

Saint Lucie County Property Tax Overview (2014)

(Interim Data)

Property Valuation			
Just Value of Real Property	\$19,129,945,370	Just Value of Tangible Personal Property	\$4,705,184,312
Total Just Value ¹	\$23,880,397,036	Just Value of Railroads and Private Carlines	\$45,267,354
Total values include Real, Tangible Personal, Railroad, and Carline Properties. County Taxable Value differs from School Taxable Value due to the 10% non-homestead assessment cap and the additional \$25,000 homestead exemption passed into law in 2008. These do not apply to the School tax base.			
School Assessment Limitations and Classifications	\$2,171,505,102	County Assessment Limitations and Classifications	\$2,536,211,859
Total School Assessed Value	\$21,708,891,934	Total County Assessed Value	\$21,344,185,177
Total Value of Exemptions (School Taxable Value)	\$4,438,110,409	Total Value of Exemptions (County Taxable Value)	\$5,716,331,554
Total School Taxable Value	\$17,270,781,525	Total County Taxable Value	\$15,627,853,623
School Taxable Value as a Percent of Just Value	72.32%	County Taxable Value as a Percent of Just Value	65.44%
Prior Year School Taxable Value	\$16,663,510,691	Prior Year County Taxable Value	\$15,177,497,252
Percent Change (2013 vs. 2014)	3.64%	Percent Change (2013 vs. 2014)	2.97%

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

2013 Value Adjustment Board Results and Comparison			
Parcels Filed	908		
Number of Parcels Heard	285		
Number of Parcels Approved	115		
Reduction in Taxable Value	\$9,877,593		
Shift in Taxes Due to Board Action	\$242,609		

Level of Assessment			Tax Collections				
	Current	FL Average	FL Median	Percent of Taxes Levied Collected	Current	FL Average	FL Median
Level of Assessment	92.20	95.46	95.20	98.60%	98.92%	99.33%	

Real Property Parcel and Value Information (Part 1)		
Property Type	Number of Parcels	Just Value
Single Family Residential	115,053	\$12,611,205,100
Multi-Family Residential	1,681	\$256,934,700
Agricultural	2,290	\$1,103,362,873
Vacant Residential	32,081	\$579,741,200
Vacant Non-Agricultural	3,408	\$484,289,800

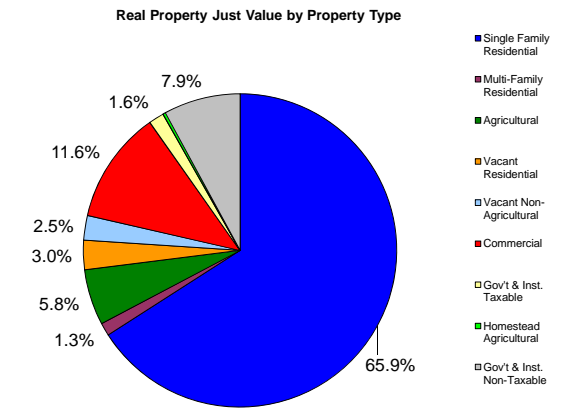
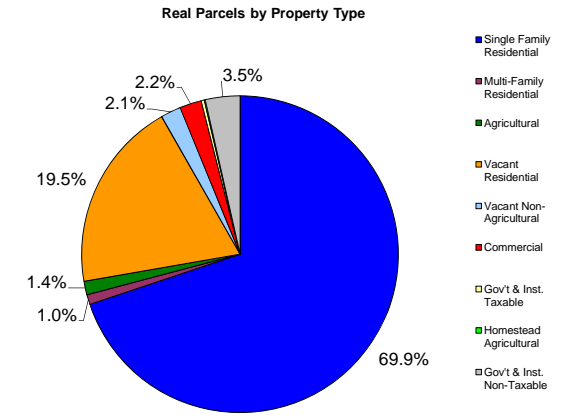
Real Property Parcel and Value Information (Part 2)		
Property Type	Number of Parcels	Just Value
Commercial	3,670	\$2,225,394,859
Gov't & Inst. Taxable	534	\$303,173,617
Homestead Agricultural	189	\$53,804,621
Gov't & Inst. Non-Taxable	5,777	\$1,512,038,600

Property Taxes Levied		Percent of Total
County Ad Valorem Taxes	\$115,682,292	25.12%
School Ad Valorem Taxes	\$125,057,777	27.16%
Municipal Ad Valorem Taxes	\$50,571,961	10.98%
Other Ad Valorem Taxes ²	\$76,464,268	16.60%
Total Ad Valorem Taxes	\$367,776,298	79.86%
Total Non-Ad Valorem Taxes	\$92,740,762	20.14%
Total Taxes (2014)	\$460,517,060	100.00%
Total Taxes (2013)	\$450,314,925	97.78%
Change from Previous Year (2013 vs. 2014)	\$10,202,135	2.22%

² Other Taxes include MSTUs and county-wide, less than county-wide, and multi-county Independent Special Districts.

County Operating Millage Rate Comparison				
2013 Rate	Rolled-Back Rate	Majority Vote Rate	2014 Rate	Extraordinary Vote Required
2.9221	2.8619	8.2728	3.7764	0

Parcel Information				
	2014	2013	Difference	Percent Difference
Number of parcels	164,683	164,641	42	0.03%



Prepared by:
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Additional data is available at the Data Portal on the PTO website:
<http://dor.myflorida.com/dor/property/resources/data.html>