (field 74).</u>	Variable length Alphanumeric Up to five characters <b>REQUIRED</b>
4	File Type	This entry reflects the file type (P for NAP). <i>Same for every row of data.</i>	Fixed length Alphabetical One character (P for NAP) <b>REQUIRED</b>
5	Assessment Year	This entry reflects the current assessment year. <i>Same for every row of data.</i>	Fixed length Numeric Four digits <b>REQUIRED</b>
6	NAICS Code	This entry reflects the NAICS codes in Rule 12D-8.009(3)(a), Florida Administrative Code. <b>Note:</b> The North American Industry Classification System (NAICS) code list is available <a href="#">here</a> . The list also includes several codes that only the State of Florida uses.	Fixed length Numeric Six digits <b>REQUIRED</b>
7	Furniture, Fixtures and Equipment Just Value	This entry reflects the just value of furniture, fixtures, and equipment. This field should also include the just value of pollution control devices.	Variable length Numeric Up to 12 digits
8	Leasehold Improvements Just Value	This entry reflects the just value of leasehold improvements.	Variable length Numeric Up to 12 digits

9	Total Just Value	This entry reflects the total just value of the personal property. This field must include the total of fields 7 and 8.	Variable length Numeric Up to 12 digits <i>REQUIRED</i>
10	Total Assessed Value	This entry reflects the total assessed value of the personal property. This field must include the pollution control device assessed value if one exists.	Variable length Numeric Up to 12 digits <i>REQUIRED</i>

NAP Field		NAP Field Description	NAP Field Specifications
11	Pollution Control Devices Just Value	This entry reflects the just value of pollution control devices assessed under s. 193.621, F.S. Field 7 must include this value so that it is reflected in field 9.	Variable length Numeric Up to 12 digits
12	Pollution Control Devices Assessed Value	This entry reflects the assessed value of pollution control devices assessed under s. 193.621, F.S. Field 10 must include this value. <b>Note:</b> The total just and assessed values (fields 9 and 10) will be the same if no pollution control device just and assessed values exist. If pollution control device just and assessed values (fields 11 and 12) exist, the difference between the total just and assessed values will equal the difference between the pollution control device just and assessed values.	Variable length Numeric Up to 12 digits
13	Total Exemption Value	This entry reflects the total exemption value and should equal the sum of the exemption values in field 34.	Variable length Numeric Up to 12 digits
14	Total Taxable Value	This entry reflects the total taxable value and should equal the total assessed value (field 10) minus the total exemption value (field 13).	Variable length Numeric Up to 12 digits <i>REQUIRED</i>
15	Penalty Rate	This entry reflects the penalty rates under s. 193.072, F.S.	Variable length Numeric Up to two digits
16	Owner's Name	This entry reflects the primary owner's name.	Variable length Alphanumeric Up to 30 characters <i>REQUIRED</i>
17	Street Address (or P.O. Box) of Owner	This entry reflects the primary owner's street or P.O. box mailing address.	Variable length Alphanumeric Up to 40 characters <i>REQUIRED</i>

18	City of Owner	This entry reflects the city name of the primary owner's mailing address. <u>Only the city name should appear in this field.</u>	Variable length Alphanumeric Up to 40 characters <i>REQUIRED</i>
19	State or Country of Owner	This entry reflects the designated state, territory, or country of the primary owner's mailing address. <u>Only a state or country should appear in this field.</u>	Variable length Alphabetical Up to 25 characters <i>REQUIRED</i>
20	US ZIP Code of Owner	This entry reflects the designated five-digit United States ZIP Code of the primary owner's mailing address. <u>Leave all non-U.S. addresses blank.</u>	Fixed length Numeric Five digits <i>If not applicable, leave blank</i>

NAP Field		NAP Field Description	NAP Field Specifications
21	Owner's State of Domicile	This entry reflects the postal abbreviation for the property owner's state or territory of domicile. <u>Enter "FC" if the owner's domicile is in a foreign country.</u>	Fixed length Alphabetical Two characters <i>REQUIRED</i>
22	Name of Fiduciary Responsible for Paying Taxes (if different from the owner)	This entry reflects the name of the person or entity responsible for paying the bill if different from the owner. Complete this field only if property appraiser records indicate the fiduciary.	Variable length Alphanumeric Up to 30 characters <i>If not applicable, leave blank</i>
23	Street Address (or P.O. Box) of Fiduciary	This entry reflects the street address or P.O. box of the person or entity responsible for paying the bill if different from the owner. Complete this field only if property appraiser records indicate the fiduciary.	Variable length Alphanumeric Up to 40 characters <i>If not applicable, leave blank</i>
24	City of Fiduciary	This entry reflects the city of the person or entity responsible for paying the bill if different from the owner. Complete this field only if property appraiser records indicate the fiduciary.	Variable length Alphanumeric Up to 40 characters <i>If not applicable, leave blank</i>
25	State or Country of Fiduciary	This entry reflects the state, territory, or country of the person or entity responsible for paying the bill if different from the owner. Complete this field only if property appraiser records indicate the fiduciary.	Variable length Alphabetical Up to 25 characters <i>If not applicable, leave blank</i>
26	US ZIP Code of Fiduciary	This entry reflects the designated five-digit United States ZIP Code of the person or entity responsible for paying the bill if different from the owner. Complete this field only if property appraiser records indicate the fiduciary. <u>Leave all non-U.S. addresses blank.</u>	Fixed length Numeric Five digits <i>If not applicable, leave blank</i>

27	Fiduciary Type Code	This entry reflects a code identifying the type of fiduciary responsible for paying the bill. Complete this field only if property appraiser records indicate the fiduciary. Valid Fiduciary Codes are: 1 = Personal Representative 2 = Financial Institution 3 = Other	Fixed length Numeric One digit code (1-3) <i>If not applicable, leave blank</i>
28	Confidentiality Code	This entry identifies any records that are confidential. <u>The only accepted code is 1.</u>	Fixed length Numeric One-digit code (only the number 1) <i>If not applicable, leave blank</i>
29	Physical Location of Property - Street Address	This entry reflects the personal property's physical street address.	Variable length Alphanumeric Up to 40 characters <b>REQUIRED</b>

NAP Field		NAP Field Description	NAP Field Specifications
30	Physical Location of Property - City	This entry reflects the personal property's postal designated city.	Variable length Alphanumeric Up to 40 characters
31	Physical Location of Property - US ZIP Code	This entry reflects the personal property's postal designated ZIP Code.	Fixed length Numeric Five digits <b>REQUIRED</b>
32	Filler	Reserved for future use	<i>Leave blank</i>
33	Alternate Key	This optional entry reflects the alternate key identifier if the county uses an alternate key system.	Variable length Numeric Up to 10 digits <i>If not applicable, leave blank</i>

34	Exemptions	<p>This entry reflects all exemption codes and exemption values for multiple exemptions. See <a href="#">Addendum K</a> for the complete list of valid NAP exemption codes.</p> <p>The format within the commas delimiting this field is the exemption code, followed by a semicolon, followed by the exemption value, followed by a semicolon for each applicable exemption. Each additional exemption code and value will follow with the same format.</p> <p>Submit a specific exemption code only once. If a code has multiple exemptions, then sum the individual exemption amounts into one total for that code and submit it as one code with one corresponding summarized value.</p> <p>Example: ...,M;25000;L;5000;J;500,...</p> <p>The sum of field 34 should equal the amount in field 13</p>	<p>Variable length Alphanumeric that must end with a comma Up to 50 characters</p>
35	Account ID Change Field	<p>This entry reflects the previous account ID if the formatting of the account ID numbering system has changed since the last tax file submission. Enter the previous account ID; otherwise, leave blank.</p>	<p>Variable length Alphanumeric Up to 20 characters <i>If not applicable, leave blank</i></p>
36	File Sequence Number	<p>A number to be assigned in the order accounts appear on the assessment file.</p>	<p>Variable length Numeric Up to eight digits <b>REQUIRED</b></p>

## 10 GIS/Map Data

### 10.1 GIS/Map File Requirements

Under s. 193.1142, F.S., the Department requests that property appraisers submit parcel-level geographic information. Property appraisers may submit maps electronically to the Department’s SFTP site. These files should be placed in the “Mapping” sub-directory in the main county root directory. Data format specifications are listed below. Due to the time it takes to review the map files, the Department requests that map files be submitted by April 1. Between January 1 and March 15, counties may upload GIS files for a test evaluation by the Department. A detailed report of any inconsistencies with submission requirements will be provided to the county.

**Data Projection:** The GIS files should be projected in the correct Florida State Plane Coordinate System Zone, US survey feet units, using NAD83/HARN datum (1990 adjustment).

**Data Format:** A parcel layer polygon file should be in the ESRI shapefile format. The data attributes must contain a PARCELNO field. This PARCELNO field is the unique parcel identification number as listed in Field 2 on the NAL. The Department requests that the property appraiser use no other field name. The formatting of the PARCELNO field should match the data in Field 2 of the NAL file. The naming convention for the parcel layer polygon file is “T\_countyname\_monthdayyear\_parcel.shp” for test submissions and “F\_countyname\_monthdayyear\_parcel.shp” for final submissions.

**Note:** Month, day, and year designations are numeric, with two digits for the month, two digits for the day, and four digits for the year (mmddyyyy). The initial submission date and any subsequent submission dates should each be unique.

Other parcel-level GIS data layers, if available, should be in the ESRI Geodatabase format. If the cartographic elements, as required by Rule 12D-1.009, F.A.C., are not present in the parcel layer polygon file, the Geodatabase must include them. The requested GIS data layers, if available, include:

- Parcel polygons – shapefile format only
- Parcel lines
- Street or road centerlines and annotation
- Railroad layer
- Water features and annotation
- Municipal boundaries
- Taxing district boundaries
- Neighborhood/market areas
- Zoning
- Parcel metadata (recommended FGDC compliant)
- Additional parcel-level GIS layers

## 10.2 GIS Data Edits and Levels

Edits implemented on GIS data submissions are categorized by levels coded 1 through 4. Each edit level applies to a different set of data fields. The Department will note significant discrepancies in the post-roll analysis process under s. 195.097, F.S. The edit guide for GIS data contains the standards for GIS data submissions and lists specific edits at each level of review. The GIS edit guide is on the Department’s Complete Submission website or [here](#).

