

**Revenue Estimating Conference
Ad Valorem Assessments
March 6, 2023
Executive Summary**

Estimates of the statewide property tax roll are primarily used in the appropriations process to calculate the Required Local Effort (RLE) millage rates. These are the expected rates local school districts must levy in order to generate the required local funding for participation in the Florida Education Finance Program. After taking into account the initial losses and recovery schedule previously adopted for Hurricane Ian, the Revenue Estimating Conference has updated its ad valorem forecast for 2023. Based on the final data for activity occurring in the 2022 calendar year, the new projection is \$3,286.30 billion, which is \$115.31 billion higher than the previous estimate for 2023 adopted in August 2022. While not as strong as 2022's 20.07% growth, the new estimate still represents growth of 12.03% over the prior year. At 96 percent, the value of one mill is now projected to be \$3,154.84 million.

Conditions in Florida's housing market are still important to the overall forecast, but they are not the singular driving factors they once were. While homestead appreciation grew 28.44% in 2022 and topped the prior peak of 26.04% seen in 2006 during the housing boom, appreciation across all property types came in at 24.96%. This included significant increases in vacant land values and the just value of agricultural property. The Conference does not expect this degree of appreciation to continue into subsequent years. Just as record low interest rates brought on the 2021 and 2022 buying surge, tightening monetary policy and elevated mortgage rates have already started to bring a halt to the spree—introducing a dampening effect on price increases or even price decreases. Expected appreciation in 2023 is dropped to 10.77% and goes negative (-2.51%) in 2024. This expectation is in line with the forecast adopted by the Florida Economic Estimating Conference.

County (non-school) taxable value is lower than school taxable value due to the greater number of exemptions available to property owners. In recent years, the Revenue Estimating Conference has been forecasting county taxable value separately from school taxable value. County taxable value on January 1, 2022 came in at \$2,586.64 billion. The new projection for 2023 is \$2,931.42 billion. This represents a year-over-year increase of \$344.78 billion or a 13.33 percent increase from the 2022 actual. The revised estimate is \$96.55 billion higher than the previous estimate for 2023 adopted in August 2022.

July 1, 2023 Certified School Taxable Value

	Actual July 1, 2022 Certified School Taxable Value	August 2022 Estimate of July 1, 2023 Certified School Taxable Value	March 2023 Estimate of July 1, 2023 Certified School Taxable Value	Change in Estimates (Mar. 23 vs Aug. 22)	Change from 2022 Actual	Percentage Change from 2022 Actual
<i>(billions of dollars)</i>						
School Taxable Value	2,933.44	3,170.98	3,286.30	115.31	352.86	12.03%
Real Property	2,779.73	3,007.79	3,138.06	130.28	358.33	12.89%
Personal Property	151.80	152.34	156.35	4.01	4.55	3.00%
Centrally Assessed Property	1.91	1.98	1.98	0.00	0.07	3.50%
Projectd VAB	0.00	8.88	-10.10	-18.98	-10.10	n/a
Value of one mill at 96 percent	2.82	3.04	3.15	0.11	0.34	12.03%

**Total school taxable value includes Value Adjustment Board changes and other tax roll adjustments. Components may not add up to the total.*

January 1, 2023 County Taxable Value

	Actual January 1, 2022 County Taxable Value	August 2022 Estimate of January 1, 2023 County Taxable Value	March 2023 Estimate of January 1, 2023 County Taxable Value	Change in Estimates (Mar. 23 vs Aug. 22)	Change from 2022 Actual	Percentage Change from 2022 Actual
<i>(billions of dollars)</i>						
County Taxable Value	2,586.64	2,834.87	2,931.42	96.55	344.78	13.33%
Real Property	2,432.93	2,680.55	2,783.18	102.63	350.25	14.40%
Personal Property	151.80	152.34	156.35	4.01	4.55	3.00%
Centrally Assessed Property	1.91	1.98	1.98	0.00	0.07	3.50%
Projected VAB	0.00	n/a	-10.10	-10.10	-10.10	n/a

**Total county taxable value includes Value Adjustment Board changes and other tax roll adjustments. Components may not add up to the total.*

CERTIFIED SCHOOL TAXABLE VALUE GROWTH RATES		
Year	August 2022	March 2023
2022	20.07%	20.07%
2023	8.10%	12.03%
2024	6.78%	3.32%
2025	5.76%	6.67%
2026	5.65%	6.16%
2027	5.34%	5.52%
2028	5.24%	5.39%

AD VALOREM ESTIMATING CONFERENCE

Post-Conference Package

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	County Taxable Value	Amount	5
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Value Change	Homestead		9
	Non-Homestead Residential		10
	Non-Residential		11
	Agricultural		12

FLORIDA		March 2023						NEW						CHANGE							
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028		
REAL PROPERTY	JUST VALUE	Prior Roll	2,255,272	2,420,395	2,587,433	2,754,886	2,903,441	3,110,216	3,965,285	4,474,456	4,444,291	4,695,450	4,948,342	5,203,660	2,180	206,699	(88,691)	(82,806)	(66,035)	(42,156)	
		Change																			
		Appreciation	123,623	139,803	112,983	87,473	148,298	776,200	427,122	(112,448)	158,268	155,457	156,677	158,190	195,171	(303,085)	(9,672)	(1,545)	5,410	922	
		New Construction	39,799	42,817	49,637	54,935	55,305	72,822	75,724	74,120	85,326	89,156	89,988	92,954	7,148	4,028	12,786	15,112	15,169	17,086	
		Drop and Add	1,701	(15,582)	4,833	6,147	3,172	6,047	6,325	8,163	7,565	8,279	8,653	9,237	2,200	3,667	2,771	3,204	3,300	3,606	
	% Appreciation	5.48%	5.78%	4.37%	3.18%	5.11%	24.96%	10.77%	-2.51%	3.56%	3.31%	3.17%	3.04%	4.92%	-6.98%	-1.4%	.03%	.15%	.04%		
	% New Construction	1.76%	1.77%	1.92%	1.99%	1.90%	2.34%	1.91%	1.66%	1.92%	1.90%	1.82%	1.79%	.18%	.01%	.32%	.35%	.33%	.34%		
	% Drop and Add	.08%	-.64%	.19%	.22%	.11%	.19%	.16%	.18%	.17%	.18%	.17%	.18%	.06%	.08%	.06%	.07%	.07%	.07%		
	Prior Roll	2,420,395	2,587,433	2,754,886	2,903,441	3,110,216	3,965,285	4,474,456	4,444,291	4,695,450	4,948,342	5,203,660	5,464,042	206,699	(88,691)	(82,806)	(66,035)	(42,156)	(20,541)		
	Databook to NAL Detail Adjustment	(333)	(9,357)	(4,286)	(1,478)	(3,352)	(19,104)	(19,104)	(19,104)	(19,104)	(19,104)	(19,104)	(19,104)	2,259	2,259	2,259	2,259	2,259	2,259		
	% of Databook JV	-.01%	-.36%	-.16%	-.05%	-.11%	-.48%	-.43%	-.43%	-.41%	-.39%	-.37%	-.35%	.07%	.04%	.04%	.04%	.04%	.04%		
HOMESTEAD	JUST VALUE	Prior Roll	945,424	1,028,240	1,105,703	1,184,189	1,256,414	1,380,091	1,812,169	2,090,204	2,049,922	2,176,748	2,302,341	2,429,669	14,538	143,009	(32,771)	(29,070)	(17,978)	(2,234)	
		Switch																			
		Value Out	(35,953)	(38,621)	(43,425)	(42,900)	(46,088)	(61,119)	(52,562)	(51,511)	(50,996)	(50,486)	(49,981)	(49,481)	(5,089)	(3,801)	(3,047)	(2,297)	(1,551)	(809)	
		Value In	46,152	52,735	55,426	58,550	63,171	72,707	69,072	69,072	67,690	67,013	66,343	65,680	4,890	5,512	4,540	4,459	3,788	3,125	
		Net	10,199	14,114	12,001	15,651	17,082	11,588	16,510	17,561	16,694	16,527	16,362	16,199	(199)	1,711	1,493	2,161	2,237	2,316	
			% of Prior	1.08%	1.37%	1.09%	1.32%	1.36%	.84%	.91%	.84%	.81%	.76%	.71%	.67%	-.02%	.03%	.08%	.11%	.10%	.10%
		Change																			
		Appreciation	55,125	55,632	47,795	37,617	85,232	392,538	234,501	(83,053)	78,145	76,403	76,762	77,170	127,781	(176,015)	(3,261)	2,969	5,958	4,042	
		New Construction	12,382	14,399	16,369	17,972	20,275	26,891	25,511	23,515	30,289	30,864	32,283	34,922	(769)	(3,326)	3,608	3,994	5,453	8,065	
		Drop and Add	276	(9,979)	2,322	985	1,088	1,061	1,513	1,696	1,698	1,799	1,920	2,033	1,659	1,850	1,860	1,968	2,096	2,214	
			% Appreciation	5.83%	5.41%	4.32%	3.18%	6.78%	28.44%	12.94%	-3.97%	3.81%	3.51%	3.33%	3.18%	7.06%	-8.71%	-.07%	.20%	.30%	.19%
			% New Construction	1.31%	1.40%	1.48%	1.52%	1.61%	1.95%	1.41%	1.13%	1.48%	1.42%	1.40%	1.44%	-.04%	-.24%	.21%	.21%	.25%	.34%
			% Drop and Add	.03%	-.97%	.21%	.08%	.09%	.08%	.08%	.08%	.08%	.08%	.08%	.08%	.09%	.09%	.09%	.09%	.09%	.09%
			Current Roll	1,023,407	1,102,406	1,184,189	1,256,414	1,380,091	1,812,169	2,090,204	2,049,922	2,176,748	2,302,341	2,429,669	2,559,992	143,009	(32,771)	(29,070)	(17,978)	(2,234)	14,403
		HOMESTEAD	ASSESSED VALUE	Prior Roll	710,912	765,640	817,317	875,404	941,219	1,011,123	1,124,294	1,261,993	1,383,799	1,502,458	1,618,318	1,725,153	2,585	31,480	48,323	74,858	90,592
Unsold Base with Differential	589,823			616,345	650,547	691,057	718,462	806,172	927,521	1,038,576	925,702	956,280	986,655	1,026,603	(1,678)	19,318	(180,435)	(226,120)	(278,627)	(322,566)	
Unsold Base with no Differential	75,906			91,699	111,087	127,827	157,990	126,539	114,668	158,777	389,224	469,688	547,590	609,986	(8,908)	19,888	235,007	302,462	366,161	415,089	
Turnover HS to HS	17,777			19,575	22,030	24,135	29,350	32,932	34,423	27,162	29,203	32,529	35,762	37,567	1,013	(9,859)	(10,575)	(9,568)	(8,836)	(10,466)	
Turnover HS and Switch	13,209			14,090	15,523	16,743	19,941	31,284	32,819	25,812	27,335	30,313	33,330	35,199	7,446	57	797	3,155	5,675	7,040	
Other (Switch, Drop)	14,198			23,930	18,129	15,640	15,475	14,196	14,864	11,666	12,336	13,647	14,981	15,798	4,712	2,076	3,529	4,929	6,219	6,993	
	% UB w/ Diff			82.97%	80.50%	79.60%	78.94%	76.33%	79.73%	82.50%	82.30%	66.90%	63.65%	60.97%	59.51%	-.34%	-.54%	-15.93%	-19.18%	-21.85%	-23.31%
	% UB w/o Diff			10.68%	11.98%	13.59%	14.60%	16.79%	12.51%	10.20%	12.58%	28.13%	31.26%	33.84%	35.36%	-.82%	1.29%	16.58%	19.55%	21.96%	23.39%
	% TO HS to HS			2.50%	2.56%	2.70%	2.76%	3.12%	3.26%	3.06%	2.15%	2.11%	2.17%	2.21%	2.18%	.08%	-.86%	-.87%	-.78%	-.71%	-.77%
	% TO HS Switch			1.86%	1.84%	1.90%	1.91%	2.12%	3.09%	2.92%	2.05%	1.98%	2.02%	2.06%	2.04%	.66%	-.05%	-.01%	.12%	.25%	.31%
	% Other			2.00%	3.13%	2.22%	1.79%	1.64%	1.40%	1.32%	.92%	.89%	.91%	.93%	.92%	.42%	.15%	.23%	.30%	.35%	.38%
Change	Total			50,745	48,434	58,087	65,815	69,904	121,284	137,698	121,806	118,659	115,860	106,835	109,639	28,894	16,843	26,536	15,733	5,498	6,142
Unsold Base with Differential	13,586			14,072	13,624	16,898	11,838	27,498	27,826	31,157	18,329	20,751	21,016	22,791	54	4,340	1,402	(4,102)	(5,549)	(5,437)	
Unsold Base with no Differential	787			550	41	640	1,366	4,202	32,107	20,641	27,168	21,934	11,664	10,492	28,671	19,416	27,507	21,308	10,892	9,663	
Turnover HS to HS	5,283			5,775	6,373	6,496	8,722	20,191	15,805	8,377	9,406	9,920	10,419	10,631	2,717	(5,408)	(4,729)	(4,562)	(4,339)	(4,735)	
Net Switch	18,906	22,622	20,544	23,664	27,521	42,422	36,365	38,004	33,364	32,274	31,331	30,671	(1,982)	1,583	(1,489)	(1,159)	(1,228)	(1,697)			
Other (Switch, Drop)	(200)	(8,985)	1,136	146	183	80	84	112	104	116	123	133	204	238	237	255	268	283			
New Construction	12,382	14,399	16,369	17,972	20,275	26,891	25,511	23,515	30,289	30,864	32,283	34,922	(769)	(3,326)	3,608	3,994	5,453	8,065			
	Homestead Assessment Cap	2.10%	2.10%	1.90%	2.30%	1.40%	3.00%	3.00%	3.00%	1.98%	2.17%	2.13%	2.22%	.00%	.37%	.45%	.05%	-.05%	.05%		
	% UB w/ Diff	2.30%	2.28%	2.09%	2.45%	1.65%	3.41%	3.00%	3.00%	1.98%	2.17%	2.13%	2.22%	.01%	.37%	.45%	.07%	.03%	.13%		
	% UB w/o Diff	1.04%	.60%	.04%	.50%	.86%	3.32%	28.00%	13.00%	6.98%	4.67%	2.13%	1.72%	25.22%	12.12%	7.20%	4.30%	1.70%	1.29%		
	% TO HS to HS	29.72%	29.50%	28.93%	26.91%	29.72%	61.31%	46.33%	31.29%	32.73%	31.08%	29.78%	28.98%	7.15%	-5.95%	-2.80%	-3.32%	-3.1%	-3.01%		
	% Net Switch	40.96%	42.90%	37.07%	40.42%	43.57%	58.35%	52.65%	55.02%	49.29%	48.16%	47.23%	46.70%	-7.10%	-2.28%	-5.90%	-5.29%	-4.82%	-5.05%		
	% Other	-72.45%	90.04%	48.92%	14.86%	16.82%	7.58%	5.7%	6.59%	6.12%	6.46%	6.42%	6.57%	-76.69%	-75.72%	-76.12%	-75.69%	-75.65%	-75.41%		
	% Total	7.14%	6.33%	7.11%	7.52%	7.43%	12.00%	12.25%	9.65%	8.57%	7.71%	6.60%	6.36%	2.55%	1.12%	1.68%	.70%	-.03%	.00%		
	Current Roll	761,657	814,074	875,404	941,219	1,011,123	1,132,407	1,261,993	1,383,799	1,502,458	1,618,318	1,725,153	1,834,792	31,480	48,323	74,858	90,592	96,089	102,231		
	SOH Transfer	3,529	4,117	4,744	5,083	5,431	6,759	6,971	7,125	7,278	7,440	7,608	7,777	(1,961)	(2,541)	(2,660)	(2,851)	(2,915)	(3,058)		
	% of Differential Available	53.91%	55.85%	57.00%	58.50%	47.20%	30.53%	27.49%	49.69%	51.15%	50.24%	48.87%	49.25%	-14.35%	6.70%	8.27%	6.21%	3.97%	4.05%		
	Differential	261,750	288,333	308,786	315,195	368,968	679,762	828,211	666,124	674,290	684,023	704,516	725,200	111,530	(81,094)	(103,929)	(108,570)	(98,324)	(87,828)		
	% of JV	25.58%	26.15%	26.08%	25.09%	26.74%	37.51%	39.62%	32.50%	30.98%	29.71%	29.00%	28.33%	2.82%	-3.38%	-4.30%	-4.45%	-4.02%	-3.61%		
	Residential	256,246	282,358	302,516	308,654	361,750	669,415	817,258	655,407	663,373	672,914	693,220	713,724	111,533	(80,341)	(102,934)	(107,375)	(96,943)	(86,250)		
	Non Residential	5,504	5,975	6,269	6,541	7,219	10,347	10,953	10,717	10,918	11,110	11,47									

FLORIDA		March 2023						NEW								CHANGE					
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028		
NON HOMESTEAD RESIDENTIAL	JUST VALUE	Prior Roll	615,204	660,380	690,247	722,421	747,672	795,177	1,038,437	1,181,492	1,135,729	1,190,417	1,248,034	1,304,856	(11,274)	51,700	(58,102)	(60,245)	(56,669)	(53,397)	
		Switch																			
		Value Out	(47,636)	(51,963)	(57,169)	(60,086)	(63,868)	(73,834)	(69,403)	(70,098)	(67,995)	(67,315)	(66,642)	(65,975)	(4,928)	(6,267)	(4,802)	(4,754)	(4,707)	(4,040)	
		Value In	36,932	39,512	41,867	43,511	46,924	65,085	52,068	51,547	51,032	50,522	50,016	49,516	5,018	4,380	3,747	3,118	2,494	1,875	
		Net	(10,704)	(12,451)	(15,302)	(16,575)	(16,944)	(8,749)	(17,336)	(18,550)	(16,963)	(16,793)	(16,625)	(16,459)	90	(1,887)	(1,056)	(1,636)	(2,212)	(2,165)	
		% of Prior	-1.74%	-1.89%	-2.22%	-2.29%	-2.27%	-1.10%	-1.67%	-1.57%	-1.49%	-1.41%	-1.33%	-1.26%	-0.1%	-1.0%	-1.6%	-2.0%	-2.3%	-2.1%	
		Change																			
		Appreciation	35,977	30,549	27,053	20,418	44,806	226,552	132,476	(55,333)	39,682	39,037	38,776	39,553	59,698	(110,642)	(5,533)	(1,805)	(521)	(1,490)	
		New Construction	15,497	14,672	17,503	19,249	17,276	21,497	23,586	22,617	26,894	29,865	28,912	28,809	1,929	584	2,954	5,297	4,233	3,894	
		Drop and Add	1,136	(2,247)	2,920	2,160	2,367	3,960	4,327	5,503	5,074	5,508	5,759	6,130	1,256	2,143	1,491	1,720	1,773	1,945	
% Appreciation	5.85%	4.63%	3.92%	2.83%	5.99%	28.49%	12.76%	-4.68%	3.49%	3.28%	3.11%	3.03%	5.71%	-9.65%	-3.4%	-0.3%	.06%	-0.2%			
% New Construction	2.52%	2.22%	2.54%	2.66%	2.31%	2.70%	2.27%	1.91%	2.37%	2.51%	2.32%	2.21%	.17%	-0.7%	.34%	.52%	.40%	.35%			
% Drop and Add	.18%	-.34%	.42%	.30%	.32%	.50%	.42%	.47%	.45%	.46%	.46%	.47%	.12%	.16%	.14%	.16%	.15%	.16%			
Current Roll		657,110	690,905	722,421	747,672	795,177	1,038,437	1,181,492	1,135,729	1,190,417	1,248,034	1,304,856	1,362,889	51,700	(58,102)	(60,245)	(56,669)	(53,397)	(51,212)		
ASSESSED VALUE	Differential	New Cohort Assessment Cap	11,527	10,950	8,801	6,272	11,407	116,592	108,430	55,509	43,393	39,944	40,246	40,106	85,083	38,480	28,458	25,792	26,273	25,600	
		Fully Exempt Parcels	276	357	377	377	446	936	936	936	936	936	936	936	(294)	(294)	(294)	(294)	(294)	(294)	
		Other	27,897	26,749	25,813	23,060	22,548	33,199	34,380	17,608	13,736	12,617	12,707	12,663	(74,160)	(68,327)	(53,406)	(40,955)	(31,543)	(25,420)	
		% of JV	6.43%	5.83%	5.09%	4.14%	4.52%	16.98%	12.17%	6.52%	4.88%	4.29%	4.13%	3.94%	.49%	-2.10%	-1.68%	-.90%	-1.6%	.22%	
Total	617,410	652,848	687,431	717,963	760,776	887,710	1,037,745	1,061,676	1,132,352	1,194,537	1,250,967	1,309,184	41,070	(27,961)	(35,004)	(41,213)	(47,833)	(51,098)			
TAXABLE VALUE	Exemptions	Value	2,495	2,679	2,844	3,043	3,226	3,672	4,299	4,402	4,692	4,943	5,178	5,421	(549)	(771)	(909)	(946)	(1,024)	(1,080)	
		% of AV	.40%	.41%	.41%	.42%	.41%	.41%	.41%	.41%	.41%	.41%	.41%	.41%	-.07%	-.06%	-.07%	-.06%	-.06%	-.06%	
Total	614,915	650,169	684,587	714,920	757,551	884,038	1,033,446	1,057,273	1,127,660	1,189,594	1,245,789	1,303,763	41,619	(27,190)	(34,095)	(40,267)	(46,809)	(50,018)			
AGRICULTURAL	JUST VALUE	Prior Roll	60,665	62,364	63,557	63,293	67,201	69,315	79,893	83,219	84,933	86,584	88,520	90,539	(287)	(741)	(784)	(1,201)	(1,447)	(1,661)	
		Switch																			
		Value Out	(1,621)	(1,681)	(1,866)	(1,745)	(2,175)	(3,473)	(3,296)	(3,280)	(3,263)	(3,247)	(3,231)	(3,215)	(1,570)	(1,562)	(1,554)	(1,546)	(1,538)	(1,531)	
		Value In	749	1,017	1,303	1,221	1,012	1,307	2,269	2,434	2,111	2,225	2,257	2,250	1,092	1,258	940	1,060	1,098	1,097	
		Net	(872)	(664)	(563)	(524)	(1,163)	(2,166)	(1,028)	(846)	(1,153)	(1,022)	(974)	(964)	(478)	(304)	(614)	(486)	(441)	(433)	
		% of Prior	-1.44%	-1.06%	-.89%	-.83%	-1.73%	-3.13%	-1.29%	-1.02%	-1.36%	-1.18%	-1.10%	-1.07%	-.60%	-.37%	-.73%	-.57%	-.51%	-.49%	
		Change																			
		Appreciation	1,807	3,064	1,712	2,070	2,879	11,966	3,766	1,818	2,108	2,206	2,235	2,282	(231)	(142)	(158)	(167)	(183)	(198)	
		New Construction	166	162	246	259	352	307	275	275	275	275	275	275	(6)	(6)	(6)	(6)	(6)	(6)	
		Drop and Add	(101)	(1,244)	(1,659)	2,103	45	473	312	466	421	477	483	518	260	410	361	413	415	446	
% Appreciation	2.98%	4.91%	2.69%	3.27%	4.28%	17.26%	4.71%	2.18%	2.48%	2.55%	2.52%	2.52%	-.31%	-.17%	-.18%	-.17%	-.18%	-.18%			
% New Construction	.27%	.26%	.39%	.41%	.52%	.44%	.34%	.33%	.32%	.32%	.31%	.30%	-.01%	-.01%	-.01%	.00%	.00%	.00%			
% Drop and Add	-.17%	-2.00%	-2.61%	3.32%	.07%	.68%	-.39%	.56%	.50%	.55%	.57%	.57%	.33%	.49%	.42%	.48%	.47%	.49%			
Current Roll		61,664	63,682	63,293	67,201	69,315	79,893	83,219	84,933	86,584	88,520	90,539	92,651	(741)	(784)	(1,201)	(1,447)	(1,661)	(1,852)		
ASSESSED VALUE	Differential	Agricultural	51,003	52,919	52,065	55,509	57,147	66,736	68,978	70,340	71,654	73,201	74,815	76,506	(1,081)	(1,147)	(1,519)	(1,752)	(1,959)	(2,146)	
		% of JV	82.71%	83.10%	82.26%	82.60%	82.45%	83.53%	82.89%	82.82%	82.76%	82.69%	82.63%	82.57%	-.56%	-.58%	-.60%	-.62%	-.64%	-.65%	
Total	10,662	10,763	11,228	11,692	12,167	13,157	14,241	14,592	14,930	15,319	15,724	16,144	339	363	319	306	298	294			
TAXABLE VALUE	Exemptions	Value	346	368	412	432	493	568	568	568	568	568	568	29	29	29	29	29	29		
		% of AV	3.25%	3.42%	3.67%	3.70%	4.05%	4.32%	3.99%	3.89%	3.80%	3.71%	3.61%	3.52%	.11%	.10%	.11%	.11%	.12%	.11%	
Total	10,316	10,395	10,815	11,259	11,674	12,589	13,673	14,024	14,362	14,751	15,156	15,577	311	334	290	277	270	265			
NON RESIDENTIAL	JUST VALUE	Prior Roll	624,651	679,635	720,577	780,697	830,676	862,281	1,015,682	1,119,542	1,173,707	1,241,700	1,309,446	1,378,596	1,461	34,095	24,328	29,073	31,422	36,499	
		Switch																			
		Value Out	(999)	(3,186)	(1,183)	(1,136)	(1,110)	(4,315)	(2,589)	(2,563)	(2,538)	(2,512)	(2,487)	(2,462)	(1,159)	(1,208)	(1,071)	(1,156)	(678)	(853)	
		Value In	2,375	2,187	5,047	2,584	2,134	3,642	4,443	4,398	3,959	3,800	3,724	3,687	1,745	1,687	1,248	1,116	1,094	1,136	
		Net	1,376	(999)	3,864	1,448	1,024	(674)	1,854	1,835	1,421	1,288	1,237	1,225	587	480	176	(39)	416	283	
		% of Prior	.22%	-.15%	.54%	.19%	.12%	-.08%	.18%	.16%	.12%	.10%	.09%	.09%	.06%	.04%	.01%	-.01%	.03%	.02%	
		Change																			
		Appreciation	39,315	30,294	39,163	30,240	13,279	129,596	75,687	24,323	38,536	38,015	39,109	39,388	29,693	(13,621)	1,946	125	2,822	1,233	
		New Construction	12,150	14,265	15,842	17,391	17,629	23,924	26,148	27,509	27,663	27,948	28,313	28,744	3,327	4,110	3,563	3,160	2,823	2,467	
		Drop and Add	390	(2,112)	1,251	899	(328)	554	172	498	373	495	491	557	(974)	(736)	(940)	(897)	(983)	(999)	
% Appreciation	6.29%	4.46%	5.44%	3.87%	1.60%	15.03%	7.45%	2.17%	3.28%	3.06%	2.99%	2.86%	2.92%	-1.32%	.10%	-.06%	.15%	.02%			
% New Construction	1.95%	2.10%	2.20%	2.23%	2.12%	2.77%	2.57%	2.46%	2.36%	2.25%	2.16%	2.09%	.33%	.30%	.26%	.21%	.17%	.13%			
% Drop and Add	.06%	-.31%	.17%	.12%	-.04%	.06%	-.02%	.04%	.03%	.04%	.04%	.04%	-.10%	-.07%	-.08%	-.07%	-.08%	-.08%			
Current Roll		677,882	721,083	780,697	830,676	862,281	1,015,682	1,119,542	1,173,707	1,241,700	1,309,446	1,378,596	1,448,511	34,095	24,328	29,073	31,422	36,499	39,483		
ASSESSED VALUE	Differential	New Cohort Assessment Cap	11,595	8,794	11,922	8,636	9,569	50,566	48,958	31,587	37,591	35,233	27,816	24,352	34,986	21,200	28,035	25,143	18,160	15,086	
		Fully Exempt Parcels	14,439	15,430	17,579	18,164	16,926	32,352	32,352	32,352	32,352	32,352	32,352	32,352	549	549	549	549	549	549	
		Other	18,709	22,120	22,828	23,879	21,333	25,484	23,812	15,361	18,285	17,145	13,542	11,861	(34,770)	(39,199)	(30,579)	(26,833)	(27,179)	(26,100)	
		% of JV	7.07%	6.87%	7.18%	6.50%	5.87%	11.95%	6.50%	4.00%	4.50%	4.00%	3.00%	2.50%	-.18%	-1.65%	-.32%	-.23%	-.75%	-.85%	
Total	633,138	674,739	728,368	779,996	814,453	907,278	1,014,420	1,094,406													

