

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Seminole County BCC

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

☒ County ☐ Municipality

☐ School District ☐ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

	Column I Real Property Including Subsurface Rights	Column II Personal Property	Column III Centrally Assessed Property	Column IV Total Property	
1 Just Value (193.011, F.S.)	83,603,946,554	3,482,195,427	13,003,640	87,099,145,621	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	497,209,578			497,209,578	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4 Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5 Just Value of Pollution Control Devices (193.621, F.S.)		10,191		10,191	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7 Just Value of Historically Significant Property (193.505, F.S.)				0	7
8 Just Value of Homestead Property (193.155, F.S.)	45,345,122,633			45,345,122,633	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	14,912,578,009			14,912,578,009	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	22,849,036,334		8,138,539	22,857,174,873	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)				0	11

Assessed Value of Differentials

12 Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	16,171,487,293			16,171,487,293	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	816,826,804			816,826,804	13
14 Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	2,183,091,254			2,183,091,254	14

Assessed Value of All Property in the Following Categories

15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	3,204,872			3,204,872	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)		10,191		10,191	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	29,173,635,340			29,173,635,340	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	14,095,751,205			14,095,751,205	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	20,665,945,080		8,138,539	20,674,083,619	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)				0	24

Total Assessed Value

25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	63,938,536,497	3,482,195,427	13,003,640	67,433,735,564	25
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Exemptions

26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,685,170,239			2,685,170,239	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	2,671,783,714			2,671,783,714	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	252,810,020			252,810,020	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		162,909,809	761,244	163,671,053	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	1,420,996,557	142,667,087		1,563,663,644	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	1,714,093,909	341,532,785		2,055,626,694	31
32 Widows / Widowers Exemption (196.202, F.S.)	39,175,643			39,175,643	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	544,513,789			544,513,789	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	74,835			74,835	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36 Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0			0	36
37 Lands Available for Taxes (197.502, F.S.)	0			0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	2,197,540			2,197,540	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	40,798,704			40,798,704	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	72,688			72,688	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		4,193,494		4,193,494	42

Total Exempt Value

43 Total Exempt Value (add 26 through 42)	9,371,687,638	651,303,175	761,244	10,023,752,057	43
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Total Taxable Value

44 Total Taxable Value (25 minus 43)	54,566,848,859	2,830,892,252	12,242,396	57,409,983,507	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts

County: Seminole

Date Certified: **06/25/2025**

Taxing Authority: Seminole County BCC

Additions/Deletions		Just Value	Taxable Value
1	New Construction	920,335,225	770,495,111
2	Additions		
3	Annexations	0	0
4	Deletions	16,147,014	14,552,916
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%	0	0
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value	0	0
7	Net New Value (1 + 2 + 3 -4 + 5 + 6 = 7)	904,188,211	755,942,195

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	-
9	Just Value of Centrally Assessed Railroad Property Value	11,349,143
10	Just Value of Centrally Assessed Private Car Line Property Value	1,654,497

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	1270
12	Value of Transferred Homestead Differential	167,100,903

		Column 1 Real Property	Column 2 Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	180,811	13,435

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	809	-
15	Land Classified High-Water Recharge (193.625, F.S.) *	-	-
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	-	-
17	Pollution Control Devices (193.621, F.S.)	-	2
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	-	-
19	Historically Significant Property (193.505, F.S.)	-	-
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	97,965	-
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	26,007	-
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,843	-
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	-	-

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	-
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	30	-
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	411	-

* Applicable only to County or Municipal Local Option Levies

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Seminole County Fire District (MSTU)

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

☐ County ☐ Municipality
☐ School District ☐ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	58,766,845,962	2,152,251,672	8,250,766	60,927,348,400	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	0			0	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		10,191		10,191	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	34,454,208,685			34,454,208,685	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	10,954,404,422			10,954,404,422	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	13,358,232,855		5,094,826	13,363,327,681	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	12,254,454,996			12,254,454,996	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	625,825,758			625,825,758	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	1,326,497,195			1,326,497,195	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	0			0	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		10,191		10,191	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	22,199,753,689			22,199,753,689	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	10,328,578,664			10,328,578,664	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	12,031,735,660		5,094,826	12,036,830,486	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	44,560,068,013	2,152,251,672	8,250,766	46,720,570,451	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	1,981,226,818			1,981,226,818	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	1,974,085,492			1,974,085,492	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0			0	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		95,326,294	392,989	95,719,283	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	624,769,298	84,634,780		709,404,078	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	1,030,916,528	247,078,017		1,277,994,545	31
32	Widows / Widowers Exemption (196.202, F.S.)	29,608,432			29,608,432	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	398,519,368			398,519,368	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0			0	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *				0	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	1,555,607			1,555,607	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	32,266,223			32,266,223	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	72,688			72,688	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		3,658,310		3,658,310	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	6,073,020,454	430,697,401	392,989	6,504,110,844	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	38,487,047,559	1,721,554,271	7,857,777	40,216,459,607	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts

County: Seminole

Date Certified: 06/25/2025

Taxing Authority: Seminole County Fire District

Additions/Deletions		Just Value	Taxable Value
1	New Construction	380,809,615	339,585,189
2	Additions		
3	Annexations		
4	Deletions	14,503,411	13,269,131
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 - 4 + 5 + 6 = 7)	366,306,204	326,316,058

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	7,408,129
10	Just Value of Centrally Assessed Private Car Line Property Value	842,637

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	981
12	Value of Transferred Homestead Differential	132,407,959

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	129,722	8,048

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	0	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		2
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	72,339	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	19,028	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	2,940	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	22	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	302	

* Applicable only to County or Municipal Local Option Levies

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: _____ Seminole County Road District (MSTU) _____

County: _____ Seminole _____

Date Certified: 06/25/2025

Check one of the following:

_____ County _____ Municipality

_____ School District _____ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	41,622,240,997	1,386,064,071	7,541,054	43,015,846,122	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.461, F.S.)	0			0	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		10,191		10,191	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	26,184,152,964			26,184,152,964	8
9	Just Value of Non-Homestead Residential Property (193.1554, F.S.)	7,821,854,220			7,821,854,220	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	7,616,233,813		4,644,883	7,620,878,696	10
11	Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	9,138,388,356			9,138,388,356	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	385,022,104			385,022,104	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	961,028,215			961,028,215	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.461, F.S.)	0			0	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		10,191		10,191	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	17,045,764,608			17,045,764,608	21
22	Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	7,436,832,116			7,436,832,116	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	6,655,205,598		4,644,883	6,659,850,481	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	31,137,802,322	1,386,064,071	7,541,054	32,531,407,447	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	1,401,611,747			1,401,611,747	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	1,412,472,195			1,412,472,195	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0			0	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		56,160,584	323,253	56,483,837	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	394,855,694	68,776,006		463,631,700	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	628,460,889	43,843,763		672,304,652	31
32	Widows / Widowers Exemption (196.202, F.S.)	19,887,674			19,887,674	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	295,379,156			295,379,156	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0			0	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *				0	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	1,250,204			1,250,204	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	24,531,333			24,531,333	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	0			0	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		53,728		53,728	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	4,178,448,892	168,834,081	323,253	4,347,606,226	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	26,959,353,430	1,217,229,990	7,217,801	28,183,801,221	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts

County: Seminole

Date Certified: **06/25/2025**

Taxing Authority: Seminole County Road District

Additions/Deletions		Just Value	Taxable Value
1	New Construction	302,783,387	267,873,190
2	Additions		
3	Annexations		
4	Deletions	7,872,638	6,638,358
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 -4 + 5 + 6 = 7)	294,910,749	261,234,832

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	6,853,273
10	Just Value of Centrally Assessed Private Car Line Property Value	687,781

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	728
12	Value of Transferred Homestead Differential	104,155,729

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	89,931	4,743

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	0	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		2
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	51,293	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	11,578	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	1,856	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	17	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	206	

*** Applicable only to County or Municipal Local Option Levies**

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Seminole County Public Schools

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

☐ County ☐ Municipality
☒ School District ☐ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	83,603,946,554	3,482,195,427	13,003,640	87,099,145,621	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	497,209,578			497,209,578	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		10,191		10,191	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	45,345,122,633			45,345,122,633	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	14,912,578,009			14,912,578,009	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	22,849,036,334		8,138,539	22,857,174,873	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	16,171,487,293			16,171,487,293	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	0			0	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	0			0	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	3,204,872			3,204,872	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		10,191		10,191	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	29,173,635,340			29,173,635,340	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	14,912,578,009			14,912,578,009	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	22,849,036,334		8,138,539	22,857,174,873	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	66,938,454,555	3,482,195,427	13,003,640	70,433,653,622	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,685,170,239			2,685,170,239	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	0			0	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0			0	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		162,909,809	761,244	163,671,053	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	2,427,881,384	142,667,087		2,570,548,471	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	2,127,798,299	341,532,785		2,469,331,084	31
32	Widows / Widowers Exemption (196.202, F.S.)	39,175,643			39,175,643	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	603,642,671			603,642,671	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	74,835			74,835	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0			0	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	2,197,540			2,197,540	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	47,584,086			47,584,086	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	91,465			91,465	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		4,193,494		4,193,494	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	7,933,616,162	651,303,175	761,244	8,585,680,581	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	59,004,838,393	2,830,892,252	12,242,396	61,847,973,041	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