## 10.3 Letter of Intent for GIS Map Submissions

The Department recognizes that some counties may need additional time to comply with the GIS data submission requirements. Property appraisers needing additional time must notify the Department in writing by May 1 and include a plan to achieve compliance. The preferred method of submitting the letter is by USPS or by email to Tom Canter (Thomas.Canter@floridarevenue.com or (850) 617-8936). The format and a sample letter of intent are included in [Addendum L](#).

## 10.4 Electronic Submission of GIS Data

The preferred method of submitting GIS data is to compress all files into one .zip file and transmit to the Department through the SFTP server. Please contact Len Antal (len.antal@floridarevenue.com or (850) 617-8871) with any questions. The Department will accept GIS data on DVD, CD, or portable hard drive mailed to:

Len Antal  
Florida Department of Revenue Property Tax Oversight  
P.O. Box 3000  
Tallahassee, FL 32315-3000

# 11 Assessment Roll Evaluation Standards

The Department will process each assessment roll in the order received and will approve in-depth assessment rolls based on the median level of assessment (LOA) for each stratum studied. Beginning with the 2020 Preliminary Roll, The Department will approve non-in-depth assessment rolls based on the overall value-weighted median LOA for all studied strata. The overall value-weighted mean LOA will continue to be calculated for both in-depth and non-in-depth rolls and will be transmitted to the Department of Education for indirect equalization of K-12 schools per Chapter 195.096, F.S.

## 11.1 Sale Qualification Study

The Department annually develops a random sample from sales submitted on the April 1 SDF to determine whether those sales are properly qualified or disqualified (s. 195.0995, F.S.). Any county with a percent correct rate less than 90 percent will be subject to a notification of defect. To consider changing its initial sale qualification decision, the Department requires documentation from the property appraiser. The property appraiser is responsible for providing this documentation to the Department for review.

The Department compares the sale qualification study sample drawn from the April 1 SDF to the preliminary SDF to ensure that the property appraiser made the changes for those sampled sales that they agreed to change. For any other sampled sale with a qualification decision change, the property appraiser must submit documentation explaining the change to the Department. **Please contact Derek Salyer (derek.salyer@floridarevenue.com or (850) 617-8914)** with questions.

## 11.2 Strata Classification

Property groups, or strata, are used in subclassifying properties for analysis purposes. The Department does not study all property types during the in-depth study. Per s. 195.096(3)(a), F.S., only those groups which constituted 5 percent or more of the total assessed value of real property in a county must be studied.

The Department takes each parcel’s use code provided on the assessment roll and combines them into one of 13 strata. Only strata 1-7 are considered appropriate to include in the in-depth study. The definition of each strata is listed on the table below **and continues to the following page.**

Property Currently Included in Statistical Analysis:		
STRATUM	DEFINITION	USE CODES
1	Residential property consisting of one primary living unit, including, but not limited to, single-family residences, condominiums, cooperatives, and mobile homes	001, 002, 004, and 005
2	Retirement homes and residential property that consists of two to nine primary living units	006 and 008
3	Non-homestead agricultural and other use-valued property	050 - 069 and 097
4	Vacant and miscellaneous residential	000 and 007



5	Non-agricultural acreage and other undeveloped parcels	010, 040, and 099
6	Improved commercial and industrial property (including multifamily residential with 10 units or more)	003, 011 - 039, and 041 - 049
7	Taxable institutional or governmental, utility, locally assessed railroad, oil, gas and mineral land, subsurface rights, and other real property	070 - 096 and 098 (where taxable value is greater than \$0.00)
<b>Property currently excluded from statistical analysis:</b>		
STRATUM	DEFINITION	USE CODES
8	When one or more of the above strata constitutes less than 5% of the total assessed value of all suitable real property in a county	All use codes, if conditions are met
9	Homestead Agricultural	050 - 069 and 097
10	Government/Institutional Use Codes where Taxable Value = \$0	070 – 096 and 098 where taxable value is \$0.00
11	New construction greater than just value	All non-agricultural use codes if conditions are met
12	New construction greater than assessed value – Agricultural properties	All agricultural use codes (051 - 069, and 097) if conditions are met
13	Residential Common Area/Elements	Use code 009

### 11.3 Stratum Value Grouping

Each stratum is grouped based on value (rather than parcel count). The Department implemented this change in the 2020 ratio study to improve the statistical reliability and representativeness of the study. This change has resulted in the Department completing appraisals in some in-depth counties that have not had appraisal work in the past several studies. This grouping methodology is used for non-in-depth counties as well. For more information regarding this change, please contact Charlie Gordon ([charlie.gordon@floridarevenue.com](mailto:charlie.gordon@floridarevenue.com) or (850) 617-8901).

#### 11.3.1 Stratum Re-grouping

In conjunction with the sub-stratification by value groups, the Department re-groups any stratum at the beginning of an in-depth cycle year when there is an insufficient population to ensure an adequate sample size in all four groups at the conclusion of the study. The current threshold is that each group have a minimum of 10 parcels at the beginning of the in-depth cycle. Additionally, for in-depth stratum, if during the Department’s statistical analysis of the preliminary roll submission, a group has an insufficient number of samples (sales or appraisals), that stratum will be re-grouped into fewer than four groups until a sufficient number of samples exists. For more information regarding this change, please contact Charlie Gordon ([charlie.gordon@floridarevenue.com](mailto:charlie.gordon@floridarevenue.com) or (850) 617-8901).

#### 11.4 Level of Assessment

Under Section 4, Article VII of the Florida Constitution and s. 193.011, F.S., property appraisers must assess property at just value. The Department reviews and approves rolls for two purposes: performance monitoring and indirect equalization of K-12 schools.

**If a county is subject to an in-depth review, for performance monitoring purposes,** the Department will approve in-depth study county assessment rolls based on the median LOA standard of 90 percent for each stratum studied. The minimum acceptable median LOA for each stratum studied is 0.90 (90 percent).

**If a county is subject to a non-in-depth review, for performance monitoring purposes,** the Department will approve non-in-depth study county assessment rolls based on the overall value-weighted median LOA of the county's studied strata. The minimum acceptable overall value-weighted median LOA is 0.90 (90 percent).

**For both in-depth and non-in-depth counties, for indirect equalization purposes,** the Department will approve assessment rolls based on the overall value-weighted mean LOA of the county's studied strata. The minimum acceptable overall value-weighted mean LOA is 0.90 (90 percent).

The Department will return any roll to the property appraiser for correction and resubmission that do not meet the in-depth or non-in-depth level of assessment standards. If the property appraiser does not make the necessary corrections in the time allotted, the Department may disapprove all or any part of any roll not assessed in substantial compliance with the law (s. 193.1142(2)(a), F.S.). This will trigger the procedure for an interim assessment roll, outlined in s. 193.1145, F.S., unless the disapproval is because of a material mistake of fact relating to physical characteristics under s. 193.1142(2)(b), F.S. If the reason for disapproval is noncompliance due to material mistakes of fact relating to physical characteristics of property, the executive director may issue an administrative order as provided in s. 195.097, F.S. In such event, the millage adoption process, extension of tax rolls, and tax collection shall proceed and the interim roll procedures of s. 193.1145, F.S. shall not be invoked.

#### 11.5 Uniformity Standards

The Department uses the coefficient of dispersion (COD) and ratio study uniformity standards listed in Table 2-3 of the Standard on Ratio Studies (p. 34 IAAO, April 2013) as guidance when analyzing tax rolls during the post-roll analysis process.

This document is available at [http://www.iaao.org/media/standards/Standard\\_on\\_Ratio\\_Studies.pdf](http://www.iaao.org/media/standards/Standard_on_Ratio_Studies.pdf).

**Note: The highest acceptable COD for agricultural lands is 25.0.**

Current COD standards for studied strata and county groups are shown in the following table. Please see [Addendum M](#) for current county grouping designations. Please note, the Department completed its triennial review in 2021 and Group 2 COD standards now match Group 1 COD standards for strata 1, 4, and 6

	DOR COD Standards 2022-2024	IAAO Low	IAAO High
		(Stratum low/high from table on page 34 of 2013 IAAO SRS)	
<b>STRATUM 1 &amp; 2</b>		<b>5 to 10</b>	<b>5 to 20</b>
<b>County Group #</b>			
1	5 to 20		
2	5 to 20		
3	5 to 15		
4	5 to 10		
<b>STRATUM 3</b>	<b>5 to 25</b>	<b>N/A</b>	<b>N/A</b>
<b>STRATUM 4</b>		<b>5 to 15</b>	<b>5 to 25</b>
<b>County Group #</b>			
1	5 to 25		
2	5 to 25		
3	5 to 20		
4	5 to 15		
<b>STRATUM 5</b>		<b>5 to 20</b>	<b>5 to 30</b>
<b>County Group #</b>			
1	N/A		
2	5 to 25		
3	N/A		
4	N/A		
<b>STRATUM 6</b>		<b>5 to 15</b>	<b>5 to 25</b>
<b>County Group #</b>			
1	5 to 25		
2	5 to 25		
3	5 to 20		
4	5 to 15		
<b>County Group changes effect on COD standard ranges: September 22, 2021 Three year cycle county group review meeting held - County demographic component data was updated to 2021. Nassau County shifted from group 2 to group 3.</b>			

The Department uses the price-related bias (PRB) statistic in addition to the price-related differential (PRD) as an additional test of vertical equity. The PRB is a better indicator of vertical equity when the appropriate statistical significance is present. The Department notes and analyzes the PRB when the coefficient is less than -0.05 or greater than 0.05 and the relationship is statistically significant to at least the 95 percent confidence level. Additional information on the coefficient of PRB is available in Appendix B of IAAO's *Fundamentals of Mass Appraisal* (2011).