FLORIDA		March 2023		NEW													CHANGE					
				2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028	
COUNTY TAXABLE VALUE	Databook to NAL Detail Adjustment	(403)	4,414	110	(767)	340	8,959	8,959	8,959	8,959	8,959	8,959	8,959	8,959	(3)	(3)	(3)	(3)	(3)	(3)		
	% of Databook JV	-.03%	.26%	.01%	-.04%	.02%	.37%	.32%	.30%	.28%	.26%	.25%	.23%	-.01%	.00%	-.01%	-.01%	-.01%	-.01%	-.01%		
	Real Property Baseline	1,609,503	1,728,784	1,854,791	1,981,885	2,112,862	2,432,930	2,783,184	2,980,137	3,205,706	3,428,805	3,643,462	3,858,946	92,537	46,140	57,491	67,672	75,182	81,448			
	Pending VAB and Other Changes	0	0	0	0	0	0	(10,096)	(10,096)	(10,096)	(10,096)	(10,096)	(10,096)	0	0	0	0	0	0	0		
	Law Changes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
SCHOOL TAXABLE VALUE	Centrally Assessed Property	1,632	1,677	1,853	1,771	1,837	1,911	1,978	2,047	2,118	2,193	2,269	2,349	(0)	(0)	(0)	(0)	(0)	(0)			
	Personal Property	117,383	124,368	130,635	137,222	141,028	151,799	156,353	161,043	165,874	170,851	175,976	181,255	4,013	4,134	4,262	4,397	4,540	4,692			
	TOTAL	1,728,518	1,854,829	1,987,279	2,120,877	2,255,727	2,586,639	2,931,418	3,133,131	3,363,603	3,591,752	3,811,612	4,032,453	96,550	50,273	61,752	72,069	79,722	86,139			
	Differential High Water Recharge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Hist Prop used for Comm Purposes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
JULY 1 CERTIFIED SCHOOL TAXABLE VALUE	Non-Homestead Assessment Cap	68,881	67,717	68,409	60,845	63,805	224,539	214,121	118,600	111,461	103,315	92,607	87,197	12,934	(46,333)	(26,276)	(15,847)	(13,454)	(10,135)			
	Databook AV Differential	79,860	80,105	82,645	76,162	78,478	261,773	248,869	153,354	146,294	138,228	127,599	122,270	15,774	(43,836)	(23,875)	(13,441)	(11,003)	(7,627)			
	Adjustment to NAL Differential	3,736	3,399	3,720	3,224	2,698	(3,946)	(1,460)	(1,466)	(1,544)	(1,624)	(1,704)	(1,785)	(3,506)	(2,997)	(2,756)	(2,675)	(2,652)	(2,658)			
	Exemptions Exemption Component	(14,715)	(15,787)	(17,956)	(18,541)	(17,371)	(33,289)	(33,289)	(33,289)	(33,289)	(33,289)	(33,289)	(33,289)	667	500	355	268	201	150			
	Historic Property	436	415	416	368	359	383	383	383	383	383	383	383	0	0	0	0	0	0			
	Economic Development	651	575	686	1,008	1,229	1,295	1,814	1,749	1,684	1,619	1,554	1,490	15	15	15	15	15	15			
	Senior Exemption	7,064	7,295	7,434	7,461	7,638	7,838	7,866	7,905	7,945	7,984	8,024	8,064	203	204	205	206	207	208			
	Second Homestead Exemption	89,062	92,820	96,659	100,699	104,356	108,177	110,131	113,158	116,140	119,103	122,092	125,079	707	663	654	603	516	360			
	Other Miscellaneous	(2,800)	(2,828)	(3,475)	(1,999)	(1,437)	4,702	20,564	20,570	20,648	20,728	20,808	20,889	4,904	4,561	4,465	4,471	4,516	4,440			
	TOTAL after Add-Backs	1,891,813	2,020,823	2,157,407	2,289,258	2,431,676	2,933,573	3,286,296	3,395,496	3,621,863	3,844,885	4,057,079	4,275,555	115,313	9,383	40,815	61,516	71,522	81,027			
JULY 1 CERTIFIED SCHOOL TAXABLE VALUE	Back Out Value Adjustment Board Changes	(3,510)	(3,304)	(3,831)	(5,224)	(4,733)	(3)	0	0	0	0	0	0	0	0	0	0	0	0			
	Other Changes	(3,375)	(5,368)	(3,817)	(4,449)	(3,086)	1,038	0	0	0	0	0	0	0	0	0	0	0	0			
	Miscellaneous	(4,922)	(4,300)	(4,661)	(3,042)	(3,693)	(900)	0	0	0	0	0	0	0	0	0	0	0	0			
	Total	(11,806)	(12,971)	(12,310)	(12,715)	(11,512)	135	0	0	0	0	0	0	0	0	0	0	0	0			
	Certified School Taxable Value	1,903,619	2,033,795	2,169,716	2,301,973	2,443,188	2,933,438	3,286,296	3,395,496	3,621,863	3,844,885	4,057,079	4,275,555	115,313	9,383	40,815	61,516	71,522	81,027			
% Change	8.03%	6.84%	6.68%	6.10%	6.13%	20.07%	12.03%	3.32%	6.67%	6.16%	5.52%	5.39%	3.93%	-3.46%	.91%	.51%	.17%	.14%				

County Taxable Value

	New						Change											
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028
FLORIDA	1,728,518	1,854,829	1,987,279	2,120,877	2,255,727	2,586,639	2,931,418	3,133,131	3,363,603	3,591,752	3,811,612	4,032,453	96,550	50,273	61,752	72,069	79,722	86,139
Alachua	13,581	14,253	15,258	16,185	17,171	19,075	21,376	22,883	24,427	26,026	27,619	29,215	934	1,047	1,290	1,493	1,661	1,772
Baker	840	891	952	1,026	1,125	1,296	1,443	1,560	1,688	1,821	1,952	2,086	52	57	80	103	123	144
Bay	15,615	16,433	16,051	17,527	19,446	22,522	25,393	26,919	28,919	30,855	32,695	34,532	1,600	1,242	1,564	1,825	2,004	2,175
Bradford	895	929	961	1,033	1,087	1,236	1,343	1,439	1,554	1,670	1,778	1,889	83	94	132	164	188	213
Brevard	34,564	37,698	40,742	43,803	46,972	54,034	62,604	66,911	71,384	75,708	79,764	83,769	2,804	1,922	2,166	2,558	3,102	3,670
Broward	175,863	187,787	199,032	209,533	220,053	245,442	268,458	284,972	301,936	318,610	334,715	350,505	1,983	(2,575)	(3,658)	(4,570)	(5,364)	(6,657)
Calhoun	408	409	386	428	451	487	515	547	582	618	651	685	3	9	19	26	30	34
Charlotte	15,215	16,436	17,644	18,838	20,171	23,768	27,175	28,598	30,687	32,493	34,017	35,564	774	(280)	(193)	(215)	(312)	(331)
Citrus	8,642	9,091	10,161	10,655	11,176	12,169	13,764	14,605	15,551	16,470	17,324	18,174	551	402	532	662	798	942
Clay	9,919	10,614	11,380	12,195	12,995	14,655	16,008	17,133	18,435	19,748	20,995	22,258	(52)	(239)	(162)	(130)	(162)	(196)
Collier	83,598	88,275	93,175	99,160	104,677	122,150	142,766	150,375	161,425	171,528	180,996	190,833	8,778	4,170	4,430	3,790	2,669	1,813
Columbia	2,410	2,564	3,035	3,222	3,578	3,781	4,029	4,310	4,598	4,872	5,148	5,433	(27)	(17)	44	97	132	163
Miami-Dade	268,625	285,385	303,546	318,356	333,454	378,375	426,891	454,928	486,535	518,291	550,061	581,856	16,680	7,600	5,605	3,483	1,502	(1,251)
DeSoto	1,614	1,762	1,861	1,936	2,023	2,244	2,500	2,635	2,816	2,987	3,155	3,326	99	70	103	125	146	169
Dixie	503	518	543	573	597	664	708	737	782	825	864	903	(15)	(38)	(37)	(38)	(41)	(44)
Duval	58,680	63,339	68,555	73,649	79,062	90,445	101,055	108,878	117,026	125,535	134,189	142,931	2,116	1,001	817	760	860	842
Escambia	16,174	17,321	18,492	19,701	20,902	24,366	27,097	29,414	32,139	34,939	37,767	40,668	699	832	1,573	2,311	3,058	3,817
Flagler	7,881	8,492	9,220	9,825	10,737	12,691	15,010	16,207	17,677	19,150	20,572	22,032	713	466	667	875	1,070	1,298
Franklin	1,827	1,899	2,032	2,148	2,341	2,657	3,150	3,275	3,496	3,694	3,878	4,064	301	196	239	267	295	330
Gadsden	1,382	1,432	1,466	1,515	1,626	1,793	1,944	2,050	2,175	2,299	2,415	2,532	54	66	107	140	165	188
Gilchrist	642	747	751	860	949	1,041	1,137	1,211	1,295	1,380	1,461	1,543	25	29	51	71	86	103
Glades	598	626	666	714	760	895	1,010	1,074	1,151	1,229	1,308	1,387	23	13	21	31	42	54
Gulf	1,603	1,739	1,626	1,797	2,040	2,501	3,197	3,197	3,683	3,961	4,232	4,510	333	186	190	213	247	296
Hamilton	760	823	948	1,020	1,024	1,134	1,202	1,258	1,320	1,385	1,450	1,517	43	51	64	77	90	104
Hardee	1,561	1,625	1,656	1,758	1,828	2,078	2,227	2,327	2,433	2,545	2,659	2,771	92	96	108	123	139	155
Hendry	1,911	2,094	2,190	2,415	2,666	3,295	3,863	4,102	4,394	4,694	4,995	5,303	518	528	609	696	789	886
Hernando	8,181	8,690	9,186	9,972	10,847	12,870	15,075	16,216	17,510	18,819	20,101	21,406	772	686	828	908	988	1,079
Highlands	4,760	4,836	5,052	5,336	5,690	6,480	7,316	7,775	8,326	8,877	9,414	9,958	362	231	281	319	359	400
Hillsborough	86,144	94,616	103,236	112,433	122,034	140,606	159,670	172,564	185,710	199,403	213,233	227,114	4,111	2,268	2,070	2,201	2,643	2,899
Holmes	449	452	460	465	491	535	571	621	679	736	785	834	3	24	57	84	102	119
Indian River	16,244	17,360	18,565	19,562	20,579	23,365	26,912	28,731	30,697	32,532	34,221	35,912	1,170	832	1,016	1,160	1,319	1,505
Jackson	1,541	1,560	1,510	1,608	1,758	1,937	2,063	2,181	2,323	2,466	2,600	2,734	22	40	81	116	141	164
Jefferson	588	597	625	663	711	808	887	953	1,028	1,104	1,177	1,251	39	51	76	100	121	141
Lafayette	263	265	269	281	294	322	344	363	386	408	429	451	1	2	7	12	16	20
Lake	18,744	20,613	22,374	24,475	26,388	30,423	33,648	36,239	39,299	42,408	45,392	48,427	28	(304)	45	369	576	798
Lee	74,039	78,472	83,530	89,308	96,001	112,605	122,311	130,855	145,374	158,160	167,229	176,339	(4,527)	(8,364)	(4,201)	(1,112)	(909)	(494)
Leon	15,579	16,555	17,527	18,612	19,497	21,350	22,621	23,945	25,332	26,708	28,004	29,279	(167)	(223)	(59)	23	23	(39)
Levy	1,706	1,875	1,949	2,091	2,245	2,504	2,841	3,024	3,244	3,463	3,674	3,887	101	72	104	133	158	185
Liberty	244	256	264	275	318	344	359	381	406	432	455	479	7	12	18	24	27	29
Madison	681	685	711	745	802	914	1,018	1,093	1,176	1,263	1,349	1,438	60	80	113	148	184	221
Manatee	33,339	36,030	38,878	41,643	44,880	52,884	61,944	67,055	72,889	78,774	84,619	90,596	3,503	2,822	3,456	4,108	4,783	5,508
Marion	16,499	17,576	18,814	20,269	22,026	25,664	29,949	32,581	35,379	38,200	40,960	43,752	1,416	1,358	1,802	2,267	2,730	3,207
Martin	20,758	22,027	22,698	23,842	25,113	28,169	30,994	32,601	34,498	36,335	38,027	39,704	651	301	545	725	858	979
Monroe	24,926	26,439	28,379	30,017	31,651	36,809	42,832	44,422	46,994	49,427	51,745	54,054	2,533	1,061	1,033	1,055	1,121	1,197
Nassau	7,812	8,504	9,341	10,174	11,102	12,794	14,349	15,844	16,844	18,255	19,629	21,044	287	118	341	539	692	860
Okaloosa	16,415	17,454	18,578	19,799	21,103	24,097	26,678	28,214	30,230	32,189	34,069	35,975	452	(118)	57	191	298	422
Okeechobee	1,778	1,983	2,670	2,666	2,917	3,308	3,624	3,802	4,016	4,232	4,444	4,655	110	8	(43)	(90)	(137)	(186)
Orange	119,396	130,523	143,362	155,481	160,844	181,620	204,219	218,812	232,618	246,993	261,485	275,561	4,955	2,505	836	(275)	(1,002)	(2,507)
Osceola	22,929	25,400	28,335	31,361	34,047	39,740	43,868	47,277	51,720	56,269	60,780	65,362	(988)	(2,301)	(2,365)	(2,360)	(2,348)	(2,331)
Palm Beach	176,291	187,335	198,562	209,911	221,654	255,115	295,103	313,777	333,601	352,655	370,789	388,760	16,023	12,160	12,954	13,604	14,261	14,976
Pasco	24,662	26,992	29,384	31,742	35,029	40,900	46,857	51,312	56,445	61,776	67,078	72,542	1,179	1,063	1,981	2,925	3,826	4,791
Pinellas	73,503	79,376	85,469	91,726	97,961	110,835	124,912	132,251	140,204	147,995	155,499	162,924	4,090	1,840	1,626	1,293	943	478
Polk	31,379	34,258	36,907	40,139	43,818	51,620	60,257	65,553	71,313	77,234	83,147	89,149	3,286	3,011	3,752	4,630	5,594	6,590
Putnam	3,511	3,740	3,921	4,606	4,891	5,512	6,089	6,363	6,704	7,045	7,374	7,703	115	(75)	(157)	(240)	(327)	(420)
St_Johns	23,869	25,971	28,492	31,678	34,671	40,857	47,162	51,673	56,817	62,118	67,360	72,802	1,000	544	1,125	1,733	2,279	2,919
St_Lucie	18,811	20,398	22,060	23,470	25,610	30,117	36,168	38,878	41,882	44,8								