**The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: _____ **Seminole**

Date Certified: **06/25/2025**

Taxing Authority: _____ **Seminole County Public Schools**

Additions/Deletions		Just Value	Taxable Value
1	New Construction	920,335,225	790,415,767
2	Additions		
3	Annexations		
4	Deletions	16,147,014	13,886,933
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 -4 + 5 + 6 = 7)	904,188,211	776,528,834

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	11,349,143
10	Just Value of Centrally Assessed Private Car Line Property Value	1,654,497

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	1270
12	Value of Transferred Homestead Differential	167,100,903

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	180,811	13,435

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	809	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		2
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	97,965	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	0	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	0	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	30	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	411	

*** Applicable only to County or Municipal Local Option Levies**

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: St Johns River Water Management District

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

☐ County ☐ Municipality
☐ School District ☒ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	83,603,946,554	3,482,195,427	13,003,640	87,099,145,621	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	497,209,578			497,209,578	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		10,191		10,191	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	45,345,122,633			45,345,122,633	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	14,912,578,009			14,912,578,009	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	22,849,036,334		8,138,539	22,857,174,873	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	16,171,487,293			16,171,487,293	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	816,826,804			816,826,804	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	2,183,091,254			2,183,091,254	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	3,204,872			3,204,872	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		10,191		10,191	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	29,173,635,340			29,173,635,340	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	14,095,751,205			14,095,751,205	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	20,665,945,080		8,138,539	20,674,083,619	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	63,938,536,497	3,482,195,427	13,003,640	67,433,735,564	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,685,170,239			2,685,170,239	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	2,671,783,714			2,671,783,714	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0			0	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		162,909,809	761,244	163,671,053	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	1,420,996,557	142,667,087		1,563,663,644	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	1,714,093,909	341,532,785		2,055,626,694	31
32	Widows / Widowers Exemption (196.202, F.S.)	39,175,643			39,175,643	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	547,221,615			547,221,615	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	74,835			74,835	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0			0	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	2,197,540			2,197,540	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	41,676,474			41,676,474	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	72,688			72,688	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		4,193,494		4,193,494	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	9,122,463,214	651,303,175	761,244	9,774,527,633	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	54,816,073,283	2,830,892,252	12,242,396	57,659,207,931	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

**The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: _____ **Seminole**

Date Certified: **06/25/2025**

Taxing Authority: _____ **St Johns River Water Management District**

Additions/Deletions		Just Value	Taxable Value
1	New Construction	920,335,225	770,834,294
2	Additions		
3	Annexations		
4	Deletions	16,147,014	14,552,916
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 -4 + 5 + 6 = 7)	904,188,211	756,281,378

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	11,349,143
10	Just Value of Centrally Assessed Private Car Line Property Value	1,654,497

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	1270
12	Value of Transferred Homestead Differential	167,100,903

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	180,811	13,435

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	809	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		2
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	97,965	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	26,007	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,843	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	30	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	411	

*** Applicable only to County or Municipal Local Option Levies**

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Altamonte Springs

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

☐ County ☒ Municipality

☐ School District ☐ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	6,888,340,293	532,483,831	639,188	7,421,463,312	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	0			0	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		0		0	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	2,219,816,642			2,219,816,642	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	1,230,491,910			1,230,491,910	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	3,438,031,741		405,228	3,438,436,969	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	845,087,939			845,087,939	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	115,115,385			115,115,385	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	152,205,681			152,205,681	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	0			0	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		0		0	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	1,374,728,703			1,374,728,703	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	1,115,376,525			1,115,376,525	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	3,285,826,060		405,228	3,286,231,288	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	5,775,931,288	532,483,831	639,188	6,309,054,307	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	183,503,446			183,503,446	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	172,875,005			172,875,005	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	27,859,912			27,859,912	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		24,698,980	62,806	24,761,786	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	113,857,241	9,853,515		123,710,756	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	278,762,392	200,315,431		479,077,823	31
32	Widows / Widowers Exemption (196.202, F.S.)	3,156,742			3,156,742	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	16,884,360			16,884,360	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0			0	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0			0	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	83,106			83,106	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	1,088,680			1,088,680	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	72,688			72,688	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		3,565,782		3,565,782	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	798,143,572	238,433,708	62,806	1,036,640,086	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	4,977,787,716	294,050,123	576,382	5,272,414,221	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