The established standards for the price-related differential (PRD) are:

Stratum	PRD Standard
Strata 1, 2, 4, 5, and 6	0.98 to 1.03
Stratum 3	0.90 to 1.10

### 11.6 Post-Roll Analysis - Notification of Defect with Administrative Order (s. 195.097, F.S.)

During the post-roll analysis process, the Department will determine if problems underlie the statistics. The Department uses stratum CODs, PRDs, and PRBs outside the established standards as indicators of systemic problems, possibly resulting in a notification of defect. The Department may find non-systemic assessment issues and will advise the property appraiser to review and, if necessary, correct these issues. The Department will also offer aid and assistance to help correct the issues. A Notification of Defect with Administrative Order will be issued for recurring and systemic issues.

If the Department issues a Notification of Defect, the following steps are outlined in statute.

- A notification of defect will be issued by November 15.
- The property appraiser's office must reply within 15 days after receipt of a defect notice from the executive director (no later than December 1).
- The property appraiser can either agree to comply or request a conference with the executive director. This conference must be held by December 15.
- By January 1, the executive director shall issue an administrative order detailing the steps to be taken to remedy the issues, even if the property appraiser has stated the intention to comply.
- By January 15, the property appraiser shall notify the Department of either intent to comply or the basis for intended non-compliance with the administrative order.
- If the property appraiser intends to not comply with the administrative order, the Department has the ability to file suit under section 195.092, F.S.
- Upon issuance of the administrative order, the Department shall commence continuing supervision of the preparation of the current rolls to ensure that every reasonable effort is being taken by the property appraiser to comply with the order. The executive director may require the property appraiser to certify in writing the specific steps taken to comply with the administrative order.
- By May 1, the executive director will notify the property appraiser, in writing, as to whether substantial compliance of the administrative order has been met.
- If the executive director determines that substantial compliance has not been met, the property appraiser and each tax-levying agency in a county will receive notice of intent to disapprove the tax roll, in whole or in part. The dates mentioned will be extended if there were earlier extensions requested under section 193.023(1) or 195.096(2)(e), F.S.

### **11.6.1 Additional Horizontal Equity Measure**

During the post-roll analysis process, the Department will review an additional measure of horizontal equity. The level of assessment of each reviewed stratum should be within five percentage points of the county's overall level of assessment. The Department will analyze this measure with other equity measures during the post-roll analysis process.

### **11.6.2 Test for Uniformity of Assessments**

To test for uniformity among assessments, the Department will compare the percent change in just value of the sold parcels to the percent change in just value of unsold parcels and review any just value changes made at the final conference (see [Addendum A](#)). Where analyses indicate a level of assessment for the sample that does not reflect the level of assessment for the population, the Department may issue a notification of defect or a review notice.

### **11.7 Procedural Review**

The Department may conduct procedural reviews as part of the in-depth review of assessment rolls under section 195.096(2), F.S. A procedure review is a supplemental analysis tool the Department uses to ensure that the underlying practice and methodology a property appraiser uses in developing the county's tax roll will result in fair and equitable assessments across all property classifications and values. This sub-process of review effectively complements the Department's statistical modeling by providing information concerning the quality of data in the counties' tax rolls.

A procedure review can be performed on a property appraiser's administrative practices, as well as the statistical methodologies and field appraisal procedures the property appraiser uses to assess property.

The results from this review will be used for budgetary information request support, general educational guidance, consideration in the post-roll analysis process, and aid and assistance planning.

## 12 Department Contact Information

Please contact the Department personnel indicated below with any questions or concerns on the topics listed.

Topic	Point of Contact	Phone Number
PRA-PAN	Jeff Bedonie	(850) 617-8940
Sale Qualification	Derek Salyer	(850) 617-8914
NAL and SDF Data Edits	Jessie Cooksey Sonja Hinton	(850) 617-8933 (850) 617-8844
NAP Data Edits	Chris Leduc Jessie Cooksey	(850) 617-8847 (850) 617-8933
Assessment Roll Format and Complete Submission (test, sales, prelim, final rolls)	Charlie Gordon Tom Canter (GIS)	(850) 617-8901 (850) 617-8936
GIS/Map Data and File Transfer Protocols	Tom Canter (GIS) Len Antal	(850) 617-8936 (850) 617-8871
Exemptions	Mike Cotton	(850) 617-8870
10% Assessment Limitation	Jessie Cooksey Sonja Hinton	(850) 617-8933 (850) 617-8844
Assessment Limitation Difference Transfers (Portability)	Ed Parker	(850) 617-8881
Non-In-Depth Methodology	Jeff Bedonie	(850) 617-8940
DOE Certification and Recaps	Lizette Kelly	(850) 617-8865
Recapitulation Reports (489/403)	Allison Kever	(850) 617-8925
Central Assessment (Railroads)	Russell Cline	(850) 617-8911
Procedural Reviews	Mike Smith	(850) 617-8939
Truth in Millage (TRIM)	Tish Blick	(850) 617-8918
Field Services	Michael Paramore Michael Williams (North) Thom Smith (South)	(850) 617-8866 (850) 718-0155 (850) 717-7655
Service Center Managers	Lisa Douglas (Marianna) Randy Klucher (Tallahassee) Tim Jones (Lake City) Lin Wilhelm (Orlando) John Wilson (Tampa) Orrett Douse (Ft. Myers)	(850) 718-0155 (850) 617-8943 (386) 758-0422 (407) 245-1662 (813) 744-6599 (239) 338-2419

## Addendum A – Documentation of Value Change

**In-Depth Review Exchange of Information.** Before the final conference with an in-depth review county that has appraisal samples, the Department and the property appraiser will exchange information about the in-depth review sample parcels. This information exchange must occur before the final conference in the following sequence of steps.

Note: Steps b, c, and d must occur on the same day.

- a. The property appraiser provides the Department with a current electronic copy of the NAL and SDF files. This step provides a baseline submission for confirming that a property appraiser made just value changes to the populations of parcels that correspond to the sample parcels. The Department may include in its sample statistics any just value changes that the county made. The property appraiser must submit this combined electronic file no later than the day on which steps b, c, and d occur.
- b. The Department gives the property appraiser a list of sample parcels, which includes the values for each subject parcel as they appeared on the electronic copy of the NAL the property appraiser provided in step a.
- c. The property appraiser returns the list of sample parcels after checking the information for any difference. The property appraiser must identify any corrections, deletions, or additions to the information and reconcile the values reported to the Department. The property appraiser also provides the Department with current property record cards for the subject parcels that reflect the information in the reviewed list.
- d. The Department gives the property appraiser another list of sample parcels that contain the Department's estimated market value for each subject parcel.

**Population Changes.** Property appraisers must identify and describe populations of parcels for which they made changes to just value. After meeting with the Department for the final conference, the property appraiser enters these changes into a spreadsheet that the Department provides. The property appraiser sends the spreadsheet and a Population Change Attestation (attached) to the Department's service center manager for review. The Department reviews the data and uploads the population changes.

**Subsequent Analysis.** Based on the requirements of Florida law, including ss. 195.096 and 1011.62(4)(b), F.S., after the property appraiser has submitted the preliminary tax roll, the Department will review the just values of the reported sample parcels and their corresponding populations for inconsistencies. If the Department identifies inconsistencies, the property appraiser must provide an explanation and make the correction.

**Addendum A – Documentation of Value Change, continued**

2022 POPULATION CHANGE ATTESTATION – EXAMPLE

To: Jim Zingale, Executive Director  
Department of Revenue  
Post Office Box 3000  
Tallahassee, Florida 32315-3000

From: Honorable John W. Doe  
Test County Property Appraiser  
115A Amway Highway  
Anywhere, Florida 00000

Date: Month DD, 2022

Subject: Population Changes as a result of 2022 In-Depth Study Final Conference

The purpose of this letter is to document populations which received appropriate value changes in conjunction with a value change to a sample parcel(s). All parcel numbers for the affected population(s) are listed in the attached worksheet. This letter certifies that this office has diligently searched for and identified all appropriate parcels that also received changes similar to those made to the sample parcel(s).

I agree to provide any additional documentation, such as property record cards, maps, and other items relevant to the population change for these parcels.

By signing below, I certify that the information provided in the attached worksheet is accurate, complete, and represents my official response as Property Appraiser.

Sincerely,

Honorable John W. Doe

*Attachment: Value Change Worksheet*



**Addendum B – Recap Forms Checklists**

**Recap Checklist**  
Prelim

DR-489 Series:  
 DR-489 Signed Tax Roll Certification  
 DR-489V Series:  
 County  
 School  
 All Municipalities  
 All Independent Special Districts  
 DR-489EB  
 DR-489PC

DR-493  
 DR-420S (either on eTRIM or with recap)  
 Agricultural Schedule

ACS Counties:  
 Electronic Recap Text File

**Recap Checklist**  
PreVAB

DR-403 Series:  
 DR-403 Signed Certification  
 DR-403V Series:  
 County  
 School  
 All Municipalities  
 All Independent Special Districts  
 DR-403EB  
 DR-403PC  
 DR-403CC  
 DR-403BM

DR-408:  
 Real  
 Tangible Personal Property

DR-488P from VAB:  
 Real  
 Tangible Personal Property

Taxing Authority Code Description

ACS Counties:  
 Electronic Recap Text File  
 DR-403V page 2 lines 1-7 values  
 (using electronic recap Excel Template)

**Recap Checklist**  
PostVAB

DR-403 Series:  
 DR-403 Signed Certification  
 DR-403V Series:  
 County  
 School  
 All Municipalities  
 All Independent Special Districts  
 DR-403EB  
 DR-403PC  
 DR-403CC  
 DR-403BM

DR-408:  
 Real  
 Tangible Personal Property

DR-488 from VAB:  
 Real  
 Tangible Personal Property

Taxing Authority Code Description (if not included in PreVAB package)  
 DR-529 (only if provided by the VAB)

ACS Counties:  
 Electronic Recap Text File  
 DR-403V page 2 lines 1-7 values  
 (using electronic recap Excel Template)