County Taxable Value Growth Rates

	New						Change											
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028
FLORIDA	7.91%	7.31%	7.14%	6.72%	6.36%	14.67%	13.33%	6.88%	7.36%	6.78%	6.12%	5.79%	3.73%	-1.87%	.25%	-.19%	.09%	.05%
Alachua	7.73%	4.95%	7.05%	6.07%	6.09%	11.09%	12.06%	7.05%	6.75%	6.55%	6.12%	5.78%	4.90%	-.23%	-.79%	-.51%	-.31%	-.06%
Baker	4.03%	6.01%	6.88%	7.78%	9.60%	15.27%	11.34%	8.10%	8.19%	7.86%	7.19%	6.87%	4.00%	-.08%	1.22%	1.00%	-.75%	-.70%
Bay	3.21%	5.24%	-2.32%	9.20%	10.95%	15.82%	12.74%	6.01%	7.43%	6.69%	5.97%	5.62%	7.11%	-1.91%	-.90%	-.24%	-.19%	-.19%
Bradford	2.23%	3.79%	3.41%	7.55%	10.95%	13.73%	8.66%	7.16%	7.98%	7.44%	6.50%	6.24%	6.71%	-.44%	2.21%	1.59%	-.91%	-.82%
Brevard	8.33%	9.07%	8.07%	7.51%	7.23%	15.03%	15.86%	6.88%	6.68%	6.06%	5.36%	5.02%	5.19%	-1.80%	-.18%	-.38%	-.56%	-.54%
Broward	8.46%	6.78%	5.99%	5.28%	5.02%	11.54%	9.38%	6.15%	5.95%	5.52%	5.05%	4.72%	8.1%	-1.76%	-.32%	-.23%	-.17%	-.31%
Calhoun	.12%	-.26%	-5.75%	10.95%	5.44%	7.96%	5.82%	6.09%	6.52%	6.11%	5.36%	5.17%	.64%	1.19%	1.69%	1.06%	-.44%	-.37%
Charlotte	8.64%	8.03%	7.35%	6.77%	7.08%	17.83%	14.34%	5.23%	7.30%	5.89%	4.69%	4.55%	3.25%	-4.14%	-.37%	-.03%	-.27%	-.01%
Citrus	4.22%	5.19%	11.77%	4.87%	4.88%	8.89%	13.11%	6.10%	6.48%	5.91%	5.19%	4.90%	4.53%	-1.39%	-.74%	-.66%	-.64%	-.64%
Clay	6.74%	7.01%	7.21%	7.16%	6.56%	12.78%	9.23%	7.03%	7.60%	7.12%	6.31%	6.02%	-.36%	-1.14%	-.55%	-.23%	-.12%	-.11%
Collier	8.41%	5.59%	5.55%	6.42%	5.56%	16.89%	16.88%	5.33%	7.35%	6.26%	5.52%	5.43%	7.19%	-3.79%	-.03%	-.58%	-.79%	-.56%
Columbia	3.11%	6.42%	11.27%	6.38%	6.16%	11.03%	6.58%	6.55%	6.98%	6.69%	5.96%	5.66%	6.55%	-.32%	1.52%	1.18%	-.66%	-.49%
Miami-Dade	8.74%	6.24%	6.36%	4.88%	4.74%	13.47%	12.82%	6.57%	6.95%	6.53%	6.13%	5.78%	4.41%	-2.48%	-.56%	-.52%	-.43%	-.52%
DeSoto	12.62%	9.22%	5.60%	4.02%	4.49%	10.94%	11.42%	5.36%	6.90%	6.08%	5.60%	5.42%	4.39%	-1.40%	1.09%	-.59%	-.49%	-.48%
Dixie	.01%	3.00%	4.72%	5.51%	4.24%	11.33%	6.55%	4.12%	6.14%	5.47%	4.72%	4.55%	-2.29%	-3.08%	-.44%	-.17%	-.16%	-.11%
Duval	6.50%	7.94%	8.24%	7.43%	7.35%	14.40%	11.73%	7.74%	7.48%	7.27%	6.89%	6.51%	2.34%	-1.29%	-.24%	-.10%	-.04%	-.06%
Escambia	5.13%	7.09%	6.76%	6.54%	6.09%	16.57%	11.21%	8.55%	9.26%	8.71%	8.09%	7.68%	2.87%	-.28%	2.32%	1.97%	1.72%	1.51%
Flagler	6.44%	7.75%	8.58%	6.56%	9.28%	18.20%	18.27%	7.98%	9.07%	8.33%	7.43%	7.10%	5.62%	-2.13%	1.01%	-.90%	-.71%	-.78%
Franklin	3.40%	3.92%	7.05%	5.68%	8.97%	13.53%	18.54%	3.95%	6.77%	5.66%	4.97%	4.81%	11.33%	-4.11%	-.96%	-.45%	-.44%	-.56%
Gadsden	2.24%	3.66%	2.34%	3.38%	7.34%	10.25%	8.41%	5.45%	6.11%	5.71%	5.05%	4.84%	3.03%	-.46%	1.86%	1.32%	-.81%	-.67%
Gilchrist	5.12%	16.35%	-.57%	14.43%	10.31%	9.70%	9.25%	6.55%	6.93%	6.55%	5.84%	5.63%	2.39%	-.24%	1.67%	1.33%	-.87%	-.83%
Glades	3.71%	4.63%	6.35%	7.28%	6.38%	17.84%	12.81%	6.35%	7.15%	6.84%	6.37%	6.09%	2.53%	-1.10%	-.63%	-.75%	-.76%	-.76%
Gulf	8.39%	8.46%	-6.52%	10.52%	13.55%	22.61%	27.80%	6.07%	8.60%	7.56%	6.84%	6.57%	13.30%	-5.83%	-.36%	-.24%	-.51%	-.82%
Hamilton	1.73%	8.35%	15.13%	7.67%	-.31%	10.74%	6.01%	4.66%	4.93%	4.91%	4.73%	4.60%	3.77%	-.51%	-.87%	-.82%	-.74%	-.68%
Hardee	1.04%	4.12%	1.93%	6.11%	4.03%	13.64%	7.16%	4.49%	4.57%	4.61%	4.45%	4.24%	4.41%	-.02%	-.33%	-.41%	-.46%	-.38%
Hendry	3.82%	9.55%	4.59%	10.31%	10.39%	23.59%	17.23%	6.19%	7.10%	6.83%	6.43%	6.12%	15.73%	-.66%	1.21%	1.19%	1.22%	1.14%
Hernando	6.19%	6.22%	5.70%	8.56%	8.77%	18.65%	17.13%	7.57%	7.98%	7.47%	6.81%	6.49%	6.00%	-1.01%	-.56%	-.11%	-.10%	-.14%
Highlands	2.79%	1.60%	4.46%	5.62%	6.64%	13.88%	12.91%	6.26%	7.09%	6.62%	6.06%	5.78%	5.59%	-2.21%	-.45%	-.24%	-.24%	-.23%
Hillsborough	8.75%	9.84%	9.11%	8.91%	8.54%	15.22%	13.56%	8.08%	7.62%	7.37%	6.94%	6.51%	6.94%	-1.40%	-.22%	-.01%	-.15%	-.04%
Holmes	1.87%	-.55%	1.76%	1.22%	5.51%	8.94%	6.77%	8.75%	9.40%	8.35%	6.64%	6.27%	-.54%	3.74%	5.03%	3.57%	1.90%	1.60%
Indian River	7.22%	6.87%	6.94%	5.37%	5.20%	13.54%	15.18%	6.76%	6.84%	5.98%	5.19%	4.94%	5.01%	-1.62%	-.45%	-.28%	-.31%	-.31%
Jackson	1.28%	1.23%	-3.20%	6.46%	9.32%	10.23%	6.49%	5.71%	6.53%	6.14%	5.42%	5.17%	1.16%	-.79%	1.80%	1.34%	-.78%	-.64%
Jefferson	2.74%	1.63%	4.67%	6.01%	7.27%	13.57%	9.80%	7.46%	7.86%	7.40%	6.59%	6.32%	4.88%	1.00%	2.39%	1.92%	1.36%	1.26%
Lafayette	2.81%	-.90%	1.53%	4.37%	4.62%	9.51%	6.95%	6.17%	5.79%	5.18%	5.04%	5.04%	4.05%	-.04%	1.58%	1.17%	-.77%	-.74%
Lake	8.84%	9.97%	8.54%	9.39%	7.82%	15.29%	10.60%	7.70%	8.45%	7.91%	7.03%	6.69%	-.09%	-.99%	1.03%	-.82%	-.43%	-.41%
Lee	9.06%	5.99%	6.45%	6.92%	7.49%	17.30%	8.62%	6.99%	11.10%	8.80%	5.73%	5.45%	-4.02%	-2.78%	3.66%	2.31%	-.17%	-.28%
Leon	4.96%	6.27%	6.30%	5.76%	4.76%	9.51%	5.95%	5.86%	5.79%	5.43%	4.85%	4.52%	-.78%	-.20%	-.73%	-.33%	-.00%	-.22%
Levy	4.15%	9.89%	3.97%	7.26%	7.37%	11.54%	13.46%	6.43%	7.28%	6.75%	6.08%	5.82%	4.04%	-1.29%	-.88%	-.70%	-.50%	-.52%
Liberty	8.70%	4.99%	3.30%	4.03%	15.61%	8.18%	4.42%	6.08%	6.73%	6.25%	5.45%	5.23%	2.05%	1.18%	1.62%	1.12%	-.34%	-.23%
Madison	3.34%	6.7%	3.79%	4.73%	7.61%	14.00%	11.36%	7.39%	7.63%	7.35%	6.89%	6.57%	6.56%	1.68%	2.65%	2.49%	2.32%	2.15%
Manatee	9.16%	8.07%	7.91%	7.11%	7.77%	17.83%	17.13%	8.25%	8.70%	8.07%	7.42%	7.06%	6.62%	-1.66%	-.60%	-.54%	-.50%	-.49%
Marion	5.79%	6.53%	7.04%	7.73%	8.67%	16.52%	16.69%	8.79%	8.59%	7.97%	7.22%	6.82%	5.52%	-.64%	1.05%	-.96%	-.83%	-.76%
Martin	6.18%	6.11%	3.05%	5.04%	5.33%	12.17%	10.03%	5.18%	5.82%	5.32%	4.66%	4.41%	2.31%	-1.27%	-.70%	-.44%	-.28%	-.22%
Monroe	8.31%	6.07%	7.34%	5.77%	5.44%	16.29%	16.36%	3.71%	5.79%	5.18%	4.69%	4.46%	6.88%	-3.89%	-.21%	-.07%	-.03%	-.05%
Nassau	8.64%	8.86%	9.84%	8.92%	9.12%	15.24%	12.16%	7.67%	9.02%	8.38%	7.53%	7.21%	2.25%	-1.36%	1.38%	1.03%	-.63%	-.63%
Okaloosa	4.68%	6.32%	6.44%	6.57%	6.59%	14.19%	10.71%	5.76%	7.14%	6.48%	5.84%	5.59%	1.88%	-2.27%	-.65%	-.43%	-.30%	-.32%
Okeechobee	7.34%	11.55%	34.66%	-.18%	9.41%	13.42%	9.55%	4.93%	5.64%	5.38%	5.00%	4.75%	3.33%	-3.06%	-1.36%	-1.09%	-1.00%	-.92%
Orange	9.29%	9.32%	9.84%	8.45%	3.45%	12.92%	12.44%	7.15%	6.31%	6.18%	5.87%	5.50%	2.73%	-1.41%	-.84%	-.59%	-.29%	-.55%
Osceola	9.21%	10.78%	11.56%	10.68%	8.57%	16.72%	10.39%	7.77%	9.40%	8.79%	8.02%	7.54%	-2.49%	-2.76%	-.31%	-.39%	-.34%	-.31%
Palm Beach	7.00%	6.26%	5.99%	5.72%	5.59%	15.10%	15.67%	6.33%	6.32%	5.71%	5.14%	4.85%	6.28%	-1.75%	-.01%	-.03%	-.01%	-.01%
Pasco	7.59%	9.45%	8.86%	8.02%	10.36%	16.76%	14.56%	8.86%	10.00%	9.45%	8.58%	8.15%	6.28%	-.50%	1.61%	1.39%	1.10%	1.03%
Pinellas	7.82%	7.99%	7.68%	7.32%	6.80%	13.14%	12.70%	5.87%	6.01%	5.56%	5.07%	4.77%	3.69%	-2.06%	-.25%	-.31%	-.28%	-.33%
Polk	10.00%	9.17%	7.73%	8.76%	9.17%	17.80%	16.73%	8.79%	8.79%	8.30%	7.66%	7.22%	6.37%	-.99%	-.76%	-.84%	-.84%	-.76%
Putnam	3.78%	6.54%	4.83%	17.48%	6.17%	12.71%	10.47%	4.89%	5.36%	5.09%	4.68%	4.46%	6.07%	-3.26%	-1.22%	-1.09%	-1.05%	-1.02%
St_Johns	8.17%	8.81%	9.71%	11.18%	9.45%	17.84%	15.43%	9.56%	9.96%	9.33%	8.44%	8.08%	2.45%	-1.19%	1.03%	-.90%	-.66%	-.70%
St_Lucie	7.31%	8.44%	8.15%	6.99%	9.12%	17.60%	20.09%	7.49%	7.73%	7.13%	6.40%	6.03%	9.36%	-1.86%	-.46%	-.74%	-.84%	-.86%
Santa Rosa	4.95%	9.18%	7.68%	8.36%	9.40%	16.16%	13.34%	8.79%	9.90%	9.17%	8.18%	7.81%	2.57%	-.66%	1.95%	1.46%	-.96%	-.94%
Sarasota	8.18%	7.22%	6.15%	5.08%	7.35%	17.70%	18.04%	8.38%	8.91%	8.21%	7.52%	7.17%	7.82%	-1.04%	1.26%	1.08%	-.96%	-.91%
Seminole	7.12%	7.92%	8.09%	6.55%	5.16%	12.51%	7.71%	8.09%	6.50%	6.04%	5.44%	5.07%	5.99%	-.80%	-.61%	-.49%	-.26%	-.06%
Sumter	3.57%	7.19%	10.72%	9.05%	8.83%	17.34%	17.30%	11.73%	11.57%	10.77%	9.89%	9.45%	5.19%	-.71%	2.16%	1.71%	1.39%	1.34%
Suwannee	2.86%	13.36%	2.14%	1.52%	5.81%	8.89%	6.57%	5.28%	6.14%	5.68%	4.88%	4.66%	1.68%	-.33%	1.26%	-.72%	-.13%	-.05%
Taylor	3.44%	-.37%	5.12%	10.63%	4.28%	7.43%	9.25											

School Taxable Value

	New						Change											
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028
FLORIDA	1,891,813	2,020,823	2,157,407	2,289,258	2,431,676	2,933,573	3,286,296	3,395,496	3,621,863	3,844,885	4,057,079	4,275,555	115,313	9,383	40,815	61,516	71,522	81,027
Alachua	15,163	16,093	17,192	17,942	19,238	22,353	24,374	25,234	26,868	28,430	29,902	31,458	163	(585)	(452)	(501)	(656)	(774)
Baker	954	1,011	1,079	1,166	1,268	1,492	1,676	1,762	1,894	2,027	2,156	2,292	64	42	71	94	111	130
Bay	16,701	17,580	17,193	18,871	21,043	25,556	28,855	29,291	31,199	33,070	34,842	36,655	772	(201)	341	740	980	1,209
Bradford	990	1,028	1,063	1,140	1,203	1,391	1,524	1,596	1,713	1,830	1,939	2,052	96	84	120	149	170	192
Brevard	38,803	42,311	45,560	48,852	51,930	62,656	71,824	74,272	78,667	82,892	86,803	90,777	2,319	309	1,033	1,717	2,369	3,034
Broward	191,390	203,080	214,725	224,710	235,163	267,327	299,085	307,648	324,491	340,621	355,772	371,187	11,573	1,463	2,273	2,117	1,180	(44)
Calhoun	451	453	425	472	498	542	588	612	649	686	719	754	18	17	27	34	37	40
Charlotte	17,089	18,417	19,561	20,703	22,290	28,518	31,114	31,554	33,512	35,265	36,752	38,284	(254)	(1,782)	(1,444)	(1,248)	(1,201)	(1,129)
Citrus	9,458	10,002	11,150	11,674	12,265	13,940	15,723	16,188	17,113	18,019	18,860	19,713	766	361	556	729	882	1,038
Clay	11,142	11,904	12,686	13,520	14,361	16,551	18,344	19,091	20,393	21,705	22,944	24,220	301	(161)	(7)	72	55	39
Collier	88,576	92,400	97,955	103,789	109,158	141,646	157,496	159,548	169,713	179,476	188,771	198,505	4,325	(4,138)	(3,639)	(4,004)	(5,016)	(5,948)
Columbia	2,737	2,904	3,172	3,360	3,565	3,991	4,350	4,515	4,805	5,094	5,362	5,640	123	66	132	176	195	217
Miami-Dade	297,826	313,743	330,731	343,422	357,960	429,159	476,587	489,630	520,541	551,296	581,610	612,866	26,744	8,017	8,768	7,600	5,434	2,803
DeSoto	1,725	1,889	2,025	2,095	2,189	2,610	2,782	2,854	3,034	3,203	3,366	3,537	(17)	(103)	(73)	(58)	(47)	(34)
Dixie	528	544	569	605	632	735	812	813	856	898	936	976	7	(36)	(32)	(30)	(33)	(35)
Duval	64,013	68,962	74,971	79,702	85,377	100,685	113,195	118,312	126,666	135,073	143,396	152,067	4,598	1,552	2,289	2,663	2,809	2,931
Escambia	17,937	19,291	20,439	21,791	23,226	27,503	31,488	32,914	35,647	38,432	41,219	44,134	2,215	1,672	2,543	3,310	4,036	4,825
Flagler	8,901	9,577	10,407	11,003	12,066	15,138	17,307	18,053	19,468	20,931	22,359	23,832	463	(70)	200	481	730	988
Franklin	1,944	2,030	2,218	2,309	2,525	3,144	3,614	3,555	3,749	3,935	4,111	4,294	242	(9)	33	64	92	123
Gadsden	1,522	1,578	1,624	1,688	1,829	2,076	2,228	2,293	2,421	2,546	2,662	2,781	26	(14)	14	32	41	50
Gilchrist	710	821	829	946	1,054	1,178	1,288	1,344	1,430	1,515	1,596	1,679	39	35	63	85	100	116
Glades	640	668	714	765	833	1,039	1,164	1,181	1,263	1,339	1,408	1,484	10	(36)	(16)	(5)	(0)	8
Gulf	1,808	1,951	1,748	2,024	2,308	3,168	3,660	3,677	3,942	4,209	4,476	4,753	172	(34)	27	95	161	231
Hamilton	793	858	987	1,060	1,068	1,208	1,268	1,307	1,370	1,434	1,498	1,565	24	17	32	45	55	67
Hardee	1,627	1,704	1,746	1,891	1,961	2,279	2,402	2,463	2,574	2,685	2,792	2,903	58	39	66	86	100	116
Hendry	2,020	2,221	2,328	2,579	2,940	3,916	4,321	4,434	4,730	5,022	5,308	5,610	160	60	154	234	307	387
Hernando	9,338	9,937	10,566	11,478	12,420	15,679	17,766	18,475	19,755	21,058	22,332	23,649	437	115	350	463	547	635
Highlands	5,233	5,335	5,549	5,868	6,295	7,550	8,414	8,637	9,181	9,725	10,251	10,797	338	39	128	186	228	272
Hillsborough	94,185	103,509	112,543	121,510	132,098	157,915	178,488	187,200	200,649	214,144	227,400	241,113	5,781	1,379	2,626	3,304	3,613	3,895
Holmes	515	521	530	537	565	616	679	720	781	839	889	940	27	37	67	91	106	121
Indian River	17,610	18,764	19,913	20,858	21,941	25,815	30,042	31,038	32,889	34,674	36,333	38,014	1,922	1,071	1,418	1,697	1,938	2,179
Jackson	1,674	1,694	1,633	1,742	1,916	2,151	2,316	2,386	2,532	2,675	2,805	2,941	67	46	93	127	145	166
Jefferson	647	662	696	740	795	909	1,018	1,069	1,146	1,223	1,295	1,371	83	85	115	140	159	180
Lafayette	286	289	293	305	319	354	393	405	427	450	471	492	17	11	17	21	23	26
Lake	21,077	23,144	25,131	27,341	29,400	34,475	38,524	40,293	43,340	46,450	49,427	52,495	866	(16)	515	946	1,206	1,478
Lee	81,728	85,729	90,712	96,549	104,617	133,138	137,996	141,995	156,079	168,654	177,469	186,480	(9,349)	(15,581)	(9,991)	(5,664)	(4,641)	(3,574)
Leon	16,901	17,965	18,989	20,003	20,929	23,029	25,996	26,683	28,140	29,473	30,652	31,878	1,704	1,051	1,303	1,344	1,215	1,093
Levy	1,881	2,065	2,164	2,320	2,546	2,961	3,276	3,377	3,594	3,812	4,021	4,237	28	(59)	(15)	22	50	79
Liberty	263	277	284	295	340	367	417	425	453	477	498	520	40	30	35	36	32	31
Madison	738	744	770	816	875	1,042	1,145	1,199	1,285	1,372	1,458	1,548	(47)	(41)	(1)	37	72	107
Manatee	36,000	38,767	41,781	44,398	47,666	60,143	68,896	72,163	77,848	83,662	89,442	95,423	3,386	1,531	2,509	3,404	4,208	5,039
Marion	18,222	19,497	20,906	22,520	24,566	29,632	34,327	36,176	38,970	41,779	44,510	47,322	1,810	1,207	1,813	2,368	2,847	3,341
Martin	22,369	23,512	24,184	25,274	26,624	31,019	34,051	34,898	36,718	38,511	40,162	41,827	608	(405)	(192)	(52)	20	78
Monroe	27,430	28,749	30,650	32,273	33,635	44,203	48,012	47,504	49,790	52,062	54,248	56,485	(559)	(3,897)	(4,159)	(4,346)	(4,515)	(4,678)
Nassau	8,472	9,201	10,088	10,980	12,031	14,418	15,931	16,615	17,970	19,369	20,738	22,160	383	(72)	164	363	504	656
Okaloosa	17,544	18,773	20,011	21,222	22,572	26,992	30,238	30,775	32,685	34,597	36,442	38,345	1,413	225	578	856	1,045	1,239
Okeechobee	1,922	2,168	2,861	3,510	3,691	4,235	4,567	4,582	4,730	4,876	5,013	5,156	23	(145)	(176)	(213)	(263)	(311)
Orange	131,188	142,561	155,510	167,574	171,336	202,131	226,171	234,831	249,263	263,143	276,393	289,947	3,939	(2,404)	(1,696)	(2,020)	(2,906)	(3,953)
Osceola	24,584	27,358	30,774	33,839	36,439	44,184	49,719	51,484	55,809	60,303	64,753	69,336	182	(2,320)	(2,140)	(1,962)	(1,858)	(1,754)
Palm Beach	189,613	200,072	210,913	221,555	234,430	287,070	326,410	335,988	355,017	373,422	390,821	408,488	16,354	7,729	11,285	13,941	15,796	17,455
Pasco	27,299	30,126	32,665	35,035	39,219	46,693	53,472	56,817	61,951	67,296	72,590	78,104	2,355	1,583	2,697	3,713	4,598	5,548
Pinellas	80,428	86,624	93,013	99,448	106,238	125,069	140,551	144,106	151,900	159,454	166,601	173,911	5,963	1,539	2,332	2,556	2,355	2,064
Polk	35,021	38,146	41,039	44,895	48,925	60,186	68,474	72,062	77,811	83,698	89,531	95,553	3,850	2,605	3,900	5,117	6,264	7,460
Putnam	3,821	4,066	4,269	4,968	5,291	6,228	6,865	6,966	7,300	7,633	7,951	8,278	184	(116)	(168)	(240)	(329)	(425)
St_Johns	25,844	28,112	30,788	34,115	37,148	45,649	52,416	55,807	60,870	66,154	71,386	76,858	1,337	116	802	1,477	2,033	2,657
St_Lucie	21,339	23,159	25,011	26,345	28,924	36,251	41,210	42,887	45,812	48,750	51,567	54,441	1,805	868	1,517	2,196	2,855	3,542
Santa Rosa	9,851	10,717	11,547	12,478	13,674	16,427	18,511											

