

Monroe County Property Tax Overview (2014)

(Interim Data)

Property Valuation			
Just Value of Real Property	\$28,741,151,842	Just Value of Tangible Personal Property	\$725,871,786
Total Just Value ¹	\$29,467,023,628	Just Value of Railroads and Private Carlines	\$0
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	\$1,934,328,606	County Assessment Limitations and Classifications	\$3,378,136,695
Total School Assessed Value	\$27,532,695,022	Total County Assessed Value	\$26,088,886,933
Total Value of Exemptions (School Taxable Value)	\$5,510,112,966	Total Value of Exemptions (County Taxable Value)	\$5,834,465,710
Total School Taxable Value	\$22,022,582,056	Total County Taxable Value	\$20,254,421,223
School Taxable Value as a Percent of Just Value	74.74%	County Taxable Value as a Percent of Just Value	68.74%
Prior Year School Taxable Value	\$20,433,412,764	Prior Year County Taxable Value	\$19,165,284,424
Percent Change (2013 vs. 2014)	7.78%	Percent Change (2013 vs. 2014)	5.68%

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

2013 Value Adjustment Board Results and Comparison			
Parcels Filed	433		
Number of Parcels Heard	0		
Number of Parcels Approved	0		
Reduction in Taxable Value	\$0		
Shift in Taxes Due to Board Action	\$0		

Property Taxes Levied		Percent of Total
County Ad Valorem Taxes	\$63,345,688	25.99%
School Ad Valorem Taxes	\$79,853,886	32.76%
Municipal Ad Valorem Taxes	\$28,180,664	11.56%
Other Ad Valorem Taxes ²	\$35,976,585	14.76%
Total Ad Valorem Taxes	\$207,356,823	85.07%
Total Non-Ad Valorem Taxes	\$36,394,385	14.93%
Total Taxes (2014)	\$243,751,208	100.00%
Total Taxes (2013)	\$237,541,789	97.45%
Change from Previous Year (2013 vs. 2014)	\$6,209,419	2.55%

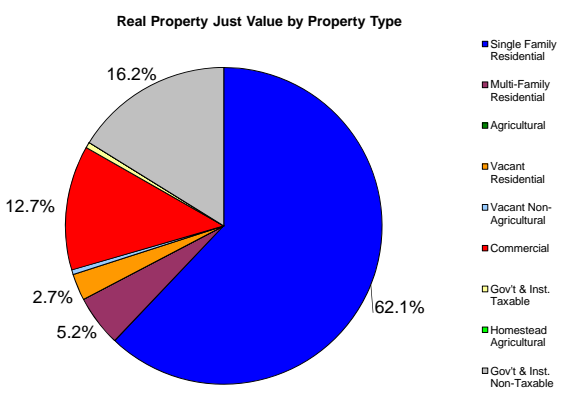
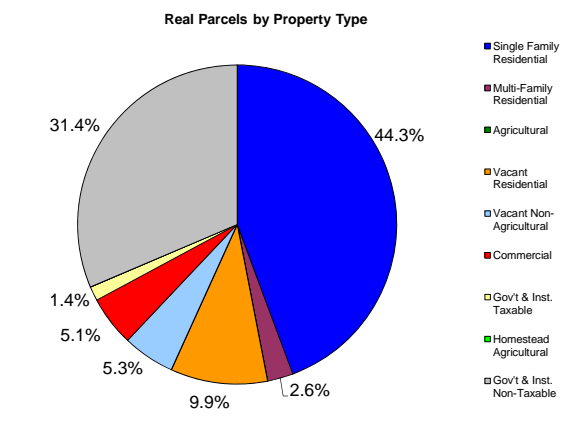
² Other Taxes include MSTUs and county-wide, less than county-wide, and multi-county Independent Special Districts.

County Operating Millage Rate Comparison				
2013 Rate	Rolled-Back Rate	Majority Vote Rate	2014 Rate	Extraordinary Vote Required
3.1380	2.9870	3.8838	3.1275	0

Level of Assessment			Tax Collections				
	Current	FL Average	FL Median	Percent of Taxes Levied Collected	Current	FL Average	FL Median
Level of Assessment	97.80	95.46	95.20	99.52%	98.92%	99.33%	

Parcel Information			
	2014	2013	Percent Difference
Number of parcels	90,104	90,291	-0.21%

Real Property Parcel and Value Information (Part 1)			Real Property Parcel and Value Information (Part 2)		
Property Type	Number of Parcels	Just Value	Property Type	Number of Parcels	Just Value
Single Family Residential	39,946	\$17,847,314,499	Commercial	4,586	\$3,656,610,523
Multi-Family Residential	2,338	\$1,500,453,994	Gov't & Inst. Taxable	1,301	\$170,038,798
Agricultural	0	\$0	Homestead Agricultural	0	\$0
Vacant Residential	8,876	\$776,971,234	Gov't & Inst. Non-Taxable	28,300	\$4,648,199,595
Vacant Non-Agricultural	4,757	\$141,563,199			



Prepared by:
State of Florida
Department of Revenue
Property Tax Oversight
01/2015

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