Addendum C – Example of Taxing Authority Code Documentation

County TACD																
TAXAUTH	Parcel count	Taxing Authority	County					Library		School			City	WMD		TOTAL
			Operating	Debt	MSTU-Unincorp	MSTU-Law	MSTU-Fire	Operating	Debt	Required Local	Discretionary	Debt	Operating	Suwannee	Saint Johns	
200	7,822	XXXXXX	8.2829			3.7240		1.2303		4.0160	3.2480				0.2562	20.75740
300	16,377	XXXXXX	8.2829			3.7240		1.2303		4.0160	3.2480			0.3948		20.89600
400	21,312	XXXXXX	8.2829			3.7240		1.2303		4.0160	3.2480				0.2562	20.75740
500	2,898	XXXXXX	8.2829			3.7240		1.2303		4.0160	3.2480			0.3948		20.89600
1700	5,440	XXXXXX	8.2829					1.2303		4.0160	3.2480		5.3900	0.3948		22.56200
2700	765	XXXXXX	8.2829			3.7240		1.2303		4.0160	3.2480		5.2549	0.3948		26.15090
3600	34,101	XXXXXX	8.2829					1.2303		4.0160	3.2480		4.7474		0.2562	21.78080
3700	4,096	XXXXXX	8.2829					1.2303		4.0160	3.2480		4.7474	0.3948		21.91940
4600	1,227	XXXXXX	8.2829			3.7240		1.2303		4.0160	3.2480		5.3194		0.2562	26.07680
5700	3,961	XXXXXX	8.2829					1.2303		4.0160	3.2480		5.8800	0.3948		23.05200
6700	254	XXXXXX	8.2829					1.2303		4.0160	3.2480		6.3686	0.3948		23.54060
7600	472	XXXXXX	8.2829					1.2303		4.0160	3.2480		5.7743		0.2562	22.80770
8700	3,728	XXXXXX	8.2829					1.2303		4.0160	3.2480		5.9999	0.3948		23.17190
9600	3	XXXXXX	8.2829					1.2303		4.0160	3.2480		7.5180		0.2562	24.55140
9700	631	XXXXXX	8.2829					1.2303		4.0160	3.2480		7.5180	0.3948		24.69000

Addendum D – County Identification Numbers

<b>County Numbers</b>			
<b>County #</b>	<b>County Name</b>	<b>County #</b>	<b>County Name</b>
11	Alachua	45	Lake
12	Baker	46	Lee
13	Bay	47	Leon
14	Bradford	48	Levy
15	Brevard	49	Liberty
16	Broward	50	Madison
17	Calhoun	51	Manatee
18	Charlotte	52	Marion
19	Citrus	53	Martin
20	Clay	54	Monroe
21	Collier	55	Nassau
22	Columbia	56	Okaloosa
23	Miami-Dade	57	Okeechobee
24	DeSoto	58	Orange
25	Dixie	59	Osceola
26	Duval	60	Palm Beach
27	Escambia	61	Pasco
28	Flagler	62	Pinellas
29	Franklin	63	Polk
30	Gadsden	64	Putnam
31	Gilchrist	65	Saint Johns
32	Glades	66	Saint Lucie
33	Gulf	67	Santa Rosa
34	Hamilton	68	Sarasota
35	Hardee	69	Seminole
36	Hendry	70	Sumter
37	Hernando	71	Suwannee
38	Highlands	72	Taylor
39	Hillsborough	73	Union
40	Holmes	74	Volusia
41	Indian River	75	Wakulla
42	Jackson	76	Walton
43	Jefferson	77	Washington
44	Lafayette		

**Addendum E - DOR Land Use Codes (NAL Field 5)**

<b>Residential</b>	
000	Vacant Residential – with/without extra features
001	Single Family
002	Mobile Homes
004	Condominiums
005	Cooperatives
006	Retirement Homes not eligible for exemption
007	Miscellaneous Residential (migrant camps, boarding homes, etc.)
008	Multi-family - fewer than 10 units
009	Residential Common Elements/Areas
<b>Commercial</b>	
003	Multi-family - 10 units or more
010	Vacant Commercial - with/without extra features
011	Stores, one story
012	Mixed use - store and office or store and residential combination
013	Department Stores
014	Supermarkets
015	Regional Shopping Centers
016	Community Shopping Centers
017	Office buildings, non-professional service buildings, one story
018	Office buildings, non-professional service buildings, multi-story
019	Professional service buildings
020	Airports (private or commercial), bus terminals, marine terminals, piers, marinas
021	Restaurants, cafeterias
022	Drive-in Restaurants
023	Financial institutions (banks, saving and loan companies, mortgage companies, credit services)
024	Insurance company offices
025	Repair service shops (excluding automotive), radio and T.V. repair, refrigeration service, electric repair, laundries, Laundromats
026	Service stations
027	Auto sales, auto repair and storage, auto service shops, body and fender shops, commercial garages, farm and machinery sales and services, auto rental, marine equipment, trailers and related equipment, mobile home sales, motorcycles, construction vehicle sales
028	Parking lots (commercial or patron), mobile home parks
029	Wholesale outlets, produce houses, manufacturing outlets
030	Florists, greenhouses
031	Drive-in theaters, open stadiums
032	Enclosed theaters, enclosed auditoriums
033	Nightclubs, cocktail lounges, bars
034	Bowling alleys, skating rinks, pool halls, enclosed arenas
035	Tourist attractions, permanent exhibits, other entertainment facilities, fairgrounds (privately owned)
036	Camps
037	Race tracks (horse, auto, or dog)



038	Golf courses, driving ranges
039	Hotels, motels
<b>Industrial</b>	
040	Vacant Industrial - with/without extra features
041	Light manufacturing, small equipment manufacturing plants, small machine shops, instrument manufacturing, printing plants
042	Heavy industrial, heavy equipment manufacturing, large machine shops, foundries, steel fabricating plants, auto or aircraft plants
043	Lumber yards, sawmills, planing mills
044	Packing plants, fruit and vegetable packing plants, meat packing plants
045	Canneries, fruit and vegetable, bottlers and brewers, distilleries, wineries
046	Other food processing, candy factories, bakeries, potato chip factories
047	Mineral processing, phosphate processing, cement plants, refineries, clay plants, rock and gravel plants
048	Warehousing, distribution terminals, trucking terminals, van and storage warehousing
049	Open storage, new and used building supplies, junk yards, auto wrecking, fuel storage, equipment and material storage
<b>Agricultural</b>	
050	Improved agricultural
051	Cropland soil capability Class I
052	Cropland soil capability Class II
053	Cropland soil capability Class III
054	Timberland - site index 90 and above
055	Timberland - site index 80 to 89
056	Timberland - site index 70 to 79
057	Timberland - site index 60 to 69
058	Timberland - site index 50 to 59
059	Timberland not classified by site index to Pines
060	Grazing land soil capability Class I
061	Grazing land soil capability Class II
062	Grazing land soil capability Class III
063	Grazing land soil capability Class IV
064	Grazing land soil capability Class V
065	Grazing land soil capability Class VI
066	Orchard groves, citrus, etc.
067	Poultry, bees, tropical fish, rabbits, etc.
068	Dairies, feed lots
069	Ornamentals, miscellaneous agricultural
<b>Institutional</b>	
070	Vacant Institutional, with or without extra features
071	Churches
072	Private schools and colleges
073	Privately owned hospitals
074	Homes for the aged
075	Orphanages, other non-profit or charitable services



076	Mortuaries, cemeteries, crematoriums
077	Clubs, lodges, union halls
078	Sanitariums, convalescent and rest homes
079	Cultural organizations, facilities
<b>Governmental</b>	
080	Vacant Governmental - with/without extra features for municipal, counties, state, federal properties and water management district (including DOT/State of Florida retention and/or detention areas)
081	Military
082	Forests, parks, recreational areas
083	Public county schools - including all property of Board of Public Instruction
084	Colleges (non-private)
085	Hospitals (non-private)
086	Counties (other than public schools, colleges, hospitals) including non-municipal government
087	State, other than military, forests, parks, recreational areas, colleges, hospitals
088	Federal, other than military, forests, parks, recreational areas, hospitals, colleges
089	Municipal, other than parks, recreational areas, colleges, hospitals
<b>Miscellaneous</b>	
090	Leasehold interests (government-owned property leased by a non-governmental lessee)
091	Utility, gas and electricity, telephone and telegraph, locally assessed railroads, water and sewer service, pipelines, canals, radio/television communication
092	Mining lands, petroleum lands, or gas lands
093	Subsurface rights
094	Right-of-way, streets, roads, irrigation channel, ditch, etc.
095	Rivers and lakes, submerged lands
096	Sewage disposal, solid waste, borrow pits, drainage reservoirs, waste land, marsh, sand dunes, swamps
097	Outdoor recreational or parkland, or high-water recharge subject to classified use assessment
<b>Centrally Assessed</b>	
098	Centrally assessed
<b>Non-Agricultural Acreage</b>	
099	Acreage not zoned agricultural - with/without extra features

## [Addendum F - Disaster Codes and Instructions \(NAL Fields 36 and 37, SDF Field 7\)](#)

### **NAL Disaster Fields**

NAL fields 36 and 37 are reserved for reporting when a natural disaster affects the value of many parcels and might affect the Department's summary statistics for the county. The Department will assign a disaster code (field 36) and corresponding disaster year (field 37), to be entered on the NAL file and will use the code to analyze the effects of the disaster.

The code should be used on each parcel with substantial, observed, physical damage resulting from the disaster. As a guide, the Department recommends a minimum of 5 to 10 percent of the just value of improvements (including special features) as a threshold in determining whether the observed physical damage is substantial.

If the parcel meets the criteria above, please use the appropriate disaster code and respective year shown in the table on the following page. Please note that this applies to those storm-damaged properties for which the just value has increased or decreased.

The Disaster Code should remain until the issues have been resolved and assessments have been restored. The code should be removed:

- After the 5-year statutory time to rebuild and retain the cap.
- If the parcel is sold or has a change in ownership within the 5-year time period.
- When the improvements are replaced or repaired.

### **SDF Notations**

The physical characteristics of sales the property appraiser qualified should not be significantly different than those of the parcel on the date of assessment. Therefore, the Department requests that parcels with significant changes in their physical characteristics between the time of sale and the January 1 assessment date be coded for the change.