School Taxable Value Growth Rates

	New						Change											
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028
FLORIDA	7.44%	6.84%	6.68%	6.10%	6.13%	20.07%	12.03%	3.32%	6.67%	6.16%	5.52%	5.39%	3.93%	-3.46%	.91%	.51%	.17%	.14%
Alachua	10.49%	5.76%	6.47%	4.90%	7.65%	16.53%	7.54%	3.53%	6.47%	5.81%	5.18%	5.21%	.72%	-3.12%	.66%	-.08%	-.45%	-.28%
Baker	4.59%	5.80%	5.22%	8.53%	8.73%	18.47%	14.65%	5.13%	7.47%	7.04%	6.37%	6.28%	4.39%	-1.58%	1.49%	.99%	.57%	.61%
Bay	3.68%	5.15%	-2.10%	9.53%	11.20%	21.77%	13.23%	1.51%	6.51%	6.00%	5.36%	5.20%	3.03%	-3.51%	1.88%	1.23%	.62%	.52%
Bradford	1.70%	4.74%	1.46%	7.11%	6.33%	11.52%	15.14%	4.73%	7.28%	6.83%	5.98%	5.84%	7.23%	-1.12%	1.97%	1.33%	.69%	.67%
Brevard	8.04%	8.98%	7.61%	7.23%	6.16%	20.99%	14.73%	3.41%	5.92%	5.37%	4.72%	4.58%	3.70%	-3.01%	.95%	.81%	.70%	.66%
Broward	8.20%	6.12%	5.76%	4.41%	4.66%	12.75%	11.79%	2.86%	5.47%	4.97%	4.45%	4.33%	4.33%	-3.63%	.24%	-.08%	-.30%	-.36%
Calhoun	.21%	.60%	-5.54%	10.25%	5.33%	8.08%	9.31%	4.13%	6.07%	5.63%	4.89%	4.82%	3.39%	-.34%	1.52%	.84%	.16%	.18%
Charlotte	8.51%	8.10%	6.19%	5.76%	7.62%	27.61%	9.32%	1.42%	6.21%	5.23%	4.22%	4.17%	-.89%	-4.86%	1.35%	.78%	.27%	.32%
Citrus	4.50%	5.34%	10.85%	5.62%	5.40%	13.21%	12.67%	2.96%	5.71%	5.30%	4.66%	4.53%	5.49%	-2.86%	1.11%	.87%	.69%	.65%
Clay	6.39%	7.01%	6.52%	6.56%	6.28%	15.02%	10.80%	4.07%	6.82%	6.43%	5.71%	5.56%	1.82%	-2.62%	.85%	.39%	-.10%	-.08%
Collier	7.40%	4.35%	5.85%	5.67%	5.58%	30.00%	10.91%	1.30%	6.37%	5.75%	5.18%	5.16%	3.05%	-5.56%	.47%	-.09%	-.44%	-.35%
Columbia	2.57%	5.74%	8.51%	5.24%	5.24%	12.57%	9.66%	8.51%	6.42%	6.02%	5.27%	5.18%	3.11%	-1.48%	1.41%	.76%	.20%	.23%
Miami-Dade	7.12%	5.59%	5.40%	4.00%	3.66%	17.13%	11.13%	2.74%	6.31%	5.91%	5.50%	5.37%	6.24%	-4.33%	.05%	-.33%	-.48%	-.51%
DeSoto	11.77%	10.30%	5.32%	4.69%	6.17%	17.70%	9.05%	2.59%	6.30%	5.57%	5.10%	5.08%	-.68%	-3.05%	1.25%	.61%	.42%	.45%
Dixie	.30%	1.81%	5.39%	6.26%	4.59%	16.18%	10.95%	.14%	5.31%	4.89%	4.26%	4.25%	.89%	-5.23%	.70%	-.15%	-.30%	-.09%
Duval	6.75%	7.50%	8.22%	6.36%	7.06%	17.03%	13.52%	4.52%	7.06%	6.64%	6.16%	6.05%	4.61%	-3.00%	.54%	.18%	-.01%	-.03%
Escambia	4.65%	6.77%	7.07%	6.39%	6.74%	18.43%	14.41%	4.53%	8.30%	7.81%	7.25%	7.07%	8.05%	-2.20%	2.34%	1.72%	1.39%	1.35%
Flagler	5.60%	7.60%	8.43%	5.87%	9.17%	25.72%	14.62%	4.31%	7.84%	7.51%	6.83%	6.59%	3.07%	-3.29%	1.52%	1.38%	1.06%	.97%
Franklin	3.16%	4.00%	9.69%	3.94%	9.36%	24.70%	14.97%	-1.64%	5.45%	4.96%	4.49%	4.44%	7.69%	-7.31%	1.18%	.79%	.65%	.68%
Gadsden	2.69%	3.85%	1.79%	5.28%	8.79%	13.32%	8.80%	2.92%	5.57%	5.17%	4.54%	4.48%	1.25%	-1.85%	1.25%	.72%	.27%	.27%
Gilchrist	5.70%	14.49%	1.81%	12.97%	11.46%	12.38%	9.98%	4.32%	6.38%	6.00%	5.29%	5.21%	3.36%	-.46%	1.97%	1.32%	.71%	.73%
Glades	4.23%	4.29%	7.08%	6.96%	9.34%	25.22%	11.14%	1.47%	6.95%	5.97%	5.17%	5.41%	.95%	-3.98%	1.86%	.94%	.33%	.63%
Gulf	14.39%	6.89%	-10.19%	15.75%	13.37%	38.01%	15.42%	4.7%	7.20%	6.79%	6.33%	6.19%	5.43%	-5.95%	1.71%	1.60%	1.46%	1.39%
Hamilton	1.06%	8.39%	7.88%	13.01%	3.75%	10.63%	7.86%	3.06%	4.85%	4.69%	4.44%	4.44%	2.06%	-.63%	1.13%	.83%	.61%	.63%
Hardee	1.09%	4.21%	1.95%	6.36%	8.77%	12.54%	7.76%	2.56%	4.50%	4.29%	3.99%	3.98%	2.60%	-.87%	1.04%	.67%	.43%	.43%
Hendry	3.37%	5.19%	9.62%	10.19%	14.09%	27.52%	15.76%	2.62%	6.66%	6.19%	5.69%	5.70%	4.28%	-2.48%	2.04%	1.55%	1.23%	1.26%
Hernando	8.21%	6.67%	6.06%	8.67%	7.42%	25.59%	14.77%	3.99%	6.93%	6.60%	6.05%	5.90%	2.83%	-1.96%	1.23%	.46%	.27%	.26%
Highlands	1.91%	2.36%	4.06%	4.58%	7.41%	20.30%	13.07%	2.65%	6.29%	5.93%	5.42%	5.32%	4.54%	-3.81%	1.01%	.56%	.33%	.32%
Hillsborough	8.67%	10.36%	8.69%	8.19%	8.39%	19.41%	12.84%	4.88%	7.18%	6.73%	6.19%	6.03%	3.65%	-2.71%	.62%	.25%	.05%	.03%
Holmes	1.73%	1.06%	1.51%	1.65%	4.72%	9.40%	10.04%	6.00%	8.44%	7.45%	5.92%	5.74%	4.31%	1.29%	4.00%	2.64%	1.26%	1.17%
Indian River	7.66%	6.23%	6.03%	4.61%	5.30%	17.67%	16.41%	3.32%	5.96%	5.43%	4.79%	4.63%	7.45%	-3.25%	.94%	.64%	.48%	.44%
Jackson	1.52%	1.19%	-3.21%	5.75%	9.70%	12.45%	8.54%	3.01%	6.14%	5.63%	4.88%	4.83%	3.16%	-1.06%	1.93%	1.15%	.48%	.51%
Jefferson	3.53%	3.42%	4.69%	6.51%	7.18%	13.89%	14.68%	5.07%	7.17%	6.69%	5.93%	5.82%	9.32%	-.19%	2.40%	1.65%	1.03%	1.04%
Lafayette	3.76%	2.18%	-.35%	5.48%	4.51%	10.79%	10.98%	3.01%	5.67%	5.23%	4.62%	4.62%	4.92%	-1.73%	1.28%	.67%	.27%	.41%
Lake	8.92%	9.89%	8.41%	8.96%	7.40%	17.21%	11.65%	4.59%	7.56%	7.18%	6.41%	6.21%	2.51%	-2.45%	1.32%	.92%	.44%	.41%
Lee	8.11%	4.76%	5.79%	6.32%	8.49%	27.81%	3.04%	2.90%	9.92%	8.06%	5.23%	5.08%	-6.98%	-4.05%	4.53%	3.09%	.76%	.72%
Leon	4.64%	6.50%	5.35%	6.14%	3.95%	9.3%	12.69%	2.64%	5.46%	4.74%	4.00%	4.00%	7.39%	-2.87%	.76%	-.08%	-.58%	-.58%
Levy	4.36%	9.46%	5.40%	7.16%	9.41%	16.76%	10.69%	3.11%	6.41%	6.06%	5.49%	5.37%	.94%	-2.70%	1.38%	1.06%	.70%	.67%
Liberty	2.20%	12.57%	.57%	4.96%	12.63%	7.37%	16.50%	1.95%	6.65%	5.38%	4.28%	4.57%	11.32%	-3.09%	.87%	-.34%	-1.17%	-.49%
Madison	2.09%	.87%	1.20%	8.06%	6.65%	18.61%	11.10%	4.77%	7.14%	6.79%	6.27%	6.14%	-4.59%	.73%	3.45%	2.94%	2.45%	2.24%
Manatee	8.18%	8.35%	7.43%	6.36%	7.16%	26.09%	14.89%	4.74%	7.88%	7.47%	6.91%	6.69%	5.65%	-3.08%	1.21%	.94%	.71%	.64%
Marion	5.59%	7.14%	7.22%	7.72%	8.91%	20.77%	15.45%	5.39%	7.72%	7.21%	6.54%	6.32%	6.09%	-2.15%	1.46%	1.14%	.82%	.75%
Martin	5.92%	5.28%	2.59%	4.52%	5.24%	16.20%	9.91%	2.49%	5.22%	4.88%	4.29%	4.15%	1.96%	-3.07%	.67%	.40%	.19%	.14%
Monroe	9.89%	4.79%	6.87%	4.99%	6.07%	30.30%	7.72%	-1.06%	4.81%	4.56%	4.20%	4.12%	-1.25%	-6.89%	-.14%	.01%	.02%	.04%
Nassau	7.96%	8.48%	9.79%	9.22%	9.22%	18.76%	11.44%	4.30%	8.16%	7.79%	7.07%	6.86%	2.68%	-3.04%	1.45%	1.05%	.60%	.58%
Okaloosa	4.41%	7.07%	6.58%	5.96%	6.48%	19.45%	12.09%	1.77%	6.21%	5.85%	5.33%	5.22%	5.24%	-4.21%	1.11%	.76%	.43%	.39%
Okeechobee	6.09%	11.41%	10.45%	46.81%	4.80%	13.09%	13.23%	.34%	3.23%	3.08%	2.80%	2.86%	.58%	-3.72%	-.54%	-.66%	-.85%	-.77%
Orange	8.39%	8.53%	8.77%	2.59%	17.72%	17.2%	11.66%	3.83%	6.15%	5.57%	5.04%	4.90%	1.94%	-2.92%	.36%	-.09%	-.32%	-.32%
Osceola	9.35%	11.47%	12.76%	9.77%	7.57%	21.25%	12.32%	3.55%	8.40%	8.05%	7.38%	7.08%	.41%	-5.06%	.70%	.60%	.40%	.35%
Palm Beach	6.47%	5.43%	5.40%	5.02%	5.83%	22.31%	13.62%	2.93%	5.66%	5.18%	4.66%	4.52%	5.69%	-2.94%	.95%	.60%	.34%	.25%
Pasco	8.18%	10.38%	8.66%	6.75%	12.14%	18.95%	14.65%	6.25%	9.04%	8.63%	7.87%	7.60%	5.25%	-1.80%	1.76%	1.32%	.93%	.88%
Pinellas	7.71%	7.61%	7.15%	7.04%	6.68%	17.99%	12.33%	2.53%	5.41%	4.97%	4.48%	4.39%	4.77%	-3.40%	.50%	.07%	-.20%	-.24%
Polk	10.94%	8.45%	7.41%	9.64%	8.74%	22.77%	14.51%	5.24%	7.98%	7.56%	6.97%	6.73%	6.44%	-2.24%	1.56%	1.25%	1.01%	.93%
Putnam	4.33%	6.75%	5.85%	13.88%	6.76%	18.30%	11.04%	1.46%	4.80%	4.56%	4.16%	4.11%	4.11%	-4.53%	-.65%	-.46%	-1.01%	-.99%
St_Johns	7.89%	8.77%	9.68%	10.72%	8.69%	23.15%	14.80%	6.47%	9.07%	8.68%	7.91%	7.66%	2.93%	-2.56%	1.21%	1.01%	.68%	.67%
St_Lucie	7.80%	8.80%	8.05%	5.54%	9.57%	25.40%	13.42%	4.07%	6.82%	6.41%	5.78%	5.57%	4.97%	-2.56%	1.40%	1.31%	1.14%	1.08%
Santa Rosa	4.16%	8.05%	8.54%	7.48%	10.42%	19.58%	12.78%	5.38%	8.82%	8.34%	7.51%	7.28%	2.60%	-2.28%	1.92%	1.39%	.88%	.86%
Sarasota	7.33%	6.74%	5.71%	4.40%	7.58%	27.05%	14.30%	4.52%	8.03%	7.60%	7.01%	6.79%	5.76%	-3.02%	1.68%	1.40%	1.14%	1.05%
Seminole	7.01%	7.44%	7.67%	4.74%	15.45%	15.45%	9.06%	3.22%	5.82%	5.47%	4.82%	4.66%	2.05%	-2.09%	1.01%	.47%	.05%	-.02%
Sumter	3.99%	6.61%	13.26%	6.98%	8.21%	19.30%	18.13%	8.67%	10.62%	10.09%	9.37%	9.02%	6.82%	-1.12%	2.14%	1.76%	1.43%	1.36%
Suwannee	5.75%	10.17%	6.22%	-.57%	3.03%	16.63%	7.48%	3.04%	5.63%	5.23%	4.48%	4.38%	.65%	-1.40%	1.53%	.79%	.13%	.10%
Taylor	3.08%	1.84%	5.70%	9.88%	9.88%	9.96%	6.55%	1.87%	4.85%	4.67%	4.21%	4.18%	3.08%	-2.61%	.81%	.64%	.48%</	

Homestead Growth Rates

	New						Change											
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028
FLORIDA	5.83%	5.41%	4.32%	3.18%	6.78%	28.44%	12.94%	-3.97%	3.81%	3.51%	3.33%	3.18%	7.06%	-8.71%	-0.7%	.20%	.30%	.19%
Alachua	9.57%	3.55%	2.58%	3.21%	7.78%	17.48%	12.33%	-3.75%	4.41%	4.21%	4.04%	3.88%	8.38%	-8.56%	.15%	.31%	.32%	.21%
Baker	3.86%	4.59%	5.59%	9.08%	5.85%	31.14%	10.80%	-4.63%	3.66%	3.50%	3.34%	3.18%	.00%	-9.97%	-4.8%	.14%	.37%	.26%
Bay	.44%	2.73%	-9.33%	8.80%	11.95%	12.33%	12.32%	-4.63%	3.32%	3.05%	2.87%	2.71%	11.05%	-7.81%	.45%	.40%	.32%	.21%
Bradford	1.51%	2.29%	1.83%	2.46%	6.08%	19.59%	7.33%	-5.52%	3.44%	3.47%	3.34%	3.18%	.00%	-9.80%	-1.8%	.34%	.37%	.26%
Brevard	9.85%	9.16%	4.72%	2.09%	7.26%	31.92%	15.45%	-4.81%	2.31%	1.81%	1.60%	1.43%	8.71%	-8.74%	-2.9%	.10%	.33%	.21%
Broward	6.64%	5.95%	5.27%	2.81%	5.44%	19.99%	14.33%	-3.89%	3.74%	3.38%	3.19%	3.03%	8.10%	-8.78%	-1.4%	.18%	.33%	.21%
Calhoun	-.48%	.32%	-10.49%	18.40%	.95%	16.95%	6.64%	-5.69%	3.40%	3.46%	3.34%	3.18%	.00%	-7.69%	.70%	.96%	.71%	.48%
Charlotte	6.77%	7.09%	4.26%	2.34%	4.23%	36.82%	11.99%	-4.86%	2.22%	1.74%	1.54%	1.38%	6.10%	-8.59%	-.32%	.00%	.19%	.08%
Citrus	5.87%	10.51%	8.51%	5.82%	9.22%	27.87%	12.73%	-5.21%	2.49%	2.15%	1.96%	1.80%	7.35%	-8.99%	-.22%	.16%	.33%	.21%
Clay	6.03%	6.01%	5.70%	4.23%	6.15%	24.99%	8.96%	-5.11%	3.55%	3.48%	3.34%	3.18%	.00%	-9.88%	-.32%	.22%	.37%	.26%
Collier	3.79%	.25%	1.47%	3.46%	4.03%	43.03%	12.16%	-3.02%	4.78%	4.49%	4.31%	4.15%	8.07%	-8.17%	.14%	.18%	.17%	.06%
Columbia	-.42%	4.87%	7.85%	7.25%	8.57%	16.88%	6.53%	-5.72%	3.39%	3.46%	3.34%	3.18%	.00%	-9.76%	-.11%	.31%	.37%	.26%
Miami-Dade	5.61%	4.09%	1.43%	1.26%	4.23%	26.32%	13.84%	-2.99%	4.98%	4.72%	4.55%	4.38%	10.05%	-8.11%	.31%	.36%	.32%	.21%
DeSoto	11.67%	8.46%	12.20%	1.75%	8.82%	45.29%	10.89%	-3.52%	4.09%	3.77%	3.61%	3.45%	-4.35%	-10.48%	-1.10%	-.23%	.19%	.08%
Dixie	-3.70%	.21%	.65%	9.40%	5.72%	20.04%	7.46%	-5.49%	3.45%	3.47%	3.34%	3.18%	.00%	-9.81%	-1.9%	.28%	.37%	.26%
Duval	5.43%	5.42%	5.21%	3.06%	6.37%	25.46%	12.84%	-3.39%	4.73%	4.52%	4.35%	4.19%	7.02%	-8.98%	-.07%	.24%	.32%	.21%
Escambia	2.61%	6.63%	5.42%	4.94%	9.73%	21.92%	12.86%	-3.28%	4.87%	4.66%	4.49%	4.33%	9.25%	-8.30%	.27%	.35%	.32%	.21%
Flagler	5.63%	7.05%	9.35%	1.44%	10.17%	34.41%	11.48%	-4.50%	3.69%	3.49%	3.32%	3.16%	.00%	-10.01%	-.54%	.11%	.37%	.26%
Franklin	1.12%	3.38%	11.05%	3.89%	10.96%	19.54%	12.86%	-4.14%	3.79%	3.52%	3.35%	3.18%	9.25%	-8.36%	.17%	.31%	.32%	.21%
Gadsden	-2.12%	.95%	-2.51%	-.53%	9.79%	23.74%	8.61%	-5.20%	3.52%	3.48%	3.34%	3.18%	.00%	-9.86%	-.29%	.34%	.37%	.26%
Gilchrist	.89%	4.63%	2.43%	7.81%	12.03%	17.14%	6.63%	-5.70%	3.40%	3.46%	3.34%	3.18%	.00%	-9.77%	-.12%	.31%	.37%	.26%
Glades	3.95%	1.15%	6.22%	4.31%	18.94%	30.29%	10.60%	-4.71%	3.65%	3.50%	3.34%	3.18%	.00%	-9.96%	-.47%	.15%	.37%	.26%
Gulf	13.69%	3.76%	-15.05%	18.94%	12.39%	38.97%	12.86%	-4.14%	3.79%	3.52%	3.35%	3.18%	7.86%	-8.77%	-.04%	.34%	.32%	.21%
Hamilton	-.37%	4.38%	8.91%	4.30%	12.15%	31.25%	10.95%	-4.62%	3.67%	3.50%	3.34%	3.18%	.00%	-7.84%	.57%	.49%	.37%	.26%
Hardee	2.17%	9.12%	8.76%	5.38%	12.73%	21.96%	8.19%	-5.62%	3.11%	3.07%	2.92%	2.76%	.00%	-9.86%	-.29%	.23%	.37%	.26%
Hendry	9.94%	7.51%	9.85%	4.85%	18.64%	29.68%	10.38%	-4.76%	3.63%	3.50%	3.34%	3.18%	.00%	-9.95%	-.45%	.16%	.37%	.26%
Hernando	11.12%	10.44%	10.49%	7.60%	10.44%	41.53%	13.86%	-3.56%	4.27%	3.97%	3.79%	3.62%	.00%	-10.10%	-.71%	.03%	.37%	.26%
Highlands	6.90%	5.20%	5.81%	7.02%	8.87%	27.67%	11.47%	-3.94%	4.39%	4.23%	4.07%	3.91%	6.18%	-9.17%	-.10%	.24%	.32%	.21%
Hillsborough	6.41%	9.41%	3.71%	4.47%	10.05%	30.89%	13.28%	-3.72%	4.21%	3.94%	3.76%	3.60%	7.98%	-8.74%	-.02%	.24%	.32%	.21%
Holmes	-.61%	-.66%	-.02%	-.31%	3.37%	4.92%	3.00%	-6.60%	3.17%	3.43%	3.33%	3.18%	.00%	-9.58%	.20%	.46%	.36%	.26%
Indian River	7.73%	5.23%	4.54%	2.34%	4.94%	26.38%	18.91%	-3.51%	3.06%	2.41%	2.17%	2.00%	11.65%	-8.00%	-.10%	.13%	.33%	.21%
Jackson	-.36%	.00%	-6.59%	6.07%	12.92%	18.05%	6.72%	-5.67%	3.41%	3.46%	3.34%	3.18%	.00%	-7.67%	.71%	.96%	.71%	.48%
Jefferson	-1.57%	5.06%	5.45%	4.65%	9.24%	14.79%	5.85%	-5.89%	3.35%	3.46%	3.34%	3.18%	.00%	-9.73%	-.05%	.34%	.37%	.26%
Lafayette	1.22%	.33%	2.45%	3.12%	9.11%	18.73%	7.26%	-5.54%	3.44%	3.47%	3.34%	3.18%	.00%	-9.80%	-.17%	.28%	.37%	.26%
Lake	5.42%	10.19%	5.94%	5.05%	5.42%	23.00%	8.37%	-5.57%	3.12%	3.07%	2.92%	2.76%	.00%	-9.87%	-.31%	.22%	.37%	.26%
Lee	6.89%	1.23%	1.99%	1.55%	6.85%	38.69%	5.22%	-4.77%	2.26%	1.86%	1.71%	1.56%	-2.00%	-9.25%	-.91%	-.43%	-.14%	-.24%
Leon	3.19%	5.10%	4.02%	3.72%	6.25%	13.74%	11.91%	-4.44%	3.65%	3.43%	3.26%	3.10%	8.06%	-8.67%	.07%	.28%	.32%	.21%
Levy	9.03%	9.43%	6.07%	6.85%	17.40%	28.99%	10.13%	-4.82%	3.62%	3.50%	3.34%	3.18%	.00%	-9.94%	-.42%	.17%	.37%	.26%
Liberty	.08%	4.62%	-1.54%	1.62%	4.93%	-.97%	1.00%	-7.11%	3.05%	3.41%	3.33%	3.18%	.00%	-9.11%	.35%	.91%	.70%	.48%
Madison	-1.14%	.75%	-.60%	16.59%	2.80%	33.34%	11.56%	-4.47%	3.71%	3.51%	3.34%	3.18%	.00%	-10.01%	-.55%	.11%	.37%	.26%
Manatee	5.67%	3.55%	3.90%	1.94%	6.00%	38.66%	14.22%	-3.45%	4.32%	4.00%	3.82%	3.65%	8.99%	-8.48%	.05%	.26%	.32%	.21%
Marion	3.17%	5.66%	6.05%	4.54%	11.71%	28.83%	15.33%	-3.97%	3.38%	2.95%	2.75%	2.58%	9.35%	-8.48%	-.08%	.19%	.33%	.21%
Martin	6.80%	3.88%	4.58%	2.53%	6.85%	30.44%	10.57%	-5.53%	2.63%	2.43%	2.26%	2.10%	.00%	-10.02%	-.56%	.11%	.37%	.26%
Monroe	8.01%	2.47%	4.07%	2.29%	4.43%	34.77%	11.63%	-4.47%	3.69%	3.49%	3.32%	3.16%	.00%	-10.02%	-.56%	.11%	.37%	.26%
Nassau	5.36%	6.21%	5.61%	6.26%	10.33%	21.48%	7.79%	-4.65%	4.42%	4.47%	4.34%	4.19%	.00%	-9.77%	-.13%	.30%	.37%	.26%
Okaloosa	3.28%	4.94%	5.55%	7.10%	8.26%	26.89%	11.21%	-4.06%	4.31%	4.16%	4.00%	3.84%	6.91%	-8.94%	.02%	.28%	.32%	.21%
Okeechobee	11.10%	14.19%	7.40%	5.75%	7.98%	23.78%	8.50%	-5.23%	3.52%	3.48%	3.34%	3.18%	.00%	-9.86%	-.28%	.23%	.32%	.26%
Orange	5.81%	6.61%	7.32%	3.04%	4.45%	18.57%	13.63%	-4.40%	3.27%	2.93%	2.74%	2.58%	8.97%	-8.51%	.01%	.24%	.33%	.21%
Osceola	5.33%	7.19%	7.89%	6.06%	6.56%	24.27%	8.60%	-5.59%	3.05%	2.98%	2.83%	2.67%	.00%	-9.89%	-.34%	.21%	.37%	.26%
Palm Beach	4.55%	3.77%	3.94%	1.96%	7.65%	32.82%	16.07%	-3.74%	3.49%	3.02%	2.81%	2.64%	10.69%	-8.11%	.06%	.23%	.33%	.21%
Pasco	7.76%	8.34%	6.35%	3.08%	9.15%	26.61%	9.24%	-4.71%	3.98%	3.93%	3.78%	3.62%	.00%	-9.87%	-.31%	.22%	.37%	.26%
Pinellas	7.60%	7.46%	5.82%	5.63%	9.98%	25.82%	13.28%	-3.72%	4.21%	3.94%	3.76%	3.60%	7.98%	-8.74%	-.02%	.24%	.32%	.21%
Polk	7.26%	8.62%	6.48%	6.54%	5.93%	29.17%	13.73%	-4.23%	3.45%	3.12%	2.93%	2.76%	9.71%	-8.28%	.13%	.28%	.33%	.21%
Putnam	8.07%	7.41%	5.01%	9.29%	29.06%	29.06%	9.94%	-4.87%	3.61%	3.49%	3.34%	3.18%	.00%	-9.93%	-.41%	.18%	.37%	.26%
St_Johns	3.19%	4.42%	3.99%	6.48%	6.29%	34.61%	11.75%	-4.43%	3.70%	3.49%	3.32%	3.16%	.00%	-10.02%	-.57%	.10%	.37%	.26%
St_Lucie	11.41%	8.40%	7.16%	.65%	11.12%	33.73%	13.55%	-5.19%	2.31%	1.91%	1.72%	1.55%	9.32%	-8.45%	-.02%	.22%	.33%	.21%
Santa Rosa	4.75%	6.89%	6.07%	7.68%	10.45%	22.75%	8.22%	-4.62%	4.35%	4.37%	4.24%	4.08%	.00%	-9.80%	-.18%	.28%	.37%	.26%
Sarasota	2.84%	2.86%	1.54%	.39%	8.11%	41.62%	13.38%	-3.50%	4.27%	3.96%	3.77%	3.61%	8.15%	-8.53%	.00%	.21%	.28%	.17%
Seminole	6.62%	7.01%	5.91%	4.34%	6.18%	21.08%	7.77%	-5.86%	2.91%	2.88%	2.74%	2.58%	.00%	-9.85%	-.27%	.24%	.37%	.26%
Sumter	.48%	2.72%	11.96%	4.08%	.00%	27.97%	17.11%	-1.83%	5.62%	5.21%	5.01%	4.85%	10.56%	-8.09%	.14%	.27%	.33%	.21%
Suwannee	-.05%	1.96%	-.07%	.36%	6.95%	10.74%	4.71%	-6.18%	3.28%	3.45%	3.34%	3.18%	.00%	-9.67%	.05%	.39%	.37%	.26%
Taylor	-1.17%	-.77%	3.13%	-1.18%	26.02%	24.42%	8.81%	-5.15%	3.54%	3.48%	3.34%	3.18%	.00%	-9.87%	-.31%	.22%	.37%	.26%
Union	-.83%	.84%	.68%	.79%	.49%	18.31%	6.87%	-5.64%	3.42%	3.47%	3.34%	3.18%	.00%	-9.78%	-.14%	.30%	.37%	.26%
Volusia	8.83%	9.08%	7.10															