**The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: Seminole

Date Certified: **06/25/2025**

Taxing Authority: Altamonte Springs

Additions/Deletions		Just Value	Taxable Value
1	New Construction	25,772,481	24,407,934
2	Additions		
3	Annexations	9,508,008	8,306,507
4	Deletions	0	0
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 - 4 + 5 + 6 = 7)	35,280,489	32,714,441

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	499,715
10	Just Value of Centrally Assessed Private Car Line Property Value	139,473

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	80
12	Value of Transferred Homestead Differential	6,349,023

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	14,904	1,863

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	0	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		0
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	6,566	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	3,641	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	493	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	2	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	20	

*** Applicable only to County or Municipal Local Option Levies**

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Casselberry

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

☐ County ☒ Municipality

☐ School District ☐ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	3,894,962,140	132,054,758	0	4,027,016,898	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	0			0	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		0		0	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	1,655,246,770			1,655,246,770	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	808,687,270			808,687,270	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	1,431,028,100		0	1,431,028,100	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	647,698,953			647,698,953	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	66,879,732			66,879,732	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	105,463,201			105,463,201	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	0			0	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		0		0	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	1,007,547,817			1,007,547,817	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	741,807,538			741,807,538	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	1,325,564,899		0	1,325,564,899	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	3,074,920,254	132,054,758	0	3,206,975,012	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	142,171,822			142,171,822	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	133,898,789			133,898,789	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	2,501,895			2,501,895	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		10,450,955	0	10,450,955	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	53,369,465	1,878,638		55,248,103	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	90,360,994	2,115,489		92,476,483	31
32	Widows / Widowers Exemption (196.202, F.S.)	2,444,016			2,444,016	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	16,835,136			16,835,136	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0			0	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0			0	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0			0	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	1,023,905			1,023,905	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	0			0	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		38,800		38,800	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	442,606,022	14,483,882	0	457,089,904	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	2,632,314,232	117,570,876	0	2,749,885,108	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

**The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: Seminole

Date Certified: **06/25/2025**

Taxing Authority: Casselberry

Additions/Deletions		Just Value	Taxable Value
1	New Construction	25,422,146	23,684,464
2	Additions		
3	Annexations	0	0
4	Deletions	6,630,773	6,630,773
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 - 4 + 5 + 6 = 7)	18,791,373	17,053,691

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	0
10	Just Value of Centrally Assessed Private Car Line Property Value	0

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	37
12	Value of Transferred Homestead Differential	4,536,771

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	10,369	924

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	0	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		0
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	5,050	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	2,076	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	406	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	22	

*** Applicable only to County or Municipal Local Option Levies**

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Lake Mary

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

☐ County ☒ Municipality

☐ School District ☐ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	4,844,141,325	322,654,832	1,013,894	5,167,810,051	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	2,696,520			2,696,520	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		0		0	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	2,046,469,025			2,046,469,025	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	555,776,905			555,776,905	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	2,239,198,875		642,776	2,239,841,651	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	677,342,620			677,342,620	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	14,536,980			14,536,980	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	79,885,292			79,885,292	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	7,107			7,107	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		0		0	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	1,369,126,405			1,369,126,405	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	541,239,925			541,239,925	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	2,159,313,583		642,776	2,159,956,359	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	4,069,687,020	322,654,832	1,013,894	4,393,355,746	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	107,725,000			107,725,000	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	108,972,285			108,972,285	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0			0	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		15,566,670	99,619	15,666,289	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	97,714,916	7,015,271		104,730,187	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	175,641,234	28,099,125		203,740,359	31
32	Widows / Widowers Exemption (196.202, F.S.)	1,760,000			1,760,000	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	19,344,007			19,344,007	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	13,140			13,140	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0			0	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	217,817			217,817	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	2,377,189			2,377,189	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	0			0	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)				0	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	513,765,588	50,681,066	99,619	564,546,273	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	3,555,921,432	271,973,766	914,275	3,828,809,473	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