If a transfer was an arm's length transaction at the time of sale and was not substantially damaged by a disaster noted in the disaster code table, the sale should be qualified using the appropriate real property transfer codes as usual. However, if a transfer was an arm's length transaction at the time of sale and was substantially damaged by a disaster noted in the disaster code table, the sale should be qualified using the transfer code 03 and the Sale Property Change Code field on the SDF should be populated. Field 7 on the SDF is a one-character field used to indicate the Sale Property Change Code for significant change in property characteristics that occurred between the sale date and the assessment reporting date. The proper code for significant, disaster-related changes is code 5.

If the sale was not arm's length, use the appropriate disqualification code with no associated change code. The Sales Qualification Study will be based on the appropriate real property transfer code at the time of the transaction.

**Addendum F - Disaster Codes and Instructions, continued**

**NAL Disaster Code Table**

Disaster Name	Disaster Date	Affected Counties		NAL Field 36 Code	NAL Field 37 Entry	Status
Tropical Storm Eta	November 2020	Alachua Broward Citrus Collier Dixie Gilchrist Hendry Hernando Hillsborough Lee	Levy Manatee Marion Martin Miami-Dade Monroe Palm Beach Pasco Pinellas Sarasota Sumter	2	2020	Active
Hurricane Sally	September 2020	Bay Calhoun Escambia Franklin Gadsden Gulf Holmes	Jackson Liberty Okaloosa Santa Rosa Walton Washington	2	2020	Active
Hurricane Michael	October 2018	Bay Calhoun Franklin Gadsden Gulf Holmes	Jackson Leon Liberty Taylor Wakulla Washington	2	2018	Active
Toxic Drywall		All		1	varies	

**Request for Input**

The Department requests written input on any disaster-related issues that property appraisers and staff believe may affect the ability to produce accurate and uniform assessments. Please notify the Department of any specific disaster-related issues on the statistical or analytical indicators that are part of the Department’s reviews of assessment rolls. Please be as specific and detailed as possible and include a list of the specific indicators that would be affected, how each listed indicator would be affected, and the disaster-related cause of the impact.

Thank you for your attention to these matters. If you have any concerns or questions about these requests, please contact Jeff Bedonie (jeff.bedonie@floridarevenue.com or (850) 617-8940).





## Addendum G – Minimum Image Technology Standards for Physical Inspection (NAL Field 46)

Subsection 193.023(2), F.S., states, in part, “Where geographically is suitable, and at the discretion of the property appraiser, the property appraiser may use image technology in lieu of physical inspection to ensure that the tax roll meets all the requirements of law.”

Regardless of the data collection method the property appraiser uses, the minimum required result is the collection and maintenance of physical data of sufficient quantity and quality for the property appraiser to establish accurate and uniform valuations of all real property as of January 1 of each year and to meet all other requirements of law. The Department may conduct procedures reviews to evaluate the quantity and quality of physical data the property appraiser maintains. Accurate and uniform valuations of real property require complete, accurate, and timely property data. Property appraisers must have effective procedures for annually collecting and maintaining physical data on real property parcels. The following minimum standards for using image technology are intended to ensure that assessment rolls meet the requirements of law.

1. “The property appraiser shall ensure that all real property within his or her county is listed and valued on the real property assessment roll” (s. 193.085(1), F.S.).
2. Subsection 192.042(1), F.S., requires the property appraiser to assess all real property according to its just value as of January 1 each year.
3. If the date of imagery cannot be determined with a high degree of confidence, the imagery is not reliable for collecting or maintaining physical data.
4. Use imagery only as part of a comprehensive physical data collection program that includes the following:
  - a. A clear and complete data collection manual that is maintained and updated
  - b. A training program for data collection staff based on the data collection manual
  - c. A system for accurately identifying new construction and changes to existing property, including collecting building permits and conducting necessary physical inspections
  - d. A comprehensive quality control system for collecting and maintaining physical data, including desk audits, field audits, data entry edits, data edit reports, and review and correction procedures
5. The Department recommends physical inspections for collecting necessary physical data in the following situations:
  - a. For new parcels and newly improved real property
  - b. When the property appraiser detects physical changes potentially affecting the value of the property
  - c. When the property sells
  - d. When a natural disaster or another catastrophic event physically affects the property
6. The use of image technology is acceptable for ensuring that the tax roll meets the requirements of law when:
  - a. The natural and manmade features affecting the property allow the collection and maintenance of necessary physical data
  - b. The use results in appraisal data that are timely and of sufficient quality and quantity
  - c. The use is part of a comprehensive data collection program that includes necessary physical inspections and results in the timely collection and maintenance of complete and accurate physical characteristics for each real property parcel on the assessment roll to ensure accurate and uniform assessments of all real property as of January 1 each year.

**Addendum H - Special Feature Codes (NAL Field 50)**

<b>Residential</b>		
<b>Code</b>	<b>Title</b>	<b>Elements included in group</b>
R1	Residential Paving	Residential paving (all types), including drives, walks, patios, curbs, pavers, steps, and related items
R2	Residential Outbuildings	Residential outbuildings, including detached porches, decks, gazebos, detached garages and carports, sheds, well/pump houses, utility buildings, workshops, residential hangars, kennels, picnic shelters, greenhouses, and other related detached residential outbuildings
R3	Residential Pools	Residential pools (all types), including spas, hot tubs, pool aprons, pool enclosures, pool heaters, pool equipment sheds, solar panels, and other pool-related items
R4	Residential Fences	Residential fences (all types), including gates
R5	Residential Site Improvements	Residential yard improvements, including tennis courts, basketball courts, wells, patio enclosures, septic tanks, power poles, landscaping materials, sprinkler systems, fountains, retaining walls, pond aerators, barbecues, outdoor lighting, and other related items
R6	Residential Docks	Residential docks, dock coverings, seating, floating slips, boat lifts, sea walls, dock storage, gangways, dock lighting, boat houses, and other related items
R7	Residential Interior Special Features	Residential interior special features, including fireplaces, elevators, and other related items
<b>Commercial</b>		
<b>Code</b>	<b>Title</b>	<b>Elements included in group</b>
C1	Commercial Site Improvements	Commercial paving (all types), including drives, walks, patios, curbs, pavers, asphalt lots/pads, steps, holding ponds, patio enclosures, fountains, ponds, pond aerators, water-scaping, loading docks and wells, railroad spurs, security gates, fencing, retaining walls (all types), outdoor lighting, and other commercial site improvements
C2	Commercial Prefabricated Buildings and Other Out-Buildings	Commercial prefabricated buildings, including service station buildings, prefabricated refrigerators/freezers, food booths, car washes, greenhouses, solar rooms, Quonset buildings, picnic shelters, greenhouses, utility buildings, office structures, air-supported structures, ATM structures, guardhouses, detached porches, decks, gazebos, detached garages and carports, sheds, utility buildings, workshops, kennels, and other related commercial prefabricated buildings



C3	Commercial Trailers and Manufactured Housing Park Special Features	Trailer, recreational vehicle, and manufactured housing parks, and related items, including utilities, pools, and other recreational features
C4	Commercial/Industrial Tanks	Commercial tanks (all types), fuel storage, towers, bulk storage, spillways, exterior hoppers, external metal bins, and other related tank items
C5	Commercial Recreational Facilities	Golf courses and golf course features, bumper-boat facilities, water park special features, commercial pools, spas, hot tubs, pool aprons, pool enclosures, pool heaters, pool equipment sheds, solar panels and other pool items, playground equipment, barbeques, skate parks, food kiosks, theme park special features, grandstands and bleachers, ice-skating rinks, drive-in theaters and related items, radio and TV tower buildings, ship and boat docks and marina features, sports courts, recreational enclosures, and other related recreational facilities
C6	Miscellaneous Commercial/Industrial Structures and Features	Industrial boilers, pumps, piping, electric motors, stacks (all types), metal waste chutes, chimneys, compactors, incinerators, elevators (if not included in base costs), sprinkler systems (all types), crane-ways, fireplaces, balconies, canopies, bank equipment, lifts, and other related industrial items

**Addendum I - NAL Real Property Exemption Codes for the 2022 Roll Submittal (Field 90)**

Revised 11/2020

Statute Citation	Description	HXD Related	NAL				
			Applicable To Taxes Levied By:			Amount	Code
			School Districts	Counties	Municipalities		
196.031(1)(a)	Exemption of homesteads	X	Yes	Yes	Yes	\$25,000	01
196.031(1)(b)	Additional \$25,000 homestead exemption	X	No	Yes	Yes	\$25,000	02
196.075	County additional homestead for persons 65 and older	X	No	Yes	No	Up to \$50,000	03
196.075	Municipality additional homestead for persons 65 and older	X	No	No	Yes	Up to \$50,000	04
196.081	Exemption for service-connected totally and permanently disabled veteran or surviving spouse; surviving spouse of veteran who died while on active duty	X	Yes	Yes	Yes	Total	05
196.091	Exemption for disabled veterans confined to wheelchairs and surviving spouses	X	Yes	Yes	Yes	Total	06
196.095	Exemption for a licensed childcare facility operating in an enterprise zone		Yes	Yes	Yes	Total	07
196.101	Exemption for totally and permanently disabled persons	X	Yes	Yes	Yes	Total	08
196.196	Institutional charitable, religious, scientific, or literary. Section 196.196, F.S., contains criteria for determining applicability.		Yes	Yes	Yes	Total	09
196.1961	County exemption for historic property used for certain commercial or nonprofit purposes		No	Yes	No	Up to 50%	10
196.1961	Municipality exemption for historic property used for certain commercial or nonprofit purposes		No	No	Yes	Up to 50%	11
196.197	Additional provisions for exempting property used by hospitals, nursing homes, and homes for special services		Yes	Yes	Yes	Total	12
196.1975	Exemption for property used by nonprofit homes for the aged		Yes	Yes	Yes	Total	13