Non-Homestead Residential Growth Rates

	New						Change											
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028
FLORIDA	5.85%	4.63%	3.92%	2.83%	5.99%	28.49%	12.76%	-4.68%	3.49%	3.28%	3.11%	3.03%	5.71%	-9.65%	-.34%	-.03%	.06%	-.02%
Alachua	10.41%	5.90%	6.16%	4.32%	9.58%	12.16%	12.58%	-4.53%	4.01%	3.89%	3.72%	3.64%	7.18%	-9.57%	-.16%	.07%	.08%	.00%
Baker	2.32%	2.33%	3.17%	8.60%	5.53%	28.99%	11.05%	-5.43%	3.26%	3.18%	3.02%	2.94%	-1.20%	-10.98%	-.79%	-.10%	.13%	.05%
Bay	3.19%	4.82%	-.15%	9.78%	8.67%	23.95%	12.57%	-5.41%	2.92%	2.73%	2.55%	2.47%	11.30%	-9.41%	-.78%	-.77%	-1.08%	-1.16%
Bradford	.64%	.86%	.84%	1.65%	5.74%	19.63%	7.58%	-6.30%	3.04%	3.15%	3.02%	2.94%	-1.20%	-10.81%	-.49%	.04%	.13%	.05%
Brevard	10.18%	9.62%	5.42%	3.10%	7.81%	32.99%	15.70%	-5.59%	1.91%	1.49%	1.28%	1.19%	7.51%	-9.75%	-.60%	-.14%	.09%	.00%
Broward	6.63%	5.52%	4.58%	3.11%	4.74%	17.87%	14.58%	-4.67%	3.34%	3.06%	2.87%	2.79%	6.90%	-9.79%	-.45%	-.06%	.09%	.00%
Calhoun	-1.56%	-.74%	-8.85%	7.02%	-1.88%	9.26%	6.89%	-6.47%	3.00%	3.14%	3.02%	2.94%	-1.70%	-8.47%	.30%	.64%	.39%	.31%
Charlotte	7.20%	6.66%	3.74%	2.10%	4.73%	40.61%	8.60%	-5.65%	1.85%	1.46%	1.27%	1.18%	1.26%	-9.61%	-.60%	-.20%	.00%	-.09%
Citrus	4.56%	8.18%	8.18%	5.69%	9.04%	30.04%	12.98%	-5.99%	2.09%	1.83%	1.64%	1.56%	6.15%	-10.00%	-.53%	-.08%	.09%	.00%
Clay	6.12%	6.84%	5.34%	4.09%	6.80%	25.46%	9.21%	-5.89%	3.15%	3.16%	3.02%	2.94%	-1.20%	-10.89%	-.63%	-.02%	.13%	.05%
Collier	5.10%	1.01%	1.87%	2.45%	3.34%	40.33%	11.46%	-3.78%	4.41%	4.19%	4.01%	3.92%	5.92%	-9.16%	-.15%	-.03%	-.05%	-.14%
Columbia	-.51%	4.83%	6.75%	3.85%	7.77%	15.94%	13.11%	-6.50%	2.99%	3.14%	3.02%	2.94%	-1.20%	-10.77%	-.42%	.07%	.13%	.05%
Miami-Dade	3.38%	.60%	-.08%	-1.19%	2.02%	21.83%	14.09%	-3.77%	4.58%	4.40%	4.23%	4.14%	8.85%	-9.12%	.00%	.12%	.08%	.00%
DeSoto	10.70%	9.33%	9.99%	2.45%	7.58%	47.31%	9.93%	-4.39%	3.62%	3.39%	3.23%	3.15%	-6.76%	-11.58%	-1.48%	-.54%	-.10%	-.19%
Dixie	-2.39%	-.14%	.76%	6.43%	4.23%	24.04%	7.71%	-6.27%	3.05%	3.15%	3.02%	2.94%	-1.20%	-10.82%	-.50%	.04%	.13%	.05%
Duval	6.48%	7.31%	6.15%	3.73%	6.90%	25.65%	13.09%	-4.17%	4.33%	4.20%	4.03%	3.95%	5.82%	-9.99%	-.38%	.00%	.08%	.00%
Escambia	3.07%	6.86%	2.58%	4.27%	1.90%	21.99%	13.11%	-4.06%	4.47%	4.34%	4.17%	4.09%	8.05%	-9.31%	-.04%	.11%	.08%	.00%
Flagler	4.96%	7.17%	9.56%	2.01%	10.79%	37.04%	11.73%	-5.28%	3.29%	3.17%	3.00%	2.92%	-1.20%	-11.02%	-.85%	-.13%	.13%	.05%
Franklin	2.04%	3.99%	9.50%	3.87%	7.88%	27.36%	13.11%	-4.92%	3.39%	3.20%	3.03%	2.94%	8.05%	-9.37%	-.14%	.07%	.08%	.00%
Gadsden	-1.92%	.85%	2.38%	-.34%	8.48%	23.57%	8.86%	-5.98%	3.12%	3.16%	3.02%	2.94%	-1.20%	-10.87%	-.60%	-.01%	.13%	.05%
Gilchrist	-.18%	3.43%	2.45%	5.87%	16.51%	17.77%	6.88%	-6.48%	3.00%	3.14%	3.02%	2.94%	-1.20%	-10.78%	-.43%	.07%	.13%	.05%
Glades	5.74%	1.68%	7.36%	2.10%	14.78%	35.50%	10.85%	-5.49%	3.25%	3.18%	3.02%	2.94%	-1.20%	-10.97%	-.78%	-.09%	.13%	.05%
Gulf	14.50%	6.51%	-14.68%	16.18%	11.49%	41.30%	13.11%	-4.92%	3.39%	3.20%	3.03%	2.94%	6.66%	-9.78%	-.35%	.06%	.08%	.00%
Hamilton	-1.63%	1.65%	4.09%	1.70%	7.32%	28.65%	11.20%	-5.40%	3.27%	3.18%	3.02%	2.94%	-1.20%	-8.85%	.26%	.25%	.13%	.05%
Hardee	1.20%	8.89%	9.36%	4.18%	10.46%	29.20%	8.44%	-6.40%	2.71%	2.75%	2.60%	2.52%	-1.20%	-10.87%	-.60%	-.01%	.13%	.05%
Hendry	9.15%	8.43%	7.89%	6.81%	19.19%	56.55%	10.63%	-5.54%	3.23%	3.18%	3.02%	2.94%	-1.20%	-10.96%	-.76%	-.08%	.13%	.05%
Hernando	10.40%	9.91%	11.38%	8.06%	10.36%	44.87%	14.11%	-4.34%	3.87%	3.65%	3.47%	3.38%	-1.20%	-7.34%	.67%	-.21%	.13%	.05%
Highlands	4.93%	4.05%	4.01%	5.75%	9.30%	29.06%	11.72%	-4.72%	3.99%	3.91%	3.75%	3.67%	4.98%	-10.18%	-.41%	.00%	.08%	.00%
Hillsborough	8.37%	11.83%	5.57%	5.43%	10.67%	30.60%	13.53%	-4.50%	3.81%	3.62%	3.44%	3.36%	6.78%	-9.75%	-.33%	.00%	.08%	.00%
Holmes	-1.43%	-.15%	-.06%	.31%	3.93%	-.46%	3.25%	-7.38%	2.77%	3.11%	3.01%	2.94%	-1.20%	-10.59%	-.11%	.22%	.12%	.05%
Indian River	7.47%	5.92%	3.72%	2.01%	4.58%	26.03%	19.16%	-4.29%	2.66%	2.09%	1.85%	1.76%	10.45%	-9.01%	-.41%	-.11%	.09%	.00%
Jackson	-.72%	-.42%	-6.17%	4.30%	7.32%	17.20%	6.97%	-6.45%	3.01%	3.14%	3.02%	2.94%	-1.20%	-8.45%	.31%	.64%	.39%	.31%
Jefferson	1.91%	3.57%	4.47%	3.03%	8.09%	16.72%	6.10%	-6.67%	2.95%	3.14%	3.02%	2.94%	-1.20%	-10.74%	-.36%	.10%	.13%	.05%
Lafayette	4.60%	.85%	.09%	.04%	6.14%	18.64%	7.51%	-6.32%	3.04%	3.15%	3.02%	2.94%	-1.20%	-10.81%	-.48%	.04%	.13%	.05%
Lake	6.66%	10.01%	7.49%	5.45%	6.37%	21.20%	8.62%	-6.35%	2.72%	2.75%	2.60%	2.52%	-1.20%	-10.88%	-.62%	-.02%	.13%	.05%
Lee	7.90%	1.60%	2.02%	2.07%	5.92%	37.65%	3.39%	-5.39%	2.04%	1.69%	1.53%	1.44%	-5.29%	-10.10%	-1.04%	-.52%	-.24%	-.34%
Leon	3.14%	5.16%	4.56%	5.98%	5.98%	13.54%	12.16%	-5.22%	3.25%	3.11%	2.94%	2.86%	6.86%	-9.68%	-.24%	.04%	.08%	.00%
Levy	4.15%	5.06%	4.92%	4.84%	15.03%	28.45%	10.38%	-5.60%	3.22%	3.18%	3.02%	2.94%	-1.20%	-10.95%	-.73%	-.07%	.13%	.05%
Liberty	-1.70%	4.24%	-2.40%	1.92%	2.98%	-2.19%	1.25%	-7.89%	2.65%	3.09%	3.01%	2.94%	-1.20%	-9.89%	-.05%	.59%	.38%	.31%
Madison	-.99%	-.86%	-.91%	9.15%	8.52%	33.43%	11.81%	-5.25%	3.31%	3.19%	3.02%	2.94%	-1.20%	-11.02%	-.86%	-.13%	.13%	.05%
Manatee	7.37%	5.08%	4.82%	3.20%	6.76%	36.29%	14.47%	-4.23%	3.92%	3.68%	3.50%	3.41%	7.79%	-9.49%	-.26%	.02%	.08%	.00%
Marion	3.93%	6.86%	7.19%	6.00%	12.64%	31.35%	15.58%	-4.75%	2.98%	2.63%	2.43%	2.34%	8.15%	-9.49%	-.39%	-.05%	.09%	.00%
Martin	7.51%	4.09%	4.55%	2.63%	6.70%	30.23%	10.82%	-6.31%	2.23%	2.11%	1.94%	1.86%	-1.20%	-11.03%	-.87%	-.13%	.13%	.05%
Monroe	8.90%	2.98%	4.01%	3.07%	4.27%	34.95%	11.88%	-5.25%	3.29%	3.17%	3.00%	2.92%	-1.20%	-11.03%	-.87%	-.13%	.13%	.05%
Nassau	5.86%	7.06%	7.23%	7.49%	9.14%	23.53%	8.04%	-5.43%	4.02%	4.15%	4.02%	3.95%	-1.20%	-10.78%	-.44%	.06%	.13%	.05%
Okaloosa	3.71%	5.45%	5.83%	6.02%	7.61%	25.55%	11.46%	-4.84%	3.91%	3.84%	3.68%	3.60%	5.71%	-9.95%	-.29%	.04%	.08%	.00%
Okeechobee	5.22%	12.91%	8.27%	6.44%	7.64%	29.08%	8.75%	-6.01%	3.12%	3.16%	3.02%	2.94%	-1.20%	-10.87%	-.59%	-.01%	.13%	.05%
Orange	6.27%	8.45%	8.87%	4.21%	8.81%	18.52%	13.88%	-5.18%	2.87%	2.61%	2.42%	2.34%	7.77%	-9.52%	-.30%	.00%	.09%	.00%
Osceola	4.37%	6.19%	7.63%	5.69%	3.98%	20.33%	8.85%	-6.37%	2.65%	2.66%	2.51%	2.43%	-1.20%	-10.90%	-.65%	-.03%	.13%	.05%
Palm Beach	5.40%	4.40%	4.02%	2.13%	7.31%	32.96%	16.32%	-4.52%	3.09%	2.70%	2.49%	2.40%	9.49%	-9.12%	-.25%	-.01%	.09%	.00%
Pasco	9.51%	11.24%	8.34%	4.30%	11.78%	26.05%	9.32%	-5.49%	3.58%	3.61%	3.46%	3.38%	-1.20%	-10.88%	-.62%	-.02%	.13%	.05%
Pinellas	8.34%	8.46%	6.24%	6.86%	9.56%	28.42%	13.53%	-4.50%	3.81%	3.62%	3.44%	3.36%	6.78%	-9.75%	-.33%	.00%	.08%	.00%
Polk	6.49%	9.55%	7.63%	6.94%	7.97%	29.47%	13.98%	-5.01%	3.05%	2.80%	2.61%	2.52%	8.51%	-9.29%	-.18%	.04%	.09%	.00%
Putnam	5.35%	3.94%	3.66%	5.71%	7.23%	28.56%	10.91%	-5.65%	3.21%	3.17%	3.02%	2.94%	-1.20%	-10.94%	-.72%	-.06%	.13%	.05%
St_Johns	3.74%	4.93%	5.94%	7.38%	6.42%	30.99%	12.00%	-5.21%	3.30%	3.17%	3.00%	2.92%	-1.20%	-11.03%	-.88%	-.14%	.13%	.05%
St_Lucie	10.39%	9.45%	8.95%	2.79%	12.54%	36.69%	13.80%	-5.97%	1.91%	1.59%	1.40%	1.31%	8.12%	-9.46%	-.33%	-.02%	.09%	.00%
Santa Rosa	4.34%	7.23%	7.21%	7.63%	10.49%	23.29%	8.47%	-5.40%	3.95%	4.05%	3.92%	3.84%	-1.20%	-10.81%	-.49%	.04%	.13%	.05%
Sarasota	3.79%	3.79%	1.06%	-.84%	7.55%	39.17%	13.44%	-4.28%	3.87%	3.63%	3.45%	3.37%	6.76%	-9.54%	-.31%	-.03%	.04%	-.04%
Seminole	8.22%	8.87%	8.22%	7.13%	7.13%	21.73%	8.02%	-6.64%	2.51%	2.56%	2.42%	2.34%	-1.20%	-10.86%	-.58%	.00%	.13%	.05%
Sumter	.87%	3.03%	12.97%	3.89%	.63%	25.48%	17.36%	-2.61%	5.22%	4.89%	4.69%	4.61%	9.36%	-9.10%	-.17%	.03%	.09%	.00%
Suwannee	.67%	3.53%	-.37%	1.07%	8.23%	20.69%	4.96%	-6.96%	2.88%	3.13%	3.02%	2.94%	-1.20%	-10.68%	-.26%	.15%	.13%	.05%
Taylor																		

Non-Residential Growth Rates

	New						Change											
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028
FLORIDA	6.29%	4.46%	5.44%	3.87%	1.60%	15.03%	7.45%	2.17%	3.28%	3.06%	2.99%	2.86%	2.92%	-1.32%	.10%	-.06%	.15%	.02%
Alachua	7.74%	4.47%	1.93%	.21%	2.35%	12.37%	7.40%	2.48%	3.75%	3.59%	3.54%	3.41%	3.41%	-1.17%	.27%	.00%	.18%	.05%
Baker	-.25%	1.13%	.72%	1.38%	1.36%	12.33%	1.45%	.25%	2.57%	2.80%	2.88%	2.78%	.58%	-.61%	.21%	-.03%	.15%	.06%
Bay	1.76%	1.30%	-7.43%	5.03%	9.36%	40.38%	7.39%	-1.74%	2.81%	2.57%	2.49%	2.36%	6.11%	-.14%	.66%	.06%	.12%	-.01%
Bradford	-.08%	.84%	-1.01%	-1.32%	.67%	2.26%	1.35%	.22%	2.56%	2.79%	2.87%	2.78%	.42%	-.71%	.19%	-.04%	.15%	.06%
Brevard	9.59%	4.72%	6.37%	11.04%	-3.26%	22.22%	9.27%	1.49%	1.98%	1.52%	1.36%	1.20%	2.46%	-2.27%	-.41%	-.24%	.08%	-.07%
Broward	6.93%	2.85%	3.11%	1.76%	1.27%	7.28%	8.60%	2.30%	3.19%	2.89%	2.78%	2.64%	2.31%	-1.98%	-.17%	-.13%	.15%	.01%
Calhoun	-.77%	-.96%	-4.33%	2.15%	-.40%	7.09%	1.00%	.12%	2.52%	2.78%	2.87%	2.78%	.50%	-.38%	.64%	.44%	.64%	.55%
Charlotte	4.03%	5.28%	4.57%	5.17%	7.42%	25.71%	4.20%	1.33%	1.84%	1.39%	1.25%	1.10%	-1.75%	-2.09%	-.43%	-.39%	-.09%	-.25%
Citrus	1.10%	.31%	2.05%	.41%	-.85%	4.28%	7.64%	1.24%	2.10%	1.79%	1.68%	1.54%	2.21%	-2.08%	-.26%	-.20%	.09%	-.05%
Clay	4.15%	4.39%	3.99%	3.33%	2.80%	9.14%	1.67%	.32%	2.59%	2.80%	2.88%	2.78%	.95%	-.40%	.27%	-.02%	.15%	.06%
Collier	4.47%	3.10%	12.92%	5.41%	1.19%	22.89%	8.06%	3.12%	4.20%	3.97%	3.89%	3.75%	3.92%	-.78%	.40%	.03%	.17%	.03%
Columbia	1.42%	1.67%	-.16%	.27%	.94%	3.46%	1.39%	.27%	2.56%	2.80%	2.87%	2.78%	.48%	-.67%	.20%	-.04%	.15%	.06%
Miami-Dade	9.82%	4.76%	3.54%	2.68%	1.50%	13.17%	8.30%	3.07%	4.26%	4.06%	4.00%	3.87%	4.47%	-.74%	.46%	.07%	.20%	.08%
DeSoto	-.77%	2.36%	5.59%	1.03%	-.18%	11.59%	-.58%	.38%	2.83%	3.11%	3.21%	3.12%	-1.08%	-.12%	.24%	-.06%	.11%	.02%
Dixie	-4.95%	.11%	4.43%	.76%	-1.65%	5.44%	1.00%	.12%	2.52%	2.78%	2.87%	2.78%	.50%	-.38%	.24%	-.03%	.15%	.06%
Duval	4.32%	2.57%	6.48%	1.77%	3.99%	13.76%	7.71%	2.76%	4.03%	3.87%	3.81%	3.69%	1.82%	-1.88%	-.04%	-.06%	.19%	.07%
Escambia	1.27%	-15.17%	21.36%	1.47%	2.17%	5.04%	7.72%	2.86%	4.15%	4.00%	3.94%	3.81%	4.07%	-.84%	.43%	.06%	.20%	.07%
Flagler	3.84%	1.92%	2.16%	3.30%	1.33%	12.14%	1.45%	.24%	2.55%	2.78%	2.86%	2.76%	.58%	-.63%	.21%	-.04%	.15%	.06%
Franklin	-1.29%	.46%	1.94%	2.54%	.53%	-3.10%	7.72%	2.13%	3.23%	3.00%	2.92%	2.78%	4.07%	-1.03%	.28%	-.02%	.15%	.02%
Gadsden	-1.13%	.58%	1.71%	.58%	4.47%	2.05%	1.92%	.39%	2.62%	2.81%	2.88%	2.78%	1.37%	-.16%	.33%	.00%	.15%	.06%
Gilchrist	-1.19%	.93%	.05%	4.39%	8.38%	7.46%	3.97%	1.01%	2.83%	2.88%	2.89%	2.78%	2.82%	-.14%	.42%	.03%	.17%	.06%
Glades	1.04%	.48%	.61%	.54%	3.98%	9.02%	1.84%	.37%	2.61%	2.81%	2.88%	2.78%	1.24%	-.23%	.31%	-.01%	.15%	.06%
Gulf	1.32%	2.77%	-3.22%	2.18%	3.64%	11.33%	7.72%	-3.23%	3.23%	3.00%	2.92%	2.78%	2.67%	-1.66%	.00%	-.09%	.15%	.02%
Hamilton	-2.34%	.15%	5.26%	.58%	1.60%	10.33%	1.49%	.26%	2.57%	2.80%	2.88%	2.78%	.65%	-.58%	.22%	-.03%	.15%	.06%
Hardee	-.80%	.71%	1.45%	12.96%	-1.52%	14.78%	1.00%	-.14%	2.18%	2.42%	2.50%	2.41%	.50%	-.64%	.19%	-.06%	.13%	.04%
Hendry	-.48%	1.80%	1.47%	2.61%	7.49%	14.06%	3.70%	.93%	2.80%	2.87%	2.89%	2.78%	2.73%	-.04%	.43%	.03%	.16%	.06%
Hernando	1.61%	.00%	20.85%	5.76%	-12.65%	24.42%	1.00%	.40%	2.88%	3.17%	3.27%	3.18%	.50%	-.10%	.30%	.00%	.17%	.08%
Highlands	.39%	1.31%	.59%	.19%	3.22%	16.82%	6.88%	2.34%	3.73%	3.61%	3.56%	3.44%	1.54%	-1.93%	-.05%	-.08%	.17%	.05%
Hillsborough	6.87%	7.27%	8.75%	5.87%	5.22%	16.24%	7.97%	2.47%	3.59%	3.37%	3.29%	3.16%	2.61%	-1.66%	.02%	-.07%	.17%	.04%
Holmes	-.88%	.26%	-1.11%	.44%	.28%	1.40%	1.28%	.20%	2.55%	2.79%	2.87%	2.78%	.29%	-.78%	.17%	-.05%	.15%	.06%
Indian River	3.99%	3.94%	5.05%	1.0%	-1.18%	3.28%	11.34%	2.48%	2.65%	2.08%	1.88%	1.72%	4.02%	-1.79%	-.22%	-.16%	.12%	-.04%
Jackson	.03%	-1.19%	-3.46%	-1.21%	1.30%	3.18%	1.44%	.25%	2.57%	2.80%	2.88%	2.78%	.57%	-.62%	.61%	.44%	.65%	.55%
Jefferson	-1.61%	5.38%	1.72%	-.36%	.65%	2.97%	1.35%	.22%	2.56%	2.79%	2.87%	2.78%	.41%	-.71%	.19%	-.04%	.15%	.06%
Lafayette	-.03%	-.32%	-.82%	-.51%	-.37%	.77%	1.00%	-.12%	2.52%	2.78%	2.87%	2.78%	.50%	-.38%	.24%	-.03%	.15%	.06%
Lake	7.10%	6.53%	6.84%	9.15%	2.55%	10.64%	1.63%	.04%	2.25%	2.44%	2.50%	2.41%	.88%	-.71%	.20%	-.05%	.13%	.04%
Lee	3.06%	3.08%	8.19%	6.28%	11.06%	17.29%	5.12%	1.84%	2.29%	1.83%	1.69%	1.54%	-2.18%	-2.42%	-.58%	-.42%	-.08%	-.23%
Leon	1.69%	4.62%	3.00%	.65%	3.75%	6.87%	7.15%	1.91%	3.10%	2.90%	2.84%	2.71%	3.26%	-1.33%	.16%	-.05%	.14%	.01%
Levy	.85%	.76%	1.61%	4.00%	4.87%	7.34%	1.97%	.41%	2.62%	2.81%	2.88%	2.78%	1.45%	-.11%	.34%	.00%	.15%	.06%
Liberty	-.20%	-.34%	-.15%	-.11%	-2.25%	.19%	1.00%	.12%	2.52%	2.78%	2.87%	2.78%	.50%	-.38%	.64%	.44%	.64%	.55%
Madison	-.33%	-.40%	.11%	-2.72%	.09%	9.52%	1.26%	.20%	2.55%	2.79%	2.87%	2.78%	.27%	-.79%	.17%	-.05%	.15%	.06%
Manatee	3.64%	3.63%	6.69%	3.47%	1.97%	21.29%	8.53%	2.67%	3.69%	3.43%	3.34%	3.21%	3.25%	-1.44%	.10%	-.04%	.17%	.04%
Marion	2.00%	3.04%	3.48%	3.94%	.72%	10.86%	9.20%	2.20%	2.90%	2.52%	2.39%	2.24%	3.16%	-1.76%	-.12%	-.13%	.13%	-.01%
Martin	3.01%	-1.22%	3.28%	2.25%	2.40%	-.54%	1.61%	-.38%	1.71%	1.86%	1.91%	1.81%	.85%	-1.14%	.12%	-.09%	.10%	.00%
Monroe	5.92%	3.43%	3.83%	4.86%	-2.06%	19.13%	1.00%	-.10%	2.50%	2.76%	2.85%	2.76%	.50%	-.40%	.24%	-.03%	.15%	.06%
Nassau	3.78%	18.14%	7.52%	6.66%	-2.52%	11.46%	1.00%	.75%	3.33%	3.66%	3.77%	3.69%	.50%	.25%	.37%	-.03%	.19%	.11%
Okaloosa	1.14%	6.88%	5.18%	4.13%	.72%	13.95%	6.73%	2.25%	3.65%	3.54%	3.50%	3.38%	2.38%	-1.54%	.12%	-.04%	.17%	.05%
Okeechobee	13.74%	6.39%	5.11%	4.71%	13.50%	20.02%	5.55%	1.48%	3.00%	2.93%	2.90%	2.78%	3.35%	-.72%	.38%	.03%	.18%	.06%
Orange	5.78%	6.38%	6.06%	4.95%	-3.47%	21.10%	8.18%	1.89%	2.79%	2.48%	2.38%	2.24%	3.47%	-1.47%	.04%	-.09%	.12%	-.02%
Osceola	5.21%	8.28%	8.69%	.79%	-2.09%	11.33%	1.00%	-.20%	2.11%	2.34%	2.42%	2.32%	.50%	-.70%	.18%	-.06%	.13%	.03%
Palm Beach	8.74%	4.21%	3.56%	3.84%	.54%	21.94%	9.64%	2.37%	2.99%	2.59%	2.44%	2.30%	4.20%	-1.35%	.06%	-.08%	.14%	-.01%
Pasco	2.30%	5.11%	2.47%	1.53%	6.11%	7.34%	3.29%	1.08%	3.12%	3.24%	3.28%	3.18%	3.26%	-.39%	.50%	.03%	.18%	.08%
Pinellas	5.19%	6.15%	7.42%	6.55%	6.35%	13.31%	7.97%	2.47%	3.59%	3.37%	3.29%	3.16%	2.61%	-1.66%	.02%	-.07%	.17%	.04%
Polk	9.00%	3.66%	4.01%	8.01%	2.02%	16.38%	8.24%	2.03%	2.94%	2.65%	2.55%	2.41%	4.17%	-1.13%	.20%	-.05%	.13%	-.01%
Putnam	1.23%	-.43%	3.74%	2.22%	2.22%	11.37%	1.58%	.29%	2.58%	2.80%	2.88%	2.78%	.81%	-.49%	.25%	-.03%	.15%	.06%
St_Johns	.06%	4.80%	5.89%	6.46%	-1.64%	14.48%	1.00%	-.10%	2.50%	2.77%	2.85%	2.76%	.50%	-.40%	.24%	-.03%	.15%	.06%
St_Lucie	4.87%	5.20%	3.74%	4.42%	4.7%	24.03%	8.13%	1.23%	1.96%	1.59%	1.46%	1.32%	3.86%	-1.45%	.00%	-.14%	.08%	-.07%
Santa Rosa	-3.42%	4.58%	2.54%	.68%	1.68%	16.62%	1.50%	.84%	3.30%	3.59%	3.68%	3.60%	.67%	.01%	.34%	.03%	.19%	.10%
Sarasota	5.81%	3.91%	4.20%	3.58%	1.27%	12.37%	8.24%	2.66%	3.67%	3.42%	3.33%	3.19%	2.96%	-1.46%	.08%	-.06%	.16%	.02%
Seminole	5.06%	5.57%	6.99%	3.38%	2.10%	15.18%	1.56%	-.09%	2.09%	2.28%	2.34%	2.24%	.77%	-.88%	.17%	-.07%	.12%	.03%
Sumter	3.91%	.66%	16.13%	1.38%	5.45%	2.63%	10.27%	3.95%	4.84%	4.53%	4.42%	4.28%	3.65%	-1.33%	.17%	.02%	.24%	.10%
Suwannee	5.28%	-.63%	-1.60%	-.74%	3.93%	8.83%	1.83%	.37%	2.61%	2.81%	2.88%	2.78%	1.22%	-.25%	.30%	-.01%	.15%	.06%
Taylor	-2.22%	-.97%	-.97%	-1.56%	2.44%	9.44%	1.62%	-.30%	2.58%	2.80%	2.88%	2.78%	.25%	-.45%	.25%	-.02%	.15%	.06%
Union	-.51%	-.54%	2.10%	-.42%	.75%	3.29%	1.36%	.23%	2.56%	2.79%	2.87%	2.78%	.44%	-.70%	.19%	-.04%	.15%	.06%
Volusia	8.71%	5.72%	4.69%	7.49%	.11%	13.29%	8.32%	1.91%	2.51%	2.09%	1.95%	1.80%	4.53%	-.83%	.25%	-.08%	.07%	-.08%
Wakulla	1.42%	-.21%	.32%	-.14%	-.06%	9.44%	1.25%	.19										

