

Monroe County Property Tax Overview (2016)

(Interim Data)

Property Valuation				Property Taxes Levied		Percent of Total
Just Value of Real Property	\$32,808,430,811	Just Value of Tangible Personal Property	\$728,961,085	County Ad Valorem Taxes	\$65,172,398	25.04%
Total Just Value ¹	\$33,537,391,896	Just Value of Railroads and Private Carlines	\$0	School Ad Valorem Taxes	\$87,848,802	33.76%
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.				Municipal Ad Valorem Taxes	\$32,059,216	12.32%
School Assessment Limitations and Classifications	\$2,640,278,524	County Assessment Limitations and Classifications	\$4,493,162,016	Other Ad Valorem Taxes ²	\$39,569,051	15.21%
Total School Assessed Value	\$30,897,113,372	Total County Assessed Value	\$29,044,229,880	Total Ad Valorem Taxes	\$224,649,467	86.33%
Total Value of Exemptions (School Taxable Value)	\$5,682,191,329	Total Value of Exemptions (County Taxable Value)	\$6,012,672,905	Total Non-Ad Valorem Taxes	\$35,582,836	13.67%
Total School Taxable Value	\$25,214,922,043	Total County Taxable Value	\$23,031,556,975	Total Taxes (2016)	\$260,232,303	100.00%
School Taxable Value as a Percent of Just Value	75.18%	County Taxable Value as a Percent of Just Value	68.67%	Total Taxes (2015)	\$248,667,709	95.56%
Prior Year School Taxable Value	\$23,417,614,705	Prior Year County Taxable Value	\$21,406,157,600	Change from Previous Year (2015 vs. 2016)	\$11,564,594	4.44%
Percent Change (2015 vs. 2016)	7.68%	Percent Change (2014 vs. 2015)	7.59%			

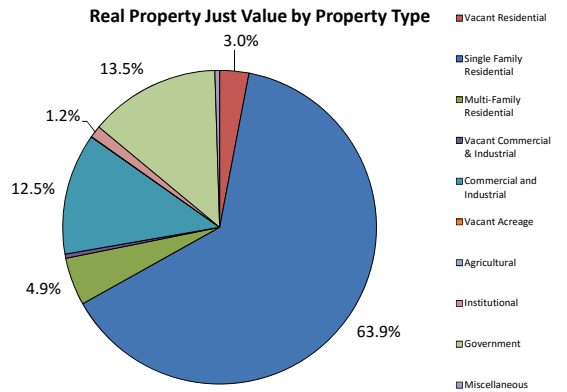
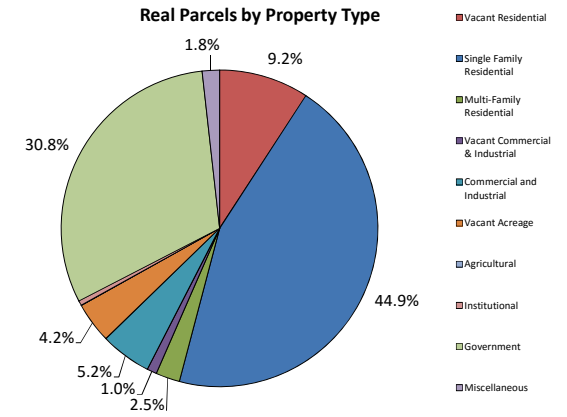
¹ Total Just Value includes Real, Tangible Personal, and Railroad and Private Carline properties.

2015 Value Adjustment Board Results and Comparison			
Parcels Filed	314		
Number of Parcels Heard	37		
Number of Parcels Approved	4		
Reduction in Taxable Value	\$144,357,797		
Shift in Taxes Due to Board Action	\$1,439,695		

County Operating Millage Rate Comparison				
2015 Rate	Rolled-Back Rate	Majority Vote Rate	2016 Rate	Extraordinary Vote Required
2.9753	2.8188	3.6904	2.8297	0

Level of Assessment				Tax Collections				Parcel Information			
Level of Assessment	Current	FL Average	FL Median	Percent of Taxes Levied Collected	Current	FL Average	FL Median	2016	2015	Difference	Percent Difference
	Level of Assessment	92.8	94.8		94.6	99.10%	99.47%		99.43%	Number of parcels	90,187

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
Vacant Residential	8,280	\$989,809,269	Vacant Acreage	3,755	\$6,352,848
Single Family Residential	40,496	\$20,952,104,018	Agricultural	6	\$69,254
Multi-Family Residential	2,216	\$1,622,881,872	Institutional	445	\$408,602,989
Vacant Commercial & Industrial	903	\$135,797,624	Government	27,808	\$4,427,814,964
Commercial and Industrial	4,697	\$4,111,822,434	Miscellaneous	1,581	\$153,175,539



Prepared by:
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Property Tax Oversight
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Additional data is available at the Data Portal on the PTO website:
<http://floridarevenue.com/dor/property/resources/data.htm>