Statute Citation	Description	HXD Related	NAL				
			Applicable To Taxes Levied By:			Amount	Code
			School Districts	Counties	Municipalities		
196.1977	Exemption for property used by proprietary continuing care facilities (for each apt. occupied by a person holding a continuing care contract)		Yes	Yes	Yes	\$25,000	14
196.1978 (1)	Affordable housing property exemption		Yes	Yes	Yes	Total	15
196.1978 (2)	Multi-family project used for a charitable purpose (low-income families)		Yes	Yes	Yes	50% Discount	
196.198	Educational property exemption		Yes	Yes	Yes	Total	16
196.1983	Charter school exemption from ad valorem taxes		Yes	Yes	Yes	Total	17
196.1985	Labor organization property exemption		Yes	Yes	Yes	Total	18
196.1986	Community centers exemption		Yes	Yes	Yes	Total	19
196.199	Government property exemption		Yes	Yes	Yes	Total	20
196.1993	Certain agreements with local governments for use of public property		Yes	Yes	Yes	Total	21
196.1995	County economic development ad valorem tax exemptions		No	Yes	No	Up to 100% (10 year expiration)	22
196.1995	Municipality economic development ad valorem tax exemptions		No	No	Yes	Up to 100% (10 year expiration)	23
196.1997	County ad valorem exemptions for historic properties		No	Yes	No	Up to 100% (improvements only; up to 10 years)	24
196.1997	Municipality ad valorem exemptions for historic properties		No	No	Yes	Up to 100% (improvements only; up to 10 years)	25
196.1998	County additional ad valorem tax exemptions for historic properties open to the public		No	Yes	No	Total	26
196.1998	Municipality additional ad valorem tax exemptions for historic properties open to the public		No	No	Yes	Total	27
	Currently not in use						28
196.2001	Not-for-profit sewer and water company property exemption		Yes	Yes	Yes	Total	29
196.2002	Exemption for s. 501(c)(12) not-for-profit water and wastewater systems		Yes	Yes	Yes	Total	30
196.202	Property of blind persons		Yes	Yes	Yes	\$500	31
196.202	Property of widowers		Yes	Yes	Yes	\$500	32
196.202	Property of widows		Yes	Yes	Yes	\$500	33



Statute Citation	Description	HXD Related	NAL					Amount	Code
			Applicable To Taxes Levied By:						
			School Districts	Counties	Municipalities				
196.26(2)	Land dedicated in perpetuity for conservation purposes used exclusively for those purposes (full exemption)		Yes	Yes	Yes	Total	36		
196.26(3)	Land dedicated in perpetuity for conservation purposes used exclusively for those purposes (50% exemption)		Yes	Yes	Yes	50%	37		
196.173	Additional homestead exemption for deployed service members	X	Yes	Yes	Yes	Taxable value of homestead x number of days deployed / 365	38		
196.075	County senior exemption - age 65 & 25-year resident & income not to exceed \$20,000	X	No	Yes	No	Total	39		
196.075	Municipality senior exemption - age 65 & 25-year resident & income not to exceed \$20,000	X	No	No	Yes	Total	40		
196.081(6) 196.102	Exemption for first responder totally and permanently disabled in the line of duty or surviving spouse; surviving spouse of first responder who died in the line of duty	X	Yes	Yes	Yes	Total	41		
196.1987	Biblical History Display Property		Yes	Yes	Yes	Total	42		

**Other Codes**

196.082	Disabled veterans 65 or older homestead discount	X	Yes	Yes	Yes	Percentage equal to percentage disability determined by the USDVA	80
193.703	Reduction in assessment for living quarters of parents or grandparents	X	Yes	Yes	Yes	The lesser of the cost of construction or reconstruction of the property or 20% of the total assessed value as improved	81
197.502	Land available for taxes		Yes	Yes	Yes	Total	82

Addendum J – RPTC Lists (SDF Field 5)

**Real Property Transfer Codes  
for DOR and Property Appraisers to Use Beginning January 1, 2021**

(Revised 10-28-2020)

The property appraiser will use these codes when reporting real property ownership transfers (sales) to the Department under sections 193.114(2)(n) and 195.0995(1), Florida Statutes.

**QUALIFIED Arm's Length Real Property Transfers (included in sales ratio analysis)**

- 01. Transfers qualified as arm's length because of examination of the deed or other instrument transferring ownership of real property
- 02. Transfers qualified as arm's length because of documented evidence

**Arm's Length Real Property Transfers (excluded from sales ratio analysis)**

- 03. Arm's length transaction at time of transfer, but the physical property characteristics changed significantly after the transfer AND prior to the January 1 assessment date, or transfer included property characteristics not substantially complete at the January 1 assessment date (use these subcodes: 1-parcel split, 2-parcel combination, 3-new construction, 4-deletion, 5-disaster, 6-other (including multiple changes), 7-remodel/renovation, 8-incomplete new construction)
- 04. Arm's length transaction at time of transfer, but the legal characteristics changed significantly after the transfer AND prior to the January 1 assessment date
- 05. Arm's length transaction transferring multiple parcels with multiple parcel identification numbers (deed must be recorded on all parcels included in the transaction, and the full sale price, as calculated from the documentary stamp amount, must be reflected on all parcels)
- 06. Arm's length transaction transferring a single parcel that crosses one or more county lines

**DISQUALIFIED Real Property Transfers Based on Deed Type or Examination of the Deed/Real Property Transfer Instrument**

- 11. **Corrective Deed, Quit Claim Deed, or Tax Deed;** deed bearing Florida documentary stamp at the minimum rate prescribed under Chapter 201, F.S.; transfer of ownership in which no documentary stamps were paid
- 12. Transfer to or from financial institutions (use code 18 for government entities); deed stating "In Lieu of Foreclosure" (including private lenders)
- 13. Transfer conveying cemetery lots or parcels
- 14. Transfer containing a reservation of occupancy for more than 90 days (life estate interest)
- 15. Removed - not currently accepted; reserved for future use
- 16. Transfer conveying ownership of less than 100% undivided interest
- 17. Transfer to or from a religious, charitable, or benevolent organization or entity
- 18. Transfer to or from a federal, state, or local government agency (including trustees (or board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations as well as FDIC, HUD, FANNIE MAE, and FREDDY MAC)
- 19. Transfer to or from bankruptcy trustees, administrators, executors, guardians, personal representatives, or receivers
- 20. Transfer to or from utility companies
- 21. **Contract for Deed; Agreement for Deed** (does not include **Warranty Deed** associated with seller financing)

**DISQUALIFIED Real Property Transfers Based on Documented Evidence**

- 30. Transfer between relatives or between corporate affiliates (including landlord-tenant)
- 31. Transfer involving a trade or exchange of land (does not include 1031 exchanges)
- 32. Transfer involving an abnormal period of time between contract date and sale date (examples: pre-construction sales, pre-development sales)
- 33. Transfer that included incomplete or unbuilt common property
- 34. Transfer satisfying payment in full of a prior property contract
- 35. Transfer involving atypical amounts of personal property
- 36. Transfer involving atypical costs of sale
- 37. Transfer in which property's market exposure was atypical; transfer involving participants who were atypically motivated; transfer involving participants who were not knowledgeable or informed of market conditions or property characteristics
- 38. Transfer that was forced or under duress; transfer that was to prevent foreclosure (occurs prior to date shown in judgment order for public sale)
- 39. Transfer in which the consideration paid for real property is verified to be different than the consideration indicated by documentary stamps
- 40. Transfer in which the consideration paid for real property is verified to be significantly influenced by non-market financing or assumption of non-market lease
- 41. Other, including duplicate recordings; requires documentation and prior approval of DOR (see <http://floridarevenue.com/property/Documents/code41req.pdf>)
- 42. Transfer involving mortgage fraud per a law enforcement agency's notification of probable cause
- 43. Transfer in which the sale price (as the documentary stamps indicate) is verified to be an allocated price as part of a package or bulk transaction

**Real Property Transfers with a PENDING Qualification Decision**

- 98. Unable to process transfer due to deed or transfer instrument errors (examples: incomplete or incorrect legal description, incorrect grantor)
- 99. Transfer was recorded or otherwise discovered in the previous 90 days and qualification decision is pending; invalid for transfers recorded or otherwise discovered more than 90 days earlier

**FOR DETAILED INFORMATION ON APPLYING THESE REAL PROPERTY TRANSFER CODES, PLEASE SEE THE TRAINING NARRATIVE AT [http://floridarevenue.com/property/Documents/RPTQC\\_Manual.pdf](http://floridarevenue.com/property/Documents/RPTQC_Manual.pdf)**



**Real Property Transfer Codes**  
**for DOR and Property Appraisers to Use Beginning January 1, 2022**  
(Revised 10-5-2021)

The property appraiser will use these codes when reporting real property ownership transfers (sales) to the Department under sections 193.114(2)(n) and 195.0995(1), Florida Statutes.

**QUALIFIED Arm's Length Real Property Transfers (included in sales ratio analysis)**

01. Transfers qualified as arm's length because of examination of the deed or other instrument transferring ownership of real property
02. Transfers qualified as arm's length because of documented evidence

**Arm's Length Real Property Transfers (excluded from sales ratio analysis)**

03. Arm's length transaction at time of transfer, but the physical property characteristics changed significantly after the transfer AND prior to the January 1 assessment date, or transfer included property characteristics not substantially complete at the January 1 assessment date (use these subcodes: 1-parcel split, 2-parcel combination, 3-new construction, 4-deletion, 5-disaster, 6-other (including multiple changes), 7-remodel/renovation, 8-incomplete new construction)
04. Arm's length transaction at time of transfer, but the legal characteristics changed significantly after the transfer AND prior to the January 1 assessment date
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12. Transfer to or from financial institutions (use code 18 for government entities); deed stating "In Lieu of Foreclosure" (including private lenders)
13. Transfer conveying cemetery lots or parcels
14. Transfer containing a reservation of occupancy for more than 90 days (life estate interest)
15. Removed - not currently accepted; reserved for future use
16. Transfer conveying ownership of less than 100% undivided interest
17. Transfer to or from a religious, charitable, or benevolent organization or entity
18. Transfer to or from a federal, state, or local government agency (including trustees (or board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations as well as FDIC, HUD, FANNIE MAE, and FREDDY MAC)
19. Transfer to or from bankruptcy trustees, administrators, executors, guardians, personal representatives, or receivers
20. Transfer to or from utility companies
21. **Contract for Deed; Agreement for Deed** (does not include **Warranty Deed** associated with seller financing)