Agricultural Growth Rates

	New						Change											
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2023	2024	2025	2026	2027	2028
FLORIDA	2.98%	4.91%	2.69%	3.27%	4.28%	17.26%	4.71%	2.18%	2.48%	2.55%	2.52%	2.52%	-31%	-17%	-18%	-17%	-18%	-18%
Alachua	.80%	3.33%	.39%	1.64%	13.56%	13.72%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Baker	.84%	6.97%	1.40%	1.03%	2.41%	21.21%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Bay	.51%	.33%	4.28%	5.80%	.78%	-.37%	4.08%	1.82%	2.11%	2.17%	2.14%	2.13%	-1.09%	-.59%	-.63%	-.63%	-.64%	-.65%
Bradford	.39%	-.07%	.40%	.47%	20.10%	.58%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Brevard	1.04%	-.36%	3.28%	3.06%	11.92%	26.26%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Broward	.26%	1.93%	-.89%	5.05%	1.32%	5.76%	4.33%	1.95%	2.24%	2.30%	2.27%	2.26%	-1.09%	-.59%	-.63%	-.64%	-.65%	-.66%
Calhoun	-2.93%	-.26%	-.96%	.15%	-.39%	-.49%	1.13%	.35%	.64%	.70%	.67%	.66%	-3.53%	-1.83%	-1.83%	-1.83%	-1.84%	-1.85%
Charlotte	.19%	2.45%	.92%	16.13%	3.87%	47.11%	5.33%	2.53%	2.82%	2.88%	2.85%	2.84%	-.76%	-.31%	-.40%	-.41%	-.42%	-.43%
Citrus	3.46%	1.93%	.90%	1.03%	.89%	14.18%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Clay	.22%	2.31%	.07%	13.57%	2.62%	19.61%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Collier	.70%	-.65%	3.53%	18.22%	1.11%	4.54%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Columbia	.10%	7.11%	1.70%	-.150%	.35%	15.49%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Miami-Dade	9.34%	4.72%	5.82%	5.96%	6.89%	24.02%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
DeSoto	.37%	.30%	7.06%	.59%	.87%	36.52%	4.46%	2.53%	2.82%	2.88%	2.85%	2.84%	.37%	.62%	.66%	.67%	.65%	.64%
Dixie	-15.32%	-.10%	-.02%	.18%	.46%	5.46%	2.95%	1.26%	1.55%	1.61%	1.58%	1.57%	-1.09%	-.63%	-.59%	-.59%	-.59%	-.60%
Duval	2.39%	1.01%	2.76%	2.17%	3.80%	11.68%	4.64%	2.10%	2.39%	2.45%	2.42%	2.41%	-1.09%	-.58%	-.64%	-.65%	-.66%	-.67%
Escambia	-.19%	-.60%	3.23%	6.19%	-7.59%	2.31%	2.42%	.99%	1.28%	1.34%	1.31%	1.30%	-1.09%	-.65%	-.58%	-.58%	-.58%	-.58%
Flagler	-21.98%	-2.73%	1.57%	-13.47%	-3.83%	14.97%	1.16%	.36%	.65%	.71%	.68%	.67%	-3.51%	-1.82%	-1.82%	-1.81%	-1.83%	-1.84%
Franklin	-1.19%	-.77%	73.95%	-.21%	-.12%	-.07%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Gadsden	-.80%	-4.14%	-1.11%	-1.06%	-2.61%	2.85%	1.23%	.40%	.69%	.75%	.72%	.71%	-3.44%	-1.78%	-1.78%	-1.78%	-1.79%	-1.80%
Gilchrist	-.16%	15.13%	-.73%	.92%	.96%	5.12%	3.08%	1.32%	1.61%	1.67%	1.64%	1.63%	-1.01%	-.59%	-.55%	-.54%	-.56%	-.57%
Glades	1.71%	-.34%	.02%	.02%	19.80%	18.82%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Gulf	26.06%	24.70%	.84%	1.71%	.92%	.01%	2.39%	.97%	1.32%	1.29%	1.29%	1.28%	-1.09%	-.65%	-.58%	-.58%	-.57%	-.58%
Hamilton	-6.08%	.34%	12.71%	5.53%	-1.20%	25.30%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Hardee	-.19%	-.11%	6.53%	17.22%	1.24%	23.40%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Hendry	.13%	1.19%	.04%	.40%	1.10%	16.68%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Hernando	2.38%	.34%	8.04%	4.68%	2.49%	33.92%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Highlands	-9.83%	-20.30%	10.83%	-.46%	-1.68%	19.47%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Hillsborough	6.46%	4.49%	6.96%	5.93%	4.18%	18.86%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Holmes	-.89%	-.43%	-.16%	-.41%	.27%	-.38%	1.38%	.47%	.76%	.82%	.79%	.78%	-3.29%	-1.71%	-1.71%	-1.71%	-1.72%	-1.73%
Indian River	-.97%	1.86%	15.90%	-.11%	1.98%	16.15%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Jackson	.46%	.24%	.05%	-.12%	.95%	5.56%	2.97%	1.27%	1.56%	1.62%	1.59%	1.58%	-1.09%	-.63%	-.59%	-.58%	-.60%	-.61%
Jefferson	.90%	-20.30%	20.39%	3.26%	9.55%	5.86%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Lafayette	-.10%	-.42%	.23%	2.40%	.28%	7.52%	4.12%	1.84%	2.13%	2.19%	2.16%	2.15%	.03%	-.07%	-.03%	-.03%	-.03%	-.04%
Lake	-2.45%	374.94%	-39.12%	3.36%	.40%	8.43%	-5.01%	-2.73%	-2.44%	-2.38%	-2.41%	-2.42%	-9.68%	-5.12%	-4.82%	-4.75%	-4.76%	-4.77%
Lee	7.19%	7.72%	12.02%	9.00%	13.06%	14.91%	3.16%	2.53%	2.82%	2.88%	2.85%	2.84%	-2.93%	-.31%	-.40%	-.41%	-.42%	-.43%
Leon	.86%	-6.38%	3.00%	3.24%	-1.52%	11.36%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Levy	3.65%	6.50%	1.53%	39.38%	21.25%	28.54%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Liberty	-.07%	.23%	-.61%	-.36%	.00%	.99%	1.51%	.54%	.83%	.89%	.86%	.85%	-1.09%	-.68%	-.55%	-.52%	-.54%	-.55%
Madison	-2.08%	-.32%	-.35%	.79%	-.81%	2.23%	2.00%	.74%	1.07%	1.13%	1.10%	1.09%	-1.09%	-.66%	-.56%	-.54%	-.56%	-.57%
Manatee	2.49%	2.82%	3.26%	.07%	3.46%	16.84%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Marion	-.71%	5.79%	3.98%	4.29%	5.39%	20.67%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Martin	18.42%	.04%	18.19%	5.30%	2.89%	12.98%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Monroe	-163.66%	-79.38%	.00%	.00%	8.35%	-693.15%	1.50%	.53%	.82%	.88%	.85%	.84%	1.50%	.53%	.82%	.88%	.85%	.84%
Nassau	-8.72%	14.43%	.06%	1.74%	17.49%	5.29%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Okaloosa	-.57%	2.85%	-5.79%	-10.41%	.04%	3.13%	-1.70%	-1.07%	-.78%	-.72%	-.75%	-.76%	-4.20%	-2.24%	-2.10%	-2.07%	-2.09%	-2.10%
Okeechobee	51.43%	4.41%	1.60%	-.44%	30.72%	18.95%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Orange	18.77%	4.60%	3.20%	-1.01%	.66%	5.45%	4.08%	1.82%	2.11%	2.17%	2.14%	2.13%	-1.09%	-.59%	-.63%	-.63%	-.64%	-.65%
Osceola	.08%	.19%	2.17%	-.44%	-.37%	.18%	1.94%	.75%	1.04%	1.10%	1.07%	1.06%	-1.09%	-.66%	-.56%	-.54%	-.56%	-.57%
Palm Beach	2.11%	2.74%	2.10%	.73%	2.88%	21.08%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Pasco	4.94%	9.97%	.60%	-2.70%	3.11%	23.87%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Pinellas	5.33%	9.68%	9.00%	4.78%	5.64%	23.77%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Polk	2.72%	7.75%	3.39%	.58%	4.36%	10.12%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Putnam	1.38%	-1.35%	-.39%	-.23%	2.93%	57.52%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
St_Johns	-1.54%	-2.04%	-1.87%	1.89%	-.29%	40.96%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
St_Lucie	1.85%	1.20%	1.15%	-.10%	19.40%	33.23%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Santa Rosa	2.44%	5.90%	5.61%	9.45%	7.82%	32.68%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Sarasota	17.84%	13.89%	18.69%	15.76%	-15.44%	60.04%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	-.59%	-.31%	-.40%	-.41%	-.42%	-.43%
Seminole	-1.42%	2.04%	-2.25%	4.67%	21.65%	19.77%	5.50%	2.53%	2.82%	2.88%	2.85%	2.84%	1.41%	.62%	.66%	.67%	.65%	.64%
Sumter	.72%	.65%	.94%	.38%	.38%	.86%	2.22%	.89%	1.18%	1.24%	1.21%	1.20%	-1.09%	-.66%	-.57%	-.55%	-.57%	-.58%
Suwannee	-.18%	.34%	-.13%	-.35%	.34%	-.17%	1.33%	.44%	.73%	.79%	.76%	.75%	-3.34%	-1.74%	-1.74%	-1.73%	-1.74%	-1.75%
Taylor	-.85%	.08%	-.15%	.65%	.68%	-.68%	1.88%	1.01%	1.07%	1.03%	1.03%	1.02%	-1.09%	-.67%	-.56%	-.56%	-.56%	-.56%
Union	-.22%	-.23%	-.11%	-.12%	.25%	1.43%	1.92%	.74%	1.03%	1.09%	1.06%	1.05%	-1.09%	-.67%	-.56%	-.54%	-.56%	-.57%
Volusia	2.20%	8.74%	2.41%	2.18%	2.98%	26.84%	5.44%	2.53%	2.82%	2.88%	2.85%	2.84%	-.65%	-.31%	-.40%	-.41%	-.42%	-.43%
Wakulla	-.99%	-.30%	.26%	.92%</														

Appreciation

Residential Appreciation - Homestead (% increase in property value over prior year)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	388,044.4	106,720.1	92,961.9	81,406.0	73,433.5	70,804.5	73,128.0
(%)	28.04%	5.88%	4.74%	3.88%	3.31%	3.03%	2.99%
EDR (\$ mil)	392,537.6	170,627.7	(81,147.4)	76,267.2	74,597.3	75,028.5	75,469.4
(%)	28.21%	9.33%	-3.97%	3.81%	3.51%	3.33%	3.18%
FEA (\$ mil)	392,537.6	234,501.0	117,624.1	81,751.5	73,230.9	75,023.2	78,795.0
(%)	28.44%	12.94%	5.61%	3.61%	3.05%	2.97%	2.97%
DOR (\$ mil)	392,537.6	95,389.9	83,375.1	78,586.1	75,149.1	72,488.7	74,943.8
(%)	28.21%	5.24%	4.21%	3.70%	3.33%	3.04%	3.00%
New (\$ mil)	392,537.6	234,501.0	(83,052.7)	78,144.8	76,402.5	76,762.1	77,170.5
(%)	28.44%	12.94%	-3.97%	3.81%	3.51%	3.33%	3.18%
Residential Appreciation - Nonhomestead (% increase in property value over prior year)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	228,482.2	72,778.2	55,308.8	45,214.9	40,841.9	39,296.1	41,042.5
(%)	28.76%	7.05%	4.97%	3.84%	3.31%	3.05%	3.05%
EDR (\$ mil)	226,552.3	95,259.3	(52,606.5)	37,704.5	37,084.6	36,869.2	37,439.9
(%)	28.81%	9.33%	-4.68%	3.49%	3.28%	3.11%	3.03%
FEA (\$ mil)	226,552.3	132,476.2	69,478.5	45,106.8	39,985.5	40,514.7	42,051.2
(%)	28.49%	12.76%	5.91%	3.61%	3.06%	2.98%	2.98%
DOR (\$ mil)	226,552.3	59,658.2	43,266.9	36,833.8	37,223.8	38,152.8	41,229.0
(%)	28.81%	5.96%	4.02%	3.24%	3.13%	3.08%	3.20%
New (\$ mil)	226,552.3	132,476.2	(55,332.8)	39,682.2	39,037.0	38,775.5	39,552.6
(%)	28.49%	12.76%	-4.68%	3.49%	3.28%	3.11%	3.03%
Nonresidential Appreciation (% increase in property value over prior year)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	129,557.9	45,993.6	37,943.7	36,590.1	37,890.7	36,286.2	38,154.9
(%)	15.07%	4.53%	3.49%	3.18%	3.12%	2.84%	2.84%
EDR (\$ mil)	129,596.0	53,931.1	23,861.2	37,879.4	37,542.2	38,663.5	39,007.6
(%)	15.04%	5.30%	2.17%	3.28%	3.06%	2.99%	2.86%
FEA (\$ mil)	129,596.0	75,687.0	47,262.8	38,966.1	36,609.1	36,907.5	38,359.1
(%)	15.03%	7.45%	4.23%	3.26%	2.90%	2.77%	2.75%
DOR (\$ mil)	129,596.0	43,883.0	36,771.3	36,116.6	37,947.5	36,597.4	38,666.1
(%)	15.04%	4.33%	3.38%	3.14%	3.12%	2.86%	2.87%
New (\$ mil)	129,596.0	75,687.0	24,323.0	38,536.5	38,015.3	39,108.6	39,388.3
(%)	15.03%	7.45%	2.17%	3.28%	3.06%	2.99%	2.86%
Agricultural Appreciation (% increase in property value over prior year)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	12,640.1	3,996.3	1,960.4	2,265.8	2,373.3	2,417.6	2,479.9
(%)	18.89%	5.02%	2.35%	2.66%	2.72%	2.70%	2.71%
EDR (\$ mil)	11,965.7	3,867.1	1,369.5	2,117.9	2,052.3	2,068.3	2,084.2
(%)	17.82%	4.90%	1.66%	2.55%	2.42%	2.40%	2.37%
FEA (\$ mil)	11,965.7	4,165.0	2,668.1	2,760.6	2,857.9	2,965.4	3,060.4
(%)	17.26%	5.21%	3.16%	3.17%	3.18%	3.19%	3.20%
DOR (\$ mil)	11,965.7	3,744.3	1,815.3	2,112.5	2,217.1	2,260.5	2,322.6
(%)	17.82%	4.71%	2.18%	2.48%	2.54%	2.52%	2.52%
New (\$ mil)	11,965.7	3,765.5	1,818.2	2,107.9	2,206.3	2,234.7	2,282.3
(%)	17.26%	4.71%	2.18%	2.48%	2.55%	2.52%	2.52%

Net Switch

Net Switch - Homestead (% of Prior Year Just Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	4,262.3	16,708.6	15,849.5	15,201.3	14,366.1	14,125.1	13,883.0
(%)	0.31%	0.93%	0.81%	0.73%	0.65%	0.61%	0.57%
EDR (\$ mil)	11,588.2	16,853.2	17,744.6	16,527.5	16,509.1	16,354.9	16,060.6
(%)	0.84%	0.93%	0.88%	0.83%	0.78%	0.73%	0.68%
FEA (\$ mil)	11,588.2	23,232.6	22,312.7	21,398.5	20,490.1	20,257.4	20,023.6
(%)	0.84%	1.28%	1.06%	0.95%	0.85%	0.80%	0.75%
DOR (\$ mil)	11,588.2	22,962.3	22,053.4	21,367.4	20,482.9	20,224.8	19,977.3
(%)	0.84%	1.27%	1.12%	1.01%	0.91%	0.86%	0.81%
New (\$ mil)	11,588.2	16,509.5	17,560.8	16,694.4	16,527.5	16,362.2	16,198.6
(%)	0.84%	0.91%	0.84%	0.81%	0.76%	0.71%	0.67%
Net Switch - Nonhomestead (% of Prior Year Just Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	(1,376.9)	(17,425.6)	(16,663.3)	(15,907.0)	(15,156.9)	(14,412.8)	(14,294.0)
(%)	-0.17%	-1.66%	-1.47%	-1.33%	-1.21%	-1.10%	-1.05%
EDR (\$ mil)	(8,748.5)	(17,757.3)	(18,621.7)	(17,003.9)	(16,871.2)	(16,693.9)	(16,420.3)
(%)	-1.10%	-1.71%	-1.63%	-1.55%	-1.47%	-1.39%	-1.31%
FEA (\$ mil)	(8,748.5)	(23,844.0)	(23,013.3)	(22,189.1)	(21,371.4)	(20,560.1)	(20,421.7)
(%)	-1.10%	-2.30%	-1.96%	-1.77%	-1.64%	-1.51%	-1.45%
DOR (\$ mil)	(8,748.5)	(23,844.0)	(23,036.1)	(22,234.8)	(21,440.1)	(20,651.9)	(20,536.9)
(%)	-1.10%	-2.30%	-2.07%	-1.91%	-1.76%	-1.64%	-1.57%
New (\$ mil)	(8,748.5)	(17,335.5)	(18,550.2)	(16,962.8)	(16,793.1)	(16,625.2)	(16,459.0)
(%)	-1.10%	-1.67%	-1.57%	-1.49%	-1.41%	-1.33%	-1.26%
Net Switch - Nonresidential (% of Prior Year Just Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	(490.2)	1,266.9	1,355.4	1,244.7	1,327.1	821.2	941.9
(%)	-0.06%	0.12%	0.12%	0.11%	0.11%	0.06%	0.07%
EDR (\$ mil)	(673.5)	1,846.8	1,834.2	1,417.9	1,295.8	1,263.4	1,274.1
(%)	-0.08%	0.18%	0.17%	0.12%	0.11%	0.10%	0.09%
FEA (\$ mil)	(673.5)	816.8	1,513.2	1,502.2	1,434.1	1,365.7	932.9
(%)	-0.08%	0.08%	0.14%	0.13%	0.11%	0.10%	0.07%
DOR (\$ mil)	(673.5)	1,220.7	1,313.7	1,196.7	1,284.9	753.1	883.9
(%)	-0.08%	0.12%	0.12%	0.10%	0.11%	0.06%	0.07%
New (\$ mil)	(673.5)	1,853.7	1,835.2	1,421.0	1,288.0	1,237.1	1,224.7
(%)	-0.08%	0.18%	0.16%	0.12%	0.10%	0.09%	0.09%
Net Switch - Agriculture (% of Prior Year Just Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	(2,395.2)	(549.8)	(541.6)	(538.9)	(536.2)	(533.5)	(530.9)
(%)	-3.46%	-0.69%	-0.65%	-0.63%	-0.61%	-0.59%	-0.58%
EDR (\$ mil)	(2,166.2)	(942.7)	(957.2)	(941.5)	(933.7)	(924.4)	(914.4)
(%)	-3.13%	-1.18%	-1.15%	-1.12%	-1.09%	-1.06%	-1.03%
FEA (\$ mil)	(2,166.2)	(205.4)	(812.6)	(711.6)	(552.7)	(1,063.1)	(534.8)
(%)	-3.13%	-0.26%	-0.96%	-0.82%	-0.62%	-1.14%	-0.56%
DOR (\$ mil)	(2,166.2)	(339.0)	(330.9)	(329.3)	(327.6)	(326.0)	(324.4)
(%)	-3.13%	-0.42%	-0.40%	-0.38%	-0.37%	-0.36%	-0.35%
New (\$ mil)	(2,166.2)	(1,027.7)	(845.7)	(1,152.6)	(1,022.3)	(974.1)	(964.4)
(%)	-3.13%	-1.29%	-1.02%	-1.36%	-1.18%	-1.10%	-1.07%

Homestead Exemptions

Homestead Exemption (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	120,333.7	122,379.4	124,337.5	126,202.5	128,000.9	129,792.9	131,610.0
(%)	1.38%	1.70%	1.60%	1.50%	1.43%	1.40%	1.40%
EDR (\$ mil)	121,158.5	123,328.8	125,189.7	126,964.8	128,731.8	130,463.9	132,160.5
(%)	2.08%	1.79%	1.51%	1.42%	1.39%	1.35%	1.30%
FEA (\$ mil)	121,158.5	123,218.2	125,189.7	127,067.5	128,884.6	130,689.0	132,453.3
(%)	1.86%	1.70%	1.60%	1.50%	1.43%	1.40%	1.35%
DOR (\$ mil)	121,158.5	123,218.2	125,189.7	127,067.5	128,878.2	130,682.5	132,512.1
(%)	1.86%	1.70%	1.60%	1.50%	1.43%	1.40%	1.40%
New (\$ mil)	121,158.5	123,218.2	125,189.7	127,067.5	128,884.6	130,689.0	132,453.3
(%)	1.86%	1.70%	1.60%	1.50%	1.43%	1.40%	1.35%