**The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: Seminole

Date Certified: 06/25/2025

Taxing Authority: Lake Mary

Additions/Deletions		Just Value	Taxable Value
1	New Construction	100,944,271	31,488,466
2	Additions		
3	Annexations	0	0
4	Deletions	206,903	206,903
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 - 4 + 5 + 6 = 7)	100,737,368	31,281,563

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	792,652
10	Just Value of Centrally Assessed Private Car Line Property Value	221,242

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	57
12	Value of Transferred Homestead Differential	7,441,463

		Column 1 Real Property	Column 2 Personal Property
Total Parcels or Accounts		Parcels	Accounts
13	Total Parcels or Accounts	7,077	1,221

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	4	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		0
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	3,973	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	559	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	238	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	1	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	23	

* Applicable only to County or Municipal Local Option Levies

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Longwood

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

County ☐ Municipality ☒

School District ☐ Independent Special District ☐

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	2,986,415,482	167,959,206	883,634	3,155,258,322	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	0			0	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		0		0	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	1,245,124,909			1,245,124,909	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	453,094,109			453,094,109	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	1,288,196,464		554,278	1,288,750,742	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	462,039,269			462,039,269	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	22,879,864			22,879,864	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	87,666,836			87,666,836	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	0			0	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		0		0	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	783,085,640			783,085,640	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	430,214,245			430,214,245	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	1,200,529,628		554,278	1,201,083,906	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	2,413,829,513	167,959,206	883,634	2,582,672,353	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	92,798,625			92,798,625	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	93,861,068			93,861,068	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	12,403,490			12,403,490	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		12,610,083	74,477	12,684,560	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	48,155,610	4,724,699		52,880,309	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	96,371,384	35,824,995		132,196,379	31
32	Widows / Widowers Exemption (196.202, F.S.)	1,520,000			1,520,000	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	14,414,215			14,414,215	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0			0	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	3,387,712	845,371		4,233,083	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	108,356			108,356	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	1,497,985			1,497,985	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	0			0	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		171,561		171,561	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	364,518,445	54,176,709	74,477	418,769,631	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	2,049,311,068	113,782,497	809,157	2,163,902,722	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

**The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: Seminole

Date Certified: **06/25/2025**

Taxing Authority: Longwood

Additions/Deletions		Just Value	Taxable Value
1	New Construction	46,275,614	44,761,854
2	Additions		
3	Annexations	0	0
4	Deletions	21,054	21,054
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 - 4 + 5 + 6 = 7)	46,254,560	44,740,800

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	719,142
10	Just Value of Centrally Assessed Private Car Line Property Value	164,492

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	30
12	Value of Transferred Homestead Differential	2,875,685

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	6,439	1,073

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	0	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		0
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	3,409	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	804	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	514	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	2	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	16	

*** Applicable only to County or Municipal Local Option Levies**

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Oviedo

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

☐ County ☒ Municipality

☐ School District ☐ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	7,051,777,560	196,147,962	0	7,247,925,522	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	14,425,598			14,425,598	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		0		0	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	4,495,027,223			4,495,027,223	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	1,111,130,249			1,111,130,249	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	1,431,194,490		0	1,431,194,490	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	1,663,675,910			1,663,675,910	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	27,022,908			27,022,908	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	185,338,718			185,338,718	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	137,438			137,438	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		0		0	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	2,831,351,313			2,831,351,313	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	1,084,107,341			1,084,107,341	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	1,245,855,772		0	1,245,855,772	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	5,161,451,864	196,147,962	0	5,357,599,826	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	237,275,000			237,275,000	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	241,942,909			241,942,909	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0			0	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		12,663,348	0	12,663,348	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	55,363,326	9,834,849		65,198,175	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	117,173,343	16,596,675		133,770,018	31
32	Widows / Widowers Exemption (196.202, F.S.)	2,600,000			2,600,000	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	76,896,898			76,896,898	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0			0	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0		0	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	222,322			222,322	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	3,390,037			3,390,037	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	0			0	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		0		0	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	734,863,835	39,094,872	0	773,958,707	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	4,426,588,029	157,053,090	0	4,583,641,119	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts

County: Seminole

Date Certified: 06/25/2025

Taxing Authority: Oviedo

Additions/Deletions		Just Value	Taxable Value
1	New Construction	93,875,436	91,334,750
2	Additions		
3	Annexations	167,829	167,829
4	Deletions	600,864	291,768
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 - 4 + 5 + 6 = 7)	93,442,401	91,210,811

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	0
10	Just Value of Centrally Assessed Private Car Line Property Value	0

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	91
12	Value of Transferred Homestead Differential	12,843,103