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34. Transfer satisfying payment in full of a prior property contract
35. Transfer involving atypical amounts of personal property
36. Transfer involving atypical costs of sale
37. Transfer in which property's market exposure was atypical; transfer involving participants who were atypically motivated; transfer involving participants who were not knowledgeable or informed of market conditions or property characteristics
38. Transfer that was forced or under duress; transfer that was to prevent foreclosure (occurs prior to date shown in judgment order for public sale)
39. Transfer in which the consideration paid for real property is verified to be different than the consideration indicated by documentary stamps
40. Transfer in which the consideration paid for real property is verified to be significantly influenced by non-market financing or assumption of non-market lease
41. Other, including duplicate recordings and **Rehabbed sales**; requires documentation and prior approval of DOR (see <http://floridarevenue.com/property/Documents/code41req.pdf>)
42. Transfer involving mortgage fraud per a law enforcement agency's notification of probable cause
43. Transfer in which the sale price (as the documentary stamps indicate) is verified to be an allocated price as part of a package or bulk transaction

**Real Property Transfers with a PENDING Qualification Decision**

98. Unable to process transfer due to deed or transfer instrument errors (examples: incomplete or incorrect legal description, incorrect grantor)
99. Transfer was recorded or otherwise discovered in the previous 90 days and qualification decision is pending; invalid for transfers recorded or otherwise discovered more than 90 days earlier

FOR DETAILED INFORMATION ON APPLYING THESE REAL PROPERTY TRANSFER CODES, PLEASE SEE THE TRAINING NARRATIVE AT  
[http://floridarevenue.com/property/Documents/RPTQC\\_Manual.pdf](http://floridarevenue.com/property/Documents/RPTQC_Manual.pdf)

Major changes from 2021 Real Property Transfer Codes are in red text; minor changes from 2021 Real Property Transfer Codes are in blue text.





[Addendum K – NAP Personal Property Exemption Codes for the 2022 Roll Submittal \(Field 34\)](#)

Revised 11/2020

Statute Citation	Description	NAP				
		Applicable To Taxes Levied By:			Amount	Code
		School Districts	Counties	Municipalities		
196.195, 196.196, 196.197, 196.1975	Institutional (charitable, religious, scientific, or literary; hospitals, nursing homes, and homes for special services; homes for the aged)	Yes	Yes	Yes	Total	A
196.198, 196.1983	Non-governmental educational property other than under section 196.1985, F.S., and charter schools	Yes	Yes	Yes	Total	B
196.199(1)(a)	Federal government property	Yes	Yes	Yes	Total	C
196.199(1)(b)	State government property	Yes	Yes	Yes	Total	D
196.199(1)(c)	Local government property	Yes	Yes	Yes	Total	E
196.199(2)	Leasehold interests in government property (conditions apply)	Yes	Yes	Yes	Total	F
196.1995	County economic development	No	Yes	No	Total	G
196.2001	Not-for-profit sewer and water company property (not for profit)	Yes	Yes	Yes	Total	H
196.202	Blind exemption	Yes	Yes	Yes	\$500.00	I
196.202	Total and permanent disability exemption	Yes	Yes	Yes	\$500.00	J
196.202	Widows and widowers exemption	Yes	Yes	Yes	\$500.00	K
196.24	Disabled ex-service member or surviving spouse exemption	Yes	Yes	Yes	\$5,000.00	L
196.183	\$25,000 tangible personal property exemption	Yes	Yes	Yes	\$25,000.00	M
196.1999	Space laboratories and carrier exemption	Yes	Yes	Yes	Total	N
196.1978(1) 196.1978(2)	Affordable housing property exemption; Multi-family project used for a charitable purpose (low-income families)	Yes Yes	Yes Yes	Yes Yes	Total 50%	O
196.1995	Municipality economic development	No	No	Yes	Total	P
196.182	Renewable Energy Source Device	Yes	Yes	Yes	80% of Assessed Value	Q



[Addendum L – GIS Template and Sample Letter](#)

**Letter of Intent for GIS Map Submissions Template**

County:

Date of Request:

Roll Year(s):

Contact Person:

Contact Phone:

---

Under section 193.1142, Florida Statutes, please provide the following information in detail. GIS data submission requirements are in Section 10 of the current year Tax Roll Production, Submission, and Evaluation Standards.

Expectations for the evaluation of GIS data by PTO staff are in the current year Assessment Roll Edit Guide for Parcel-Level Geographical Information System (GIS) Information.

These documents are available for download at [http://floridarevenue.com/property/Pages/Cofficial\\_CompleteSubRollEval.aspx](http://floridarevenue.com/property/Pages/Cofficial_CompleteSubRollEval.aspx).

You may include additional pages as needed:

**Data Edit and Layer:**

**Status of Progress Toward Completion:**

**Identification of Challenges and Constraints:**

**Description of Why Additional Time Is Needed to**

**Comply with Roll Submission Standards:**

**Plan for Collecting, Entering, and Reporting the Data Layer:**

**Timetable for Compliance with Requirements for Each Data Layer Listed:**

**Request for Aid and Assistance (e.g., Budget or GIS):**

**Additional Comments:**

Property appraiser's signature: \_\_\_\_\_

By signing, property appraiser agrees to provide necessary GIS data files for test evaluation and detailed feedback by PTO staff between January 1 and March 15 of the year subsequent to this request.



**Addendum M – County Groups/Demographic Component Ranges**

County Groups - 2022 - 2024			
Group 1	Group 2	Group 3	Group 4
Baker County	Columbia County	Alachua County	Broward County
Bradford County	DeSoto County	Bay County	Dade County
Calhoun County	Gadsden County	Brevard County	Duval County
Dixie County	Hardee County	Charlotte County	Hillsborough County
Franklin County	Hendry County	Citrus County	Lee County
Gilchrist County	Highlands County	Clay County	Orange County
Glades County	Jackson County	Collier County	Palm Beach County
Gulf County	Levy County	Escambia County	Pinellas County
Hamilton County	Okeechobee County	Flagler County	
Holmes County	Putnam County	Hernando County	
Jefferson County	Suwannee County	Indian River County	
Lafayette County	Wakulla County	Lake County	
Liberty County		Leon County	
Madison County		Manatee County	
Taylor County		Marion County	
Union County		Martin County	
Washington County		Monroe County	
		Nassau County	
		Okaloosa County	
		Osceola County	
		Pasco County	
		Polk County	
		Saint Johns County	
		Saint Lucie County	
		Santa Rosa County	
		Sarasota County	
		Seminole County	
		Sumter County	
		Volusia County	
		Walton County	
17	12	30	8
<b>Total Count</b>			67

Demographic Component Ranges 2022 thru 2024					
County Groups	Urban/Rural Classification	Population	Parcel Count	Just Value	# Qual. Sales
1	Noncore (nometro) - Small metro	0 - 25,000	0 - 50,000	0 - 2,000,000,000	0 - 500
2	Micropolitan (nonmetro) - Noncore (nonmetro)	25,001 - 100,000	50,001 - 125,000	2,000,000,001 - 10,000,000,000	501 - 2,500
3	Small metro - Medium Metro	100,001 - 900,000	125,001 - 400,000	10,000,000,001 - 75,000,000,000	2,501 - 15,000
4	Large fringe metro - large central metro	900,001 +	400,001 +	75,000,000,001 +	15,001 +



## Attachment Two

NAL Exemption Edits for Continued Testing in 2022			
Exemption	Proposed Exemption Edit	Proposed Edit Level	Action Based on Feedback and Suggestions
General	Are there any parcels where Assessed Value Non School subtract Taxable Value Non School subtract the sum of all county level exemptions does not equal zero?	Level 4	Continued testing
1	Are any parcels receiving exemption 1, a homestead exemption, without any Homestead Assessed Value?	Level 4	Continued testing
2	Are any parcels receiving exemption 2, a homestead exemption, without any Homestead Assessed Value?	Level 4	Continued testing
2	Are any parcels, excluding use code 74, receiving the full amount for exemption 2 (\$25,000) with less than \$75,000 in Homestead Assessed Value? * Additional filters may be added pending HB 7071 becoming law	Level 4	Continued testing
1&2	Are any parcels, excluding use code 74, receiving greater than \$25,000 in either exemption 1 or 2?	Level 4	Continued testing
2	Are any parcels receiving Exemption 2 without receiving Exemption 1?	Level 3	Dropped to Level 3, Continued testing
2	Are there any parcels with Exemption 2 applied to Assessed Value School District?	Level 4	Continued testing
2	Are any homestead properties with an assessed value between (and equal to) \$50,000 and \$75,000 receiving an incorrect calculated exemption 2 amount? * Additional filters may be added pending HB 7071 becoming law	Level 4	Continued testing
39	Are any parcels receiving exemption 39 in a value greater than homestead assessed value?	level 4	Continued testing
3	Are any parcels receiving exemption 3 over the statutory limit?	Level 3	Continued testing
5	Do any Parcels have Exemption 5 attributed to non homestead Assessed Value amounts?	Level 3	Continued testing
6	Do any Parcels have Exemption 6 attributed to non homestead Assessed Value amounts?	Level 3	Continued testing
8	Do any Parcels have Exemption 8 attributed to non homestead Assessed Value amounts?	Level 3	Continued testing
41	Are any parcels receiving exemption 41 without having any homestead assessed value?	Level 2	Dropped to Level 2,