Additional Homestead Exemption (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	106,339.1	109,424.5	112,495.7	115,485.6	118,500.2	121,575.2	124,718.4
(%)	3.19%	2.90%	2.81%	2.66%	2.61%	2.59%	2.59%
EDR (\$ mil)	107,066.0	110,589.9	113,917.4	117,241.5	120,631.8	124,064.4	127,538.7
(%)	3.90%	3.29%	3.01%	2.92%	2.89%	2.85%	2.80%
FEA (\$ mil)	107,066.0	110,131.2	113,158.4	116,139.6	119,103.0	122,091.6	125,078.9
(%)	3.74%	2.86%	2.75%	2.63%	2.55%	2.51%	2.45%
DOR (\$ mil)	107,066.0	110,172.5	113,264.8	116,275.1	119,310.3	122,406.4	125,571.1
(%)	3.74%	2.90%	2.81%	2.66%	2.61%	2.59%	2.59%
New (\$ mil)	107,066.0	110,131.2	113,158.4	116,139.6	119,103.0	122,091.6	125,078.9
(%)	3.74%	2.86%	2.75%	2.63%	2.55%	2.51%	2.45%

TPP/CAP

Tangible Personal Property (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	147,905.4	152,339.1	156,909.3	161,612.9	166,453.7	171,436.0	176,563.8
(%)	4.88%	3.00%	3.00%	3.00%	3.00%	2.99%	2.99%
EDR (\$ mil)	151,798.6	156,352.5	161,043.1	165,874.4	170,850.6	175,976.1	181,255.4
(%)	7.64%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
FEA (\$ mil)	151,798.6	156,215.9	160,761.8	165,440.0	170,254.3	175,208.7	180,307.2
(%)	7.64%	2.91%	2.91%	2.91%	2.91%	2.91%	2.91%
DOR (\$ mil)	151,798.6	156,348.9	161,039.4	165,866.8	170,835.1	175,948.5	181,211.3
(%)	7.64%	3.00%	3.00%	3.00%	3.00%	2.99%	2.99%
New (\$ mil)	151,798.6	156,352.5	161,043.1	165,874.4	170,850.6	175,976.1	181,255.4
(%)	7.64%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Centrally Assessed Property (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	1,911.1	1,977.9	2,047.2	2,118.8	2,193.0	2,269.7	2,349.2
(%)	4.04%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
EDR (\$ mil)	1,910.7	1,977.6	2,046.8	2,118.5	2,192.6	2,269.4	2,348.8
(%)	4.02%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
FEA (\$ mil)	1,910.7	1,977.6	2,046.8	2,118.5	2,192.6	2,269.4	2,348.8
(%)	4.02%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
DOR (\$ mil)	1,910.7	1,977.6	2,046.8	2,118.5	2,192.6	2,269.4	2,348.8
(%)	4.02%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
New (\$ mil)	1,910.7	1,977.6	2,046.8	2,118.5	2,192.6	2,269.4	2,348.8
(%)	4.02%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%

Additional Factors

Homestead Turnover (% of Prior Assessed Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	63,625.2	58,783.1	62,775.6	66,315.9	69,255.5	72,253.0	76,192.4
(%)	6.30%	5.24%	5.10%	4.97%	4.85%	4.73%	4.68%
EDR (\$ mil)	64,215.6	67,758.6	54,727.9	55,805.4	62,664.3	68,766.4	72,863.9
(%)	6.35%	5.98%	4.19%	4.08%	4.17%	4.25%	4.20%
FEA (\$ mil)	64,215.6	55,376.0	59,665.5	67,717.1	76,646.2	85,680.9	94,733.1
(%)	6.35%	4.93%	4.71%	4.90%	5.10%	5.28%	5.44%
DOR (\$ mil)	64,215.6	59,954.6	64,192.6	67,895.6	70,973.9	74,129.9	78,295.7
(%)	6.35%	5.29%	5.14%	4.99%	4.87%	4.73%	4.67%
New (\$ mil)	64,215.6	67,241.8	52,973.4	56,537.4	62,842.0	69,091.9	72,765.9
(%)	6.35%	5.98%	4.20%	4.09%	4.18%	4.27%	4.22%
Portability (SOH Transfer) (% of Prior Assessed Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	6,105.9	8,932.4	9,665.1	9,938.3	10,290.6	10,522.9	10,835.0
(%)	0.60%	0.80%	0.79%	0.74%	0.72%	0.69%	0.67%
EDR (\$ mil)	6,759.0	9,621.8	9,336.5	9,816.8	10,389.4	10,832.7	11,272.1
(%)	0.67%	0.85%	0.72%	0.72%	0.69%	0.67%	0.65%
FEA (\$ mil)	6,759.0	6,934.9	7,106.3	7,289.0	7,483.9	7,691.1	7,910.6
(%)	0.67%	0.62%	0.56%	0.53%	0.50%	0.47%	0.45%
DOR (\$ mil)	6,759.0	9,887.9	10,698.9	11,001.4	11,391.4	11,648.5	11,994.0
(%)	0.67%	0.87%	0.86%	0.81%	0.78%	0.74%	0.72%
New (\$ mil)	6,759.0	6,970.9	7,124.5	7,278.5	7,439.7	7,607.9	7,777.3
(%)	0.67%	0.62%	0.56%	0.53%	0.50%	0.47%	0.45%
Value Adjustment Board Changes (% of Final School Taxable Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)		(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)
(%)							
EDR (\$ mil)	(9,905.1)	(9,905.1)	(9,905.1)	(9,905.1)	(9,905.1)	(9,905.1)	(9,905.1)
(%)							
FEA (\$ mil)		(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)
(%)							
DOR (\$ mil)		(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)
(%)							
New (\$ mil)		(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)	(10,096.4)
(%)							

New Construction

New Constr. Growth Rates - Total (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	69,851.2	68,576.3	70,092.4	72,540.0	74,043.9	74,819.0	75,868.0
(%)	29.99%	-1.83%	2.21%	3.49%	2.07%	1.05%	1.40%
EDR (\$ mil)	72,822.4	76,401.5	76,591.3	88,365.6	91,590.6	88,008.4	89,833.0
(%)	35.52%	4.91%	0.25%	15.37%	3.65%	-3.91%	2.07%
FEA (\$ mil)	72,822.4	76,599.5	74,870.0	84,390.6	86,984.9	86,945.5	89,958.1
(%)	31.67%	5.19%	-2.26%	12.72%	3.07%	-0.05%	3.46%
DOR (\$ mil)	72,822.4	67,562.2	70,342.6	82,184.0	83,663.9	78,371.2	79,465.4
(%)	31.67%	-7.22%	4.12%	16.83%	1.80%	-6.33%	1.40%
New (\$ mil)	72,822.4	75,724.2	74,120.2	85,325.6	89,155.9	89,987.9	92,954.3
(%)	31.67%	3.98%	-2.12%	15.12%	4.49%	0.93%	3.30%
New Constr. Growth Rates - Homestead (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	25,594.0	26,280.4	26,841.3	26,680.2	26,870.5	26,830.4	26,856.7
(%)	26.25%	2.68%	2.13%	-0.60%	0.71%	-0.15%	0.10%
EDR (\$ mil)	26,890.9	25,764.2	23,990.2	31,611.5	31,770.2	28,987.8	30,631.4
(%)	32.65%	-4.19%	-6.89%	31.77%	0.50%	-8.76%	5.67%
FEA (\$ mil)	26,890.9	25,511.0	23,514.9	30,288.6	30,864.3	32,283.3	34,921.5
(%)	32.63%	-5.13%	-7.82%	28.81%	1.90%	4.60%	8.17%
DOR (\$ mil)	26,890.9	26,004.2	26,581.1	32,937.9	31,662.9	27,650.9	28,528.3
(%)	32.63%	-3.30%	2.22%	23.91%	-3.87%	-12.67%	3.17%
New (\$ mil)	26,890.9	25,511.0	23,514.9	30,288.6	30,864.3	32,283.3	34,921.5
(%)	32.63%	-5.13%	-7.82%	28.81%	1.90%	4.60%	8.17%
New Constr. Growth Rates - NX Res (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	22,855.2	21,656.8	22,033.1	23,940.4	24,567.3	24,679.6	24,915.0
(%)	32.28%	-5.24%	1.74%	8.66%	2.62%	0.46%	0.95%
EDR (\$ mil)	21,496.8	23,586.3	22,622.8	26,900.8	29,874.0	28,922.1	28,824.2
(%)	24.42%	9.72%	-4.08%	18.91%	11.05%	-3.19%	-0.34%
FEA (\$ mil)	21,496.8	24,430.3	23,335.7	25,928.2	27,662.5	25,838.7	25,782.0
(%)	24.43%	13.65%	-4.48%	11.11%	6.69%	-6.59%	-0.22%
DOR (\$ mil)	21,496.8	20,271.6	21,534.7	26,191.4	28,081.7	26,001.0	25,207.4
(%)	24.43%	-5.70%	6.23%	21.62%	7.22%	-7.41%	-3.05%
New (\$ mil)	21,496.8	23,586.3	22,617.1	26,894.5	29,864.8	28,912.4	28,809.5
(%)	24.43%	9.72%	-4.11%	18.91%	11.04%	-3.19%	-0.36%
New Constr. Growth Rates - NX Nonres (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	23,551.5	22,820.5	23,399.4	24,100.6	24,787.5	25,490.4	26,277.6
(%)	33.59%	-3.10%	2.54%	3.00%	2.85%	2.84%	3.09%
EDR (\$ mil)	23,924.2	26,555.9	29,483.2	29,358.1	29,451.2	29,603.3	29,882.2
(%)	35.71%	11.00%	11.02%	-0.42%	0.32%	0.52%	0.94%
FEA (\$ mil)	23,924.2	26,147.8	27,509.0	27,663.3	27,947.7	28,313.0	28,744.1
(%)	35.71%	9.29%	5.21%	0.56%	1.03%	1.31%	1.52%
DOR (\$ mil)	23,924.2	23,473.6	24,413.9	25,241.8	26,106.5	26,906.4	27,916.9
(%)	35.71%	-1.88%	4.01%	3.39%	3.43%	3.06%	3.76%
New (\$ mil)	23,924.2	26,147.8	27,509.0	27,663.3	27,947.7	28,313.0	28,744.1
(%)	35.71%	9.29%	5.21%	0.56%	1.03%	1.31%	1.52%
New Constr. Growth Rates - Agricultural (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	313.2	281.3	281.3	281.3	281.3	281.3	281.3
(%)	-10.92%	-10.19%	0.00%	0.00%	0.00%	0.00%	0.00%
EDR (\$ mil)	306.7	291.4	291.4	291.4	291.4	291.4	291.4
(%)	-12.77%	-5.00%	0.00%	0.00%	0.00%	0.00%	0.00%
FEA (\$ mil)	306.7	306.7	306.7	306.7	306.7	306.7	306.7
(%)	-12.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
DOR (\$ mil)	306.7	275.4	275.4	275.4	275.4	275.4	275.4
(%)	-12.77%	-10.19%	0.00%	0.00%	0.00%	0.00%	0.00%
New (\$ mil)	306.7	275.4	275.4	275.4	275.4	275.4	275.4
(%)	-12.77%	-10.19%	0.00%	0.00%	0.00%	0.00%	0.00%

Assessment Differentials

Assessment Differential, Res. Homestead (% of Current Year Just Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	675,921.2	716,681.5	747,217.4	778,219.0	792,593.0	802,839.4	813,027.9
(%)	37.60%	36.81%	35.88%	35.28%	34.16%	33.01%	31.94%
EDR (\$ mil)	679,761.5	725,773.6	621,351.9	610,406.3	616,660.6	620,523.7	621,823.6
(%)	37.51%	35.83%	31.28%	28.91%	27.60%	26.35%	25.10%
FEA (\$ mil)	679,761.5	829,345.4	879,048.4	893,977.5	901,403.0	912,890.7	929,774.1
(%)	37.51%	39.55%	38.86%	37.29%	35.71%	34.40%	33.33%
DOR (\$ mil)	679,761.5	719,218.5	748,947.4	780,030.4	793,785.8	803,325.3	812,752.3
(%)	37.51%	36.53%	35.51%	34.84%	33.63%	32.39%	31.22%
New (\$ mil)	679,761.5	828,211.1	666,123.6	674,290.3	684,023.4	704,515.7	725,200.1
(%)	37.51%	39.62%	32.50%	30.98%	29.71%	29.00%	28.33%
Assessment Differential, NX Residential (% of Current Year Just Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	150,743.2	133,117.2	104,194.6	83,306.8	68,954.0	59,452.5	53,819.2
(%)	14.24%	11.67%	8.62%	6.56%	5.19%	4.29%	3.72%
EDR (\$ mil)	150,727.5	145,196.0	67,299.9	47,036.4	46,000.1	44,772.2	43,363.2
(%)	14.51%	12.71%	6.13%	4.10%	3.83%	3.57%	3.32%
FEA (\$ mil)	150,727.5	143,062.3	87,693.5	76,629.6	76,588.9	73,539.0	71,902.5
(%)	14.51%	12.17%	7.01%	5.87%	5.64%	5.22%	4.91%
DOR (\$ mil)	150,727.5	133,103.3	104,183.7	83,298.1	68,946.8	59,446.3	53,813.5
(%)	14.51%	11.99%	8.93%	6.86%	5.47%	4.55%	3.97%
New (\$ mil)	150,727.5	143,746.5	74,053.4	58,065.1	53,497.4	53,888.7	53,705.2
(%)	14.51%	12.17%	6.52%	4.88%	4.29%	4.13%	3.94%
Assessment Differential, Nonresidential (% of Current Year Just Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	109,734.4	104,357.7	96,750.4	90,223.8	85,871.1	82,180.4	79,030.7
(%)	7.68%	6.68%	5.65%	4.82%	4.23%	3.75%	3.35%
EDR (\$ mil)	108,403.2	100,190.9	76,299.2	68,590.7	65,964.6	66,131.1	65,983.8
(%)	10.67%	9.12%	6.61%	5.60%	5.10%	4.85%	4.60%
FEA (\$ mil)	108,403.2	108,410.7	92,116.9	101,861.9	98,868.1	88,249.0	76,333.5
(%)	10.67%	9.69%	7.71%	8.06%	7.43%	6.32%	5.21%
DOR (\$ mil)	108,403.2	103,091.7	95,576.7	89,129.3	84,829.4	81,183.5	78,072.0
(%)	7.49%	6.51%	5.50%	4.68%	4.10%	3.63%	3.24%
New (\$ mil)	108,403.2	105,122.6	79,300.7	88,228.9	84,730.2	73,710.3	68,565.1
(%)	10.67%	9.39%	6.76%	7.11%	6.47%	5.35%	4.73%
Assessment Differential, Classified Use (% of Current Year Just Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	66,952.7	70,058.3	71,487.0	73,173.2	74,953.1	76,774.3	78,651.9
(%)	83.50%	83.44%	83.40%	83.36%	83.31%	83.27%	83.23%
EDR (\$ mil)	66,736.0	69,387.3	70,039.1	71,327.0	72,567.3	73,829.1	75,112.8
(%)	83.53%	83.37%	83.31%	83.26%	83.21%	83.16%	83.11%
FEA (\$ mil)	66,736.0	70,014.9	72,150.9	74,399.8	76,898.7	79,071.7	81,771.3
(%)	83.53%	82.89%	82.84%	82.80%	82.75%	82.71%	82.67%
DOR (\$ mil)	66,736.0	69,831.6	71,255.6	72,936.4	74,710.5	76,525.9	78,397.4
(%)	83.53%	83.42%	83.23%	83.05%	82.88%	82.72%	82.57%
New (\$ mil)	66,736.0	68,977.8	70,340.4	71,653.7	73,200.9	74,815.1	76,506.3
(%)	83.53%	82.89%	82.82%	82.76%	82.69%	82.63%	82.57%

School Taxable Value by Property Type

School Taxable Value, Real Property (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	2,784,039.0	3,007,787.4	3,217,993.3	3,408,044.1	3,605,441.0	3,802,599.9	4,006,613.5
(%)	21.67%	8.04%	6.99%	5.91%	5.79%	5.47%	5.37%
EDR (\$ mil)	2,779,728.7	3,120,162.8	3,272,261.6	3,528,061.7	3,745,904.9	3,963,903.5	4,188,172.4
(%)	20.84%	12.25%	4.87%	7.82%	6.17%	5.82%	5.66%
FEA (\$ mil)	2,779,728.7	3,138,343.0	3,376,043.7	3,599,684.0	3,814,987.6	4,027,154.2	4,242,930.9
(%)	20.84%	12.90%	7.57%	6.62%	5.98%	5.56%	5.36%
DOR (\$ mil)	2,779,728.7	2,989,834.0	3,199,367.4	3,395,705.4	3,601,355.3	3,803,071.4	4,011,708.2
(%)	21.45%	7.56%	7.01%	6.14%	6.06%	5.60%	5.49%
New (\$ mil)	2,779,728.7	3,138,062.6	3,242,502.6	3,463,967.0	3,681,938.3	3,888,930.3	4,102,047.6
(%)	20.84%	12.89%	3.33%	6.83%	6.29%	5.62%	5.48%
School Taxable Value - Res. Homestead (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	983,688.2	1,083,101.0	1,184,308.4	1,272,960.9	1,369,570.8	1,467,277.9	1,567,333.2
(%)	12.39%	10.11%	9.34%	7.49%	7.59%	7.13%	6.82%
EDR (\$ mil)	992,783.9	1,162,816.4	1,225,193.4	1,354,955.5	1,467,241.0	1,581,337.5	1,699,890.0
(%)	12.93%	17.13%	5.36%	10.59%	8.29%	7.78%	7.50%
FEA (\$ mil)	992,783.9	1,121,998.0	1,233,636.5	1,350,496.9	1,466,060.1	1,580,552.6	1,695,848.6
(%)	12.93%	13.02%	9.95%	9.47%	8.56%	7.81%	7.29%
DOR (\$ mil)	992,783.9	1,092,976.3	1,200,715.3	1,299,715.3	1,407,008.8	1,513,518.9	1,623,047.9
(%)	12.93%	10.09%	9.86%	8.25%	8.26%	7.57%	7.24%
New (\$ mil)	992,783.9	1,116,409.3	1,234,404.0	1,349,541.3	1,461,825.0	1,564,973.7	1,670,834.2
(%)	12.93%	12.45%	10.57%	9.33%	8.32%	7.06%	6.76%
School Taxable Value - Res Nonhmstd (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	1,046,170.3	1,122,233.4	1,186,055.7	1,242,533.7	1,296,331.4	1,349,589.8	1,405,143.2
(%)	32.25%	7.27%	5.69%	4.76%	4.33%	4.11%	4.12%
EDR (\$ mil)	1,051,355.1	1,114,482.8	1,146,786.2	1,217,233.8	1,271,101.6	1,324,424.7	1,378,870.2
(%)	32.26%	6.00%	2.90%	6.14%	4.43%	4.20%	4.11%
FEA (\$ mil)	1,051,355.1	1,190,132.7	1,267,704.1	1,331,912.1	1,381,777.1	1,426,580.8	1,472,015.0
(%)	30.08%	13.20%	6.52%	5.06%	3.74%	3.24%	3.18%
DOR (\$ mil)	1,051,355.1	1,107,236.9	1,161,562.7	1,211,879.5	1,261,417.4	1,308,825.9	1,357,935.5
(%)	31.41%	5.32%	4.91%	4.33%	4.09%	3.76%	3.75%
New (\$ mil)	1,051,355.1	1,193,181.2	1,147,081.6	1,212,243.1	1,268,213.2	1,316,569.4	1,370,582.3
(%)	30.08%	13.49%	-3.86%	5.68%	4.62%	3.81%	4.10%
School Taxable Value - Nonresidential (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	741,492.7	789,090.8	833,939.4	878,477.6	925,064.4	970,845.9	1,018,825.8
(%)	21.51%	6.42%	5.68%	5.34%	5.30%	4.95%	4.94%
EDR (\$ mil)	723,000.3	829,546.6	886,790.9	942,083.0	993,482.0	1,043,764.1	1,094,732.0
(%)	17.62%	14.74%	6.90%	6.24%	5.46%	5.06%	4.88%
FEA (\$ mil)	723,000.3	812,323.5	860,327.0	902,382.8	951,686.9	1,004,063.3	1,058,494.2
(%)	20.23%	12.35%	5.91%	4.89%	5.46%	5.50%	5.42%
DOR (\$ mil)	723,000.3	776,352.3	823,342.8	869,838.3	918,111.9	965,354.6	1,014,783.9
(%)	18.62%	7.38%	6.05%	5.65%	5.55%	5.15%	5.12%
New (\$ mil)	723,000.3	814,799.1	846,992.8	887,820.4	937,148.8	992,230.9	1,045,054.5
(%)	20.23%	12.70%	3.95%	4.82%	5.56%	5.88%	5.32%
School Taxable Value - Classified Use (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	12,687.9	13,362.2	13,689.9	14,071.9	14,474.3	14,886.4	15,311.2
(%)	8.68%	5.31%	2.45%	2.79%	2.86%	2.85%	2.85%
EDR (\$ mil)	12,589.4	13,317.1	13,491.1	13,789.4	14,080.3	14,377.2	14,680.2
(%)	7.84%	5.78%	1.31%	2.21%	2.11%	2.11%	2.11%
FEA (\$ mil)	12,589.4	13,888.9	14,376.2	14,892.2	15,463.6	15,957.5	16,573.0
(%)	7.84%	10.32%	3.51%	3.59%	3.84%	3.19%	3.86%
DOR (\$ mil)	12,589.4	13,268.5	13,746.5	14,272.4	14,817.2	15,372.0	15,940.8
(%)	7.84%	5.39%	3.60%	3.83%	3.82%	3.74%	3.70%
New (\$ mil)	12,589.4	13,673.0	14,024.2	14,362.2	14,751.4	15,156.3	15,576.6
(%)	7.84%	8.61%	2.57%	2.41%	2.71%	2.74%	2.77%