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	14,337	1,090

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	24	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		0
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	8,826	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	1,219	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	363	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	4	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	35	

* Applicable only to County or Municipal Local Option Levies

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Sanford

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

☐ County ☒ Municipality

☐ School District ☐ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	9,340,779,819	639,896,369	2,855,346	9,983,531,534	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	31,128,414			31,128,414	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		0		0	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	3,000,583,592			3,000,583,592	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	1,838,034,090			1,838,034,090	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	4,471,033,723		1,846,659	4,472,880,382	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	1,076,947,235			1,076,947,235	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	126,553,250			126,553,250	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	489,761,292			489,761,292	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	40,583			40,583	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		0		0	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	1,923,636,357			1,923,636,357	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	1,711,480,840			1,711,480,840	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	3,981,272,431		1,846,659	3,983,119,090	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	7,616,430,211	639,896,369	2,855,346	8,259,181,926	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	260,822,231			260,822,231	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	247,657,695			247,657,695	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0			0	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		25,768,878	194,159	25,963,037	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	591,756,623	36,457,488		628,214,111	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	293,991,420	13,933,973		307,925,393	31
32	Widows / Widowers Exemption (196.202, F.S.)	3,597,211			3,597,211	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	37,485,714			37,485,714	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	61,695			61,695	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	3,534,091	2,153,726		5,687,817	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0			0	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	1,727,314			1,727,314	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	0			0	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		363,623		363,623	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	1,440,633,994	78,677,688	194,159	1,519,505,841	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	6,175,796,217	561,218,681	2,661,187	6,739,676,085	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts

County: Seminole

Date Certified: **06/25/2025**

Taxing Authority: Sanford

Additions/Deletions		Just Value	Taxable Value
1	New Construction	297,030,744	262,541,808
2	Additions		
3	Annexations	6,060,859	2,907,097
4	Deletions	783,051	732,329
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 -4 + 5 + 6 = 7)	302,308,552	264,716,576

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	2,429,220
10	Just Value of Centrally Assessed Private Car Line Property Value	426,126

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	109
12	Value of Transferred Homestead Differential	11,262,781

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	22,274	1,928

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	32	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		0
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	9,217	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	4,396	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	1,599	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	34	

*** Applicable only to County or Municipal Local Option Levies**

The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Winter Springs

County: Seminole

Date Certified: 06/25/2025

Check one of the following:

☐ County ☒ Municipality

☐ School District ☐ Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

Just Value

1	Just Value (193.011, F.S.)	6,381,891,657	104,934,398	70,524	6,486,896,579	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	19,756,875			19,756,875	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)		0		0	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	4,394,992,309			4,394,992,309	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	1,093,371,022			1,093,371,022	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	873,771,451		44,715	873,816,166	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	1,623,279,748			1,623,279,748	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	58,808,537			58,808,537	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	107,800,098			107,800,098	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	90,826			90,826	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)		0		0	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	2,771,712,561			2,771,712,561	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	1,034,562,485			1,034,562,485	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	765,971,353		44,715	766,016,068	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	4,572,337,225	104,934,398	70,524	4,677,342,147	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	253,939,803			253,939,803	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	254,839,503			254,839,503	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0			0	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		4,990,311	6,930	4,997,241	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	62,686,898	4,126,621		66,813,519	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	33,332,253	803,334		34,135,587	31
32	Widows / Widowers Exemption (196.202, F.S.)	4,120,000			4,120,000	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	69,250,716			69,250,716	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0			0	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0			0	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	222,297			222,297	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	5,550,186			5,550,186	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	0			0	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)				0	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	683,941,656	9,920,266	6,930	693,868,852	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	3,888,395,569	95,014,132	63,594	3,983,473,295	44
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

**The 2025 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: Seminole

Date Certified: **06/25/2025**

Taxing Authority: Winter Springs

Additions/Deletions		Just Value	Taxable Value
1	New Construction	26,831,601	23,619,601
2	Additions		
3	Annexations	0	0
4	Deletions	0	0
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 - 4 + 5 + 6 = 7)	26,831,601	23,619,601

Selected Just Values		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	
9	Just Value of Centrally Assessed Railroad Property Value	55,141
10	Just Value of Centrally Assessed Private Car Line Property Value	15,383

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	136
12	Value of Transferred Homestead Differential	17,366,436

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	14,533	593

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	15	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		0
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	9,430	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	1,733	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	185	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	3	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	54	

*** Applicable only to County or Municipal Local Option Levies**