			Continued testing
Exemption	Proposed Exemption Edit	Proposed Edit Level	Action Based on Feedback and Suggestions
41	Do any parcels have exemption 41 attributed to Non-Homestead?	Level 2	Dropped to Level 2, Continued testing
9	Do any Parcels have Exemption 9 attributed to homestead Assessed Value amounts?	Level 2	Continued testing
10	Do any parcels have exemption 10 attributed to homestead values?	Level 2	Continued testing
14	Do any parcels have exemption 14 greater than \$25,000 dollars. Excludes use code 74?	Level 2	Continued testing
19	Are any parcels receiving exemption 19 not totally exempted from taxation?	Level 2	Continued testing
31	Are any parcels receiving blind exemption over \$500 and both homestead applicant's marital status fields are blank?	Level 2	Continued testing
32	Are any parcels receiving widower's exemption over \$500 and either homestead applicant's marital status fields are blank?	Level 2	Continued testing
33	Are any parcels receiving widow's exemption over \$500 and either homestead applicant's marital status fields are blank?	Level 2	Continued testing
34	Are any parcels receiving a totally and permanently disabled exemption over \$500 and either homestead applicant's marital status fields are blank?	Level 2	Continued testing
35	Are any parcels receiving a disabled ex-service member exemption over \$5000?	Level 2	Continued testing
36	Are any parcels receiving the Land that is dedicated in perpetuity for conservation purposes, exemption 36, but does not have any classified use value, excludes use code 95,96,97, and 99?	Level 2	Continued testing
37	Are any parcels receiving exemption 37 where the exemption is greater than 50% of the Assessed land value?	Level 2	Continued testing
38	Are any parcels receiving exemption 38 without first receiving exemption 1 or 2?	Level 2	Continued testing
38	Are any parcels receiving an exemption amount greater than homestead assessed value?	Level 2	Continued testing
39	Are any parcels received exemption 39, a homestead exemption, without homestead Assessed value?	Level 2	Continued testing
16	Are any parcels receiving exemption 16 not totally exempted from taxation?	AA	Continued testing

Exemption	Proposed Exemption Edit	Proposed Edit Level	Action Based on Feedback and Suggestions
20	Are any parcels with a Governmental use code receiving exemption 20 not fully exempt from taxation?	AA	Made Inactive Not retesting
20	Are any parcels receiving exemption 20 and the use code is non-governmental, and the public land field is blank?	AA	Made Inactive Not retesting
20	Are any parcels with an institutional use code receiving governmental exemption 20?	AA	Continued testing
20	Are any parcels with a governmental use code receiving an institutional exemption?	AA	Continued testing
21	Are any parcels under certain agreements with local governments for use of public property receiving exemption 21 not fully exempt from taxation?	AA	Continued testing
21	Do any Parcels have Exemption 21 attributed to homestead Assessed Value amounts?	AA	Continued testing
24	Are any parcels receiving an exemption 24 value greater than the calculated improvement value of the property? Improvement Value is calculated with the following formula: Just Value - Land Value - Special Features value	AA	Continued testing
29	Are any parcels receiving exemption 29 not fully exempt from taxation?	AA	Continued testing
30	Are any parcels receiving exemption 30 not fully exempt from taxation?	AA	Continued testing
* SQL Statements for the edits will be provided in the 2022 edit guide update			

## Attachment Three

NAL Edit Level Shifts			
Current Edit		Edit Shift	Edit
Edit Level	SubReport		
3	14	4	Do any parcels have a total just value not equal to the sum of the miscellaneous just value fields (fields 15, 17, 19, 21, 23, 25, 27, 29, and 31)?
3	15	4	Do any parcels have a total non-school assessed value not equal to the sum of the miscellaneous assessed value fields (fields 16, 18, 20, 22, 24, 26, 28, 30, and 32)?
3	16	4	Do any parcels have a total school assessed value less than the total of the miscellaneous assessed value fields (fields 16, 18, 20, 22, 24, 26, 28, 30, and 32)?
3	17	No level change, 10% of total parcel count threshold added	Do any parcels have a total just value less than the sum of special features value?
3	26	No level change, 10% of total parcel count threshold added	Do any parcels have a physical inspection date more than 5 years old?
AA	20	No level change, 10% of total parcel count threshold added	Exceptional Report - Just Value change from Previous Final (Ratio > 500 %)
HSTD	2	No level change	Does the report show any counts for all unsold properties with the current assessed greater than CPI over the previous assessed value and the current just value is greater than the current assessed value?
HSTD	3	No level change	Does the report show any counts for all unsold properties with the current assessed value increased less than CPI over the previous assessed value and the current just value is greater than the current assessed value?
Non-HSTD	2	Continued testing	Does the report show any counts for all unsold non homestead properties with the current non-school assessed value increased less than 10% over the previous non-school assessed value and the current non-school just value is greater than the current non-school assessed value?
Non-HSTD	4	No level change	Does the report show any counts for all qualified transfers of non-homestead properties where the current non-school assessed value is less than the current non-school just value?
Non-HSTD	5	Continued testing	Does the report show any counts for all unqualified transfers of non-homestead properties where the current non-school assessed value is less than the current non-school just value?

# Attachment Four

F L O R I D A   H O U S E   O F   R E P R E S E N T A T I V E S

ENROLLED

CS/HB 7071, Engrossed 2

2022 Legislature

326 Revenue has approved the assessments in accordance with s.  
327 193.1142 and all hearings have been held with respect to the  
328 particular parcel under appeal.

329 Section 5. Subsections (5), (6), and (7) of section  
330 196.031, Florida Statutes, are renumbered as subsections (6),  
331 (7), and (8), respectively, and a new subsection (5) is added to  
332 that section to read:

333 196.031 Exemption of homesteads.—

334 (5) For the purpose of applying the exemptions in this  
335 section, the real property includes portions of the real  
336 property and contiguous real property assessed solely on the  
337 basis of character or use pursuant to s. 193.461 or s. 193.501,  
338 or assessed pursuant to s. 193.505.

339 Section 6. The amendments made by this act to s. 196.031,  
340 Florida Statutes, are intended to be remedial and clarifying in  
341 nature and apply retroactively, but do not provide a basis for  
342 an assessment of any tax or create a right to a refund of any  
343 tax paid before the effective date of this act. The amendments  
344 do not affect the provisions set forth in s. 193.155, Florida  
345 Statutes, limiting the application of that section only to the  
346 residence and curtilage.

347 Section 7. Paragraphs (k) through (q) of subsection (2) of  
348 section 196.173, Florida Statutes, are redesignated as  
349 paragraphs (j) through (p), respectively, present paragraph (j)  
350 of that subsection is amended, and new paragraphs (q) and (r)



ENROLLED

CS/HB 7071, Engrossed 2

2022 Legislature

351 are added to that subsection, to read:

352 196.173 Exemption for deployed servicemembers.—

353 (2) The exemption is available to servicemembers who were  
 354 deployed during the preceding calendar year on active duty  
 355 outside the continental United States, Alaska, or Hawaii in  
 356 support of any of the following military operations:

357 ~~(j) Operation Observant Compass, which began in October~~  
 358 ~~2011.~~

359 (g) Operation Enduring Freedom - Horn of Africa, which  
 360 began in January 2015.

361 (r) European Reassurance Initiative/European Deterrence  
 362 Initiative, which began in 2014.

363

364 The Department of Revenue shall notify all property appraisers  
 365 and tax collectors in this state of the designated military  
 366 operations.

367 Section 8. The amendments made by this act to s.  
 368 196.173(2), Florida Statutes, first apply to the 2022 ad valorem  
 369 tax roll.

370 Section 9. Application deadline for additional ad valorem  
 371 tax exemption for specified deployments.—

372 (1) Notwithstanding the filing deadline specified in s.  
 373 196.173(6), Florida Statutes, for the 2022 ad valorem tax roll,  
 374 the deadline for an applicant to file an application with the  
 375 property appraiser for an additional ad valorem tax exemption

ENROLLED

CS/HB 7071, Engrossed 2

2022 Legislature

376 under s. 196.173, Florida Statutes, is June 1, 2022.  
 377 (2) If an application is not timely filed under subsection  
 378 (1), a property appraiser may grant the exemption if:  
 379 (a) The applicant files an application for the exemption  
 380 on or before the 25th day after the property appraiser mails the  
 381 notice required under s. 194.011(1), Florida Statutes;  
 382 (b) The applicant is qualified for the exemption; and  
 383 (c) The applicant produces sufficient evidence, as  
 384 determined by the property appraiser, which demonstrates that  
 385 the applicant was unable to apply for the exemption in a timely  
 386 manner or otherwise demonstrates extenuating circumstances that  
 387 warrant granting the exemption.  
 388 (3) If the property appraiser denies an application under  
 389 subsection (2), the applicant may file, pursuant to s.  
 390 194.011(3), Florida Statutes, a petition with the value  
 391 adjustment board which requests that the exemption be granted.  
 392 Such petition must be filed on or before the 25th day after the  
 393 property appraiser mails the notice required under s.  
 394 194.011(1), Florida Statutes. Notwithstanding s. 194.013,  
 395 Florida Statutes, the eligible servicemember is not required to  
 396 pay a filing fee for such petition. Upon reviewing the petition,  
 397 the value adjustment board may grant the exemption if the  
 398 applicant is qualified for the exemption and demonstrates  
 399 extenuating circumstances, as determined by the board, which  
 400 warrant granting the exemption.

ENROLLED

CS/HB 7071, Engrossed 2

2022 Legislature

401 (4) This section shall take effect upon this act becoming  
 402 a law and applies to the 2022 ad valorem tax roll.

403 Section 10. Subsection (2) of section 196.1978, Florida  
 404 Statutes, is amended to read:

405 196.1978 Affordable housing property exemption.—

406 (2)(a) Notwithstanding ss. 196.195 and 196.196, property  
 407 in a multifamily project that meets the requirements of this  
 408 ~~subsection~~ ~~paragraph~~ is considered property used for a  
 409 charitable purpose and is exempt from ad valorem tax beginning  
 410 with the January 1 assessment after the 15th completed year from  
 411 ~~of the term of the earliest of:~~

412 1. The effective date of the recorded agreement on those  
 413 portions of the affordable housing property that provide housing  
 414 to natural persons or families meeting the extremely-low-income,  
 415 very-low-income, or low-income limits specified in s. 420.0004;

416 2. The first day of the first taxable year in which the  
 417 property was placed in service as an affordable housing property  
 418 that provides housing to natural persons or families meeting the  
 419 extremely-low-income, very-low-income, or low-income limits  
 420 specified in s. 420.0004; or

421 3. The date the property received a certificate of  
 422 occupancy or a certificate of substantial completion, as  
 423 applicable, allowing the property to be used as an affordable  
 424 housing property that provides housing to natural persons or  
 425 families meeting the extremely-low-income, very-low-income, or