Parcel Shapefiles Readme

Every April, Property Tax Oversight (PTO) collects Florida county GIS parcel shapefiles. Using GIS software, the shapefiles may be joined with current year county tax rolls or Name, Address, Legal (NAL) files that contain assessment attributes for each parcel. This join is accomplished through the common PARCELNO field found in the parcel shapefiles and the PARCEL_ID field found in NAL files.*

Two versions of 2024 parcel shapefiles are available for download:
- Zipped "PIN" shapefiles containing FID, Shape, and PARCELNO fields represent each county's parcel geometries and have no other attribution attached.
- Zipped "PAR" shapefiles are each county's "PIN" shapefile joined with current year NAL or preliminary approved county tax roll.

2024 "PAR" files will be used to refresh the Statewide Parcel Data map hosted by the Florida Geographic Information Office.

Users may notice differences in record counts between the number of shapefile polygons and the number of NAL records for a given county. There are several reasons the GIS polygon counts may differ from NAL parcel counts.

- First among the reasons would be due to the date of export of a county's parcel shapefile for delivery to PTO. County parcel shapefiles are due to be delivered to PTO by April 1 each year. County tax rolls are delivered to PTO by July 1 each year. Record count differences may be the result of the date of export of the shapefile relative to ongoing tax roll maintenance and the export of tax roll data files for delivery to PTO.
- Records subject to redaction under chapter 119, Florida Statutes, are not included in the NAL files that are available to the public, although in most cases a polygon exists. These features will not have a matching record in the NAL file.
- There may also be polygons included in some county parcel shapefiles that are not required to be listed on the tax rolls, such as certain public rights-of-way.
- Additionally, there are counties that do not map all the condominium units in their GIS but that do submit a separate table. These tables, referred to as related tables, are available for public download.** Related to condo mapping, when using the more common stacked polygon method, there is sometimes a "phantom" polygon at the base of the stack of associated polygons, also contributing to record count differences.
- Multi-parcel polygons, or parcels that may not be physically contiguous but that have common ownership and are listed on the tax roll under one parcel, will also contribute to record count differences.
- There may also be polygons in a parcel shapefile that do not have matching records on a tax roll due to unknown or uncertain ownership.

More complete GIS data may be available by contacting county property appraisers' offices directly.

*Users should be aware of potential parcel identification number formatting issues when using .csv formatted NAL or SDF files and may download DBF files to use with parcel shapefiles.

**Miami-Dade and St. Johns counties maintain condominium property records in files separate from their parcel shapefiles. The additional files are included for download.