County Taxable Value by Property Type

County Taxable Value, Real Property (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	2,436,119.5	2,680,550.8	2,923,901.3	3,138,119.2	3,351,036.9	3,558,184.0	3,767,744.1
(%)	15.30%	10.03%	9.08%	7.33%	6.78%	6.18%	5.89%
EDR (\$ mil)	2,432,929.9	2,770,610.1	2,918,558.1	3,169,182.3	3,381,770.4	3,594,953.5	3,814,555.5
(%)	15.15%	13.88%	5.34%	8.59%	6.71%	6.30%	6.11%
FEA (\$ mil)	2,432,929.9	2,780,860.7	3,087,222.2	3,309,225.6	3,524,625.4	3,747,497.2	3,973,863.2
(%)	15.15%	14.30%	11.02%	7.19%	6.51%	6.32%	6.04%
DOR (\$ mil)	2,432,929.9	2,658,338.7	2,900,531.8	3,120,120.9	3,340,293.2	3,551,548.4	3,765,517.1
(%)	15.15%	9.26%	9.11%	7.57%	7.06%	6.32%	6.02%
New (\$ mil)	2,432,929.9	2,783,184.2	2,980,137.4	3,205,706.1	3,428,805.4	3,643,462.4	3,858,945.6
(%)	15.15%	14.40%	7.08%	7.57%	6.96%	6.26%	5.91%
County Taxable Value - Res Homestead (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	868,502.4	966,013.5	1,064,111.3	1,149,735.6	1,243,292.1	1,337,885.3	1,434,758.3
(%)	13.79%	11.23%	10.15%	8.05%	8.14%	7.61%	7.24%
EDR (\$ mil)	876,814.3	1,041,514.8	1,100,016.2	1,225,308.0	1,333,225.8	1,442,971.7	1,557,098.3
(%)	14.88%	18.78%	5.62%	11.39%	8.81%	8.23%	7.91%
FEA (\$ mil)	876,785.4	1,003,971.2	1,112,543.1	1,226,382.8	1,338,942.8	1,450,406.9	1,562,675.4
(%)	14.64%	14.51%	10.81%	10.23%	9.18%	8.32%	7.74%
DOR (\$ mil)	876,814.3	975,204.0	1,079,778.0	1,175,590.0	1,279,714.1	1,383,088.2	1,489,412.5
(%)	14.88%	11.22%	10.72%	8.87%	8.86%	8.08%	7.69%
New (\$ mil)	876,821.2	998,418.3	1,113,346.5	1,225,463.0	1,334,743.6	1,434,863.8	1,537,696.8
(%)	14.64%	13.87%	11.51%	10.07%	8.92%	7.50%	7.17%
County Taxable Value - Res Nonhmstd (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	897,777.9	991,448.9	1,084,085.0	1,161,376.9	1,229,482.7	1,292,220.1	1,353,403.1
(%)	18.49%	10.43%	9.34%	7.13%	5.86%	5.10%	4.73%
EDR (\$ mil)	887,024.6	998,329.0	1,030,494.6	1,100,337.5	1,153,395.8	1,206,298.6	1,260,525.8
(%)	17.07%	12.55%	3.22%	6.78%	4.82%	4.59%	4.50%
FEA (\$ mil)	886,995.7	1,031,444.5	1,161,547.8	1,226,778.6	1,278,920.3	1,333,785.9	1,389,198.1
(%)	16.83%	16.29%	12.61%	5.62%	4.25%	4.29%	4.15%
DOR (\$ mil)	887,024.6	962,713.6	1,047,738.1	1,119,932.3	1,184,168.4	1,241,557.7	1,296,734.4
(%)	17.07%	8.53%	8.83%	6.89%	5.74%	4.85%	4.44%
New (\$ mil)	887,022.6	1,036,429.3	1,060,256.8	1,130,643.8	1,192,577.2	1,248,772.9	1,306,746.2
(%)	16.83%	16.84%	2.30%	6.64%	5.48%	4.71%	4.64%
County Taxable Value - Nonresidential (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	657,151.3	709,726.1	762,015.0	812,934.8	863,787.8	913,192.3	964,271.4
(%)	13.25%	8.00%	7.37%	6.68%	6.26%	5.72%	5.59%
EDR (\$ mil)	656,501.6	717,445.3	774,552.1	829,743.3	881,064.5	931,302.0	982,247.3
(%)	13.14%	9.28%	7.96%	7.13%	6.19%	5.70%	5.47%
FEA (\$ mil)	656,472.7	731,466.5	798,665.5	841,082.4	891,209.1	947,257.3	1,005,327.1
(%)	12.83%	11.42%	9.19%	5.31%	5.96%	6.29%	6.13%
DOR (\$ mil)	656,501.6	707,148.6	759,265.2	810,322.2	861,589.5	911,526.6	963,425.5
(%)	13.14%	7.71%	7.37%	6.72%	6.33%	5.80%	5.69%
New (\$ mil)	656,499.6	734,663.7	792,510.0	835,237.1	886,733.2	944,669.4	998,926.0
(%)	12.83%	11.91%	7.87%	5.39%	6.17%	6.53%	5.74%
County Taxable Value - Classified Use (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	12,687.9	13,362.2	13,689.9	14,071.9	14,474.3	14,886.4	15,311.2
(%)	8.68%	5.31%	2.45%	2.79%	2.86%	2.85%	2.85%
EDR (\$ mil)	12,589.4	13,321.1	13,495.1	13,793.4	14,084.3	14,381.2	14,684.2
(%)	7.84%	5.81%	1.31%	2.21%	2.11%	2.11%	2.11%
FEA (\$ mil)	12,589.4	13,888.9	14,376.2	14,892.2	15,463.6	15,957.5	16,573.0
(%)	7.84%	10.32%	3.51%	3.59%	3.84%	3.19%	3.86%
DOR (\$ mil)	12,589.4	13,272.5	13,750.5	14,276.3	14,821.1	15,376.0	15,944.8
(%)	7.84%	5.43%	3.60%	3.82%	3.82%	3.74%	3.70%
New (\$ mil)	12,589.4	13,673.0	14,024.2	14,362.2	14,751.4	15,156.3	15,576.6
(%)	7.84%	8.61%	2.57%	2.41%	2.71%	2.74%	2.77%

Totals

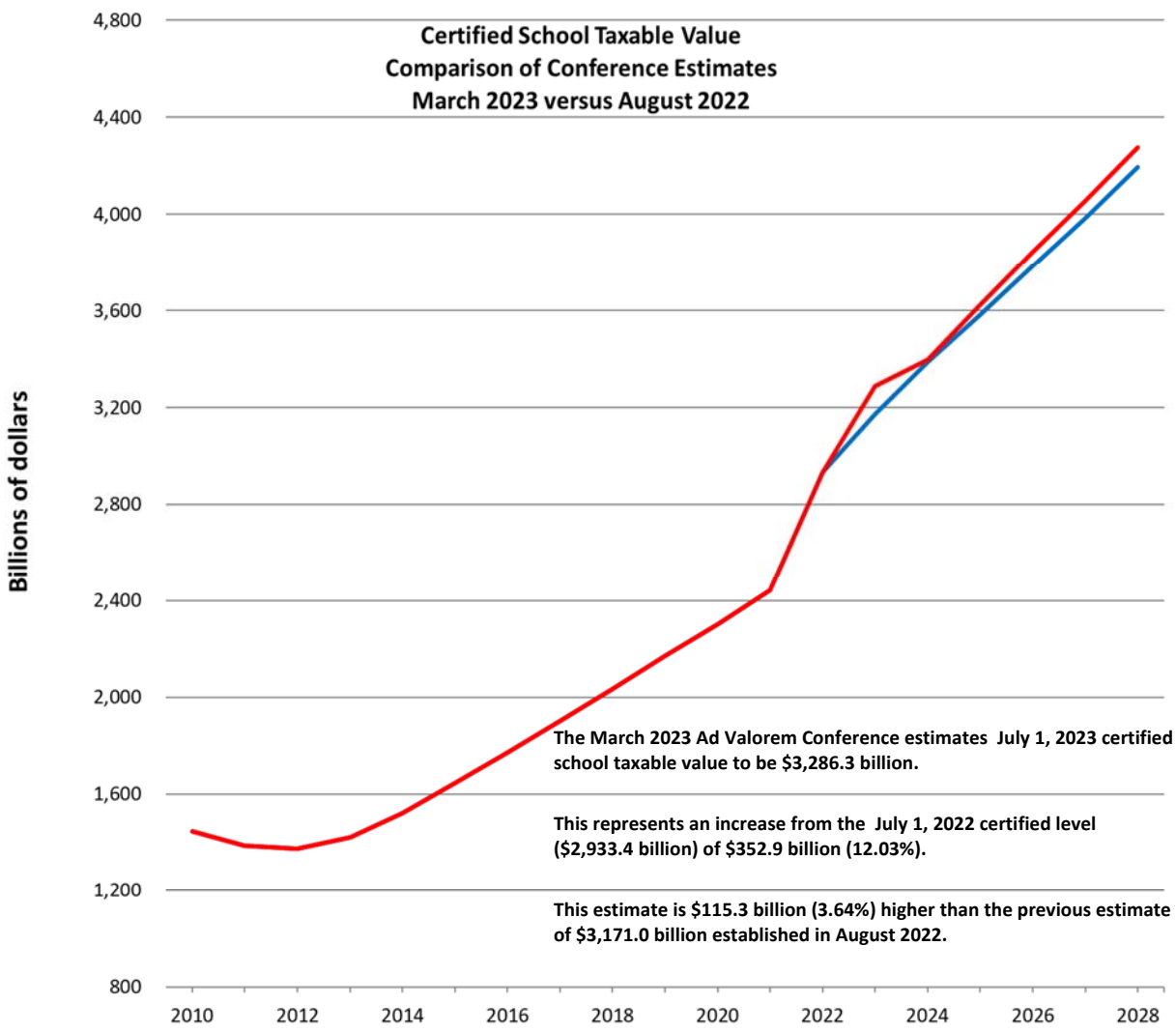
Total School Taxable Value (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	2,933,438.0	3,170,983.8	3,386,113.1	3,581,048.2	3,783,369.3	3,985,557.7	4,194,395.7
(%)	20.07%	8.10%	6.78%	5.76%	5.65%	5.34%	5.24%
EDR (\$ mil)	2,933,438.0	3,278,492.9	3,435,351.5	3,696,054.6	3,918,948.2	4,142,149.0	4,371,776.6
(%)	20.07%	11.76%	4.78%	7.59%	6.03%	5.70%	5.54%
FEA (\$ mil)	2,933,438.0	3,286,440.2	3,528,756.0	3,757,146.0	3,977,338.2	4,194,535.8	4,415,490.5
(%)	20.07%	12.03%	7.37%	6.47%	5.86%	5.46%	5.27%
DOR (\$ mil)	2,933,438.0	3,148,160.6	3,362,453.6	3,563,690.7	3,774,383.0	3,981,289.3	4,195,268.3
(%)	20.63%	7.32%	6.81%	5.98%	5.91%	5.48%	5.37%
New (\$ mil)	2,933,438.0	3,286,296.4	3,395,496.1	3,621,863.5	3,844,885.2	4,057,079.4	4,275,555.4
(%)	20.07%	12.03%	3.32%	6.67%	6.16%	5.52%	5.39%

Total County Taxable Value (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	2,585,935.9	2,834,867.8	3,082,857.8	3,301,850.9	3,519,683.6	3,731,889.8	3,946,314.6
(%)	14.64%	9.63%	8.75%	7.10%	6.60%	6.03%	5.75%
EDR (\$ mil)	2,586,639.2	2,928,940.3	3,081,648.0	3,337,175.1	3,554,813.6	3,773,199.0	3,998,159.8
(%)	14.67%	13.23%	5.21%	8.29%	6.52%	6.14%	5.96%
FEA (\$ mil)	2,586,639.2	2,939,054.2	3,250,030.8	3,476,784.0	3,697,072.3	3,924,975.2	4,156,519.2
(%)	14.76%	13.71%	10.66%	7.04%	6.40%	6.23%	5.96%
DOR (\$ mil)	2,586,639.2	2,816,665.2	3,063,618.1	3,288,106.2	3,513,320.9	3,729,766.3	3,949,077.2
(%)	14.67%	8.89%	8.77%	7.33%	6.85%	6.16%	5.88%
New (\$ mil)	2,586,639.2	2,931,418.0	3,133,131.0	3,363,602.6	3,591,752.2	3,811,611.5	4,032,453.5
(%)	14.76%	13.33%	6.88%	7.36%	6.78%	6.12%	5.79%

Total Property Appreciation (% of Prior Year Just Value)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	777,133.0	231,950.8	190,637.3	167,939.4	157,002.1	151,266.9	157,267.9
(%)	24.99%	5.85%	4.47%	3.70%	3.29%	3.02%	3.00%
EDR (\$ mil)	776,199.8	323,481.4	(108,727.0)	153,765.3	151,072.6	152,425.8	153,797.3
(%)	24.96%	8.16%	-2.49%	3.54%	3.29%	3.15%	3.03%
FEA (\$ mil)	776,199.8	427,521.1	236,829.8	168,381.2	152,479.6	155,207.1	162,062.0
(%)	24.96%	10.78%	5.29%	3.51%	3.02%	2.93%	2.92%
DOR (\$ mil)	776,199.8	205,138.0	167,691.2	156,111.6	155,000.3	151,961.9	159,624.0
(%)	24.96%	5.17%	3.95%	3.46%	3.26%	3.04%	3.04%
New (\$ mil)	776,199.8	427,121.6	(112,448.0)	158,267.6	155,457.4	156,677.1	158,189.9
(%)	24.96%	10.77%	-2.51%	3.56%	3.31%	3.17%	3.04%

Total Just Value (% YoY Growth Rate)							
	2022	2023	2024	2025	2026	2027	2028
Old (\$ mil)	3,963,105.0	4,267,757.0	4,532,982.5	4,778,255.9	5,014,377.0	5,245,816.3	5,484,583.3
(%)	27.42%	7.69%	6.21%	5.41%	4.94%	4.62%	4.55%
EDR (\$ mil)	3,965,285.3	4,369,080.0	4,341,232.6	4,587,557.0	4,834,618.3	5,079,662.1	5,328,111.7
(%)	27.49%	10.18%	-0.64%	5.67%	5.39%	5.07%	4.89%
FEA (\$ mil)	3,965,285.3	4,475,731.2	4,795,571.2	5,056,598.7	5,305,049.5	5,556,527.6	5,818,429.0
(%)	27.49%	12.87%	7.15%	5.44%	4.91%	4.74%	4.71%
DOR (\$ mil)	3,965,285.3	4,241,109.9	4,505,829.5	4,760,656.2	5,006,862.6	5,242,648.7	5,486,065.9
(%)	27.49%	6.96%	6.24%	5.66%	5.17%	4.71%	4.64%
New (\$ mil)	3,965,285.3	4,474,456.4	4,444,291.1	4,695,449.7	4,948,341.9	5,203,660.4	5,464,042.1
(%)	27.49%	12.84%	-0.67%	5.65%	5.39%	5.16%	5.00%

**Certified School Taxable Value
Comparison of Conference Estimates
March 2023 versus August 2022**



The March 2023 Ad Valorem Conference estimates July 1, 2023 certified school taxable value to be \$3,286.3 billion.

This represents an increase from the July 1, 2022 certified level (\$2,933.4 billion) of \$352.9 billion (12.03%).

This estimate is \$115.3 billion (3.64%) higher than the previous estimate of \$3,171.0 billion established in August 2022.

— August 2022 — March 2023

**Special Impact Conference on Hurricane Ian
Revenue Estimating Conference: Ad Valorem
February 28, 2023**

The Revenue Estimating Conference met on February 28, 2023, as a Special Impact Conference on Hurricane Ian to adopt adjustments to the baseline forecast for ad valorem assessments. After considering the potential property loss to 30 counties arising from both Hurricanes Ian and Nicole, the Conference decided to focus on six specific counties that warranted special treatment based on their extensive damage relative to the size of their underlying property tax bases. These counties are: Charlotte, Collier, DeSoto, Lee, Sarasota, and Volusia.

Based on reports from local property appraisers, damage assessments from the Red Cross, and claims data from the Office of Insurance Regulation, the Conference determined that the six counties would collectively experience a combined just value loss to the 2023 tax roll of nearly \$28.3 billion across 140,619 parcels. This translates into a loss of over \$22.2 billion in school taxable value and \$19.4 billion in county taxable value.

By the 2024 tax roll, 16% of the value will be restored to the roll. Each year thereafter, the restoration continues, with the final year of the forecast horizon (the 2028 tax roll) seeing a near return of the initial loss. Generally, homestead properties are expected to take three years to be rebuilt, while commercial, industrial and non-homestead residential properties are expected to take five years.

Both the losses and the restoration schedule will be embedded in the ad valorem forecast adopted on March 6, 2023.

Ad Valorem Forecast Sheet - Impact Estimates of Hurricane Damage
Feb 28, 2023

Just Value

Total Just Value						
	2023	2024	2025	2026	2027	2028
Forecast (\$ mil)	(28,263.4)	(25,009.4)	(14,079.8)	(4,196.4)	(1,474.8)	(55.7)
Residential - Homestead						
	2023	2024	2025	2026	2027	2028
Forecast (\$ mil)	(13,049.2)	(11,434.4)	(4,656.5)	0.0	0.0	0.0
Residential - Nonhomestead						
	2023	2024	2025	2026	2027	2028
Forecast (\$ mil)	(12,828.3)	(12,024.4)	(8,486.0)	(3,744.8)	(1,281.6)	0.0
Nonresidential - Nonhomestead						
	2023	2024	2025	2026	2027	2028
Forecast (\$ mil)	(2,330.1)	(1,494.8)	(881.6)	(395.8)	(137.5)	0.0
Agricultural - Classified						
	2023	2024	2025	2026	2027	2028
Forecast (\$ mil)	(55.7)	(55.7)	(55.7)	(55.7)	(55.7)	(55.7)

New Construction

Total New Construction						
	2023	2024	2025	2026	2027	2028
Forecast (\$ mil)	0.0	5,002.8	12,137.2	10,415.7	2,838.2	1,459.4
New Construction - Homestead						
	2023	2024	2025	2026	2027	2028
Forecast (\$ mil)	0.0	2,593.0	7,473.4	4,894.8	0.0	0.0
New Construction - Nonhomestead						
	2023	2024	2025	2026	2027	2028
Forecast (\$ mil)	0.0	1,421.1	3,971.2	4,993.1	2,563.2	1,316.1
New Construction - Nonresidential						
	2023	2024	2025	2026	2027	2028
Forecast (\$ mil)	0.0	988.7	692.7	527.8	275.0	143.3
New Construction - Agricultural						
	2023	2024	2025	2026	2027	2028
Forecast (\$ mil)	0.0	0.0	0.0	0.0	0.0	0.0

**Hurricane Ian Restoration Schedule and Associated Parcels:
Based on Bay County Recovery After Hurricane Michael**

Hurricane Ian Just Value Restoration Schedule	Homestead	Non Homestead Residential	Non Residential	Classified Use	Statewide
2023	0%	0%	0%	0%	0%
2024	18%	11%	40%	0%	16%
2025	50%	29%	26%	0%	38%
2026	31%	35%	19%	0%	33%
2027	0%	17%	10%	0%	9%
2028	0%	9%	5%	0%	5%

Hurricane Ian Parcel Restoration Schedule	Homestead	Non Homestead Residential	Non Residential	Classified Use	Total
2023	-	-	-	-	-
2024	12,537	7,250	1,557	-	21,345
2025	34,063	19,557	1,036	-	54,656
2026	21,224	23,881	753	-	45,858
2027	-	11,941	377	-	12,317
2028	-	5,970	188	-	6,159

Homestead (in \$millions)								
County	Category	2022	2023	2024	2025	2026	2027	2028
Charlotte	Baseline JV	(707)	(772)	(822)	(865)	(902)	(935)	(968)
Collier	Baseline JV	(1,956)	(2,098)	(2,267)	(2,433)	(2,598)	(2,764)	(2,936)
DeSoto	Baseline JV	(54)	(63)	(69)	(73)	(76)	(79)	(83)
Lee	Baseline JV	(8,468)	(9,366)	(10,066)	(10,659)	(11,171)	(11,644)	(12,120)
Sarasota	Baseline JV	(493)	(532)	(572)	(609)	(644)	(679)	(715)
Volusia	Baseline JV	(206)	(218)	(231)	(242)	(252)	(261)	(271)
Charlotte	New Construction		0	152	435	282	0	0
Collier	New Construction		0	419	1,222	813	0	0
DeSoto	New Construction		0	13	37	24	0	0
Lee	New Construction		0	1,861	5,353	3,496	0	0
Sarasota	New Construction		0	106	306	202	0	0
Volusia	New Construction		0	43	121	79	0	0
Charlotte	JV	(707)	(772)	(670)	(271)	0	0	0
Collier	JV	(1,956)	(2,098)	(1,848)	(761)	0	0	0
DeSoto	JV	(54)	(63)	(56)	(23)	0	0	0
Lee	JV	(8,468)	(9,366)	(8,206)	(3,335)	0	0	0
Sarasota	JV	(493)	(532)	(466)	(191)	0	0	0
Volusia	JV	(206)	(218)	(188)	(76)	0	0	0
Charlotte	NSTV	(360)	(393)	(341)	(138)	0	0	0
Collier	NSTV	(1,246)	(1,337)	(1,178)	(485)	0	0	0
DeSoto	NSTV	(16)	(19)	(16)	(7)	0	0	0
Lee	NSTV	(5,051)	(5,587)	(4,895)	(1,990)	0	0	0
Sarasota	NSTV	(193)	(208)	(183)	(75)	0	0	0
Volusia	NSTV	(97)	(103)	(89)	(36)	0	0	0
Charlotte	STV	(400)	(436)	(379)	(153)	0	0	0
Collier	STV	(1,254)	(1,345)	(1,185)	(488)	0	0	0
DeSoto	STV	(19)	(22)	(20)	(8)	0	0	0
Lee	STV	(5,208)	(5,760)	(5,046)	(2,051)	0	0	0
Sarasota	STV	(214)	(231)	(203)	(83)	0	0	0
Volusia	STV	(112)	(119)	(102)	(41)	0	0	0
Statewide	New Construction	0	0	2,593	7,473	4,895	0	0
Statewide	NSTV Total	(6,964)	(7,646)	(6,701)	(2,730)	0	0	0
Statewide	STV Total	(7,206)	(7,913)	(6,934)	(2,824)	0	0	0
Statewide	JV Total	(11,885)	(13,049)	(11,434)	(4,657)	0	0	0

*All JVs grown using county and category specific growth rates from the 8/3/22 Ad Valorem Conference

Non-Homestead Residential (in \$millions)								
County	Category	2022	2023	2024	2025	2026	2027	2028
Charlotte	Baseline JV	(946)	(1,007)	(1,041)	(1,064)	(1,080)	(1,092)	(1,105)
Collier	Baseline JV	(2,503)	(2,629)	(2,759)	(2,878)	(2,997)	(3,117)	(3,243)
DeSoto	Baseline JV	(33)	(39)	(42)	(45)	(47)	(49)	(51)
Lee	Baseline JV	(7,943)	(8,630)	(9,051)	(9,364)	(9,616)	(9,838)	(10,067)
Sarasota	Baseline JV	(396)	(425)	(451)	(475)	(497)	(520)	(544)
Volusia	Baseline JV	(93)	(98)	(101)	(104)	(107)	(109)	(111)
Charlotte	New Construction		0	110	303	376	190	96
Collier	New Construction		0	292	821	1,043	543	282
DeSoto	New Construction		0	4	13	16	9	4
Lee	New Construction		0	957	2,670	3,347	1,712	876
Sarasota	New Construction		0	48	135	173	91	47
Volusia	New Construction		0	11	30	37	19	10
Charlotte	JV	(946)	(1,007)	(931)	(648)	(282)	(95)	0
Collier	JV	(2,503)	(2,629)	(2,467)	(1,754)	(782)	(271)	0
DeSoto	JV	(33)	(39)	(38)	(27)	(12)	(4)	0
Lee	JV	(7,943)	(8,630)	(8,094)	(5,705)	(2,511)	(856)	0
Sarasota	JV	(396)	(425)	(403)	(289)	(130)	(45)	(0)
Volusia	JV	(93)	(98)	(91)	(63)	(28)	(9)	0
Charlotte	NSTV	(783)	(834)	(771)	(536)	(233)	(79)	0
Collier	NSTV	(1,604)	(1,684)	(1,581)	(1,124)	(501)	(174)	0
DeSoto	NSTV	(20)	(24)	(23)	(17)	(8)	(3)	0
Lee	NSTV	(6,521)	(7,085)	(6,645)	(4,683)	(2,061)	(703)	0
Sarasota	NSTV	(264)	(283)	(269)	(193)	(87)	(30)	(0)
Volusia	NSTV	(82)	(86)	(80)	(56)	(25)	(8)	0
Charlotte	STV	(945)	(1,007)	(931)	(648)	(282)	(95)	0
Collier	STV	(2,013)	(2,113)	(1,984)	(1,410)	(629)	(218)	0
DeSoto	STV	(27)	(32)	(31)	(22)	(10)	(3)	0
Lee	STV	(7,943)	(8,630)	(8,094)	(5,705)	(2,511)	(856)	0
Sarasota	STV	(286)	(307)	(292)	(209)	(94)	(33)	(0)
Volusia	STV	(93)	(98)	(91)	(63)	(28)	(9)	0
Statewide	New Construction	0	0	1,421	3,971	4,993	2,563	1,316
Statewide	NSTV Total	(9,274)	(9,997)	(9,369)	(6,609)	(2,914)	(997)	0
Statewide	STV Total	(11,307)	(12,187)	(11,421)	(8,057)	(3,553)	(1,215)	0
Statewide	JV Total	(11,914)	(12,828)	(12,024)	(8,486)	(3,745)	(1,282)	0

*All JVs grown using county and category specific growth rates from the 8/3/22 Ad Valorem Conference

Non-Residential (in \$millions)								
County	Category	2022	2023	2024	2025	2026	2027	2028
Charlotte	Baseline JV	(269)	(292)	(309)	(323)	(336)	(348)	(360)
Collier	Baseline JV	(149)	(158)	(168)	(178)	(189)	(200)	(211)
DeSoto	Baseline JV	(12)	(12)	(13)	(13)	(14)	(14)	(15)
Lee	Baseline JV	(1,486)	(1,636)	(1,749)	(1,843)	(1,930)	(2,010)	(2,093)
Sarasota	Baseline JV	(61)	(66)	(71)	(76)	(80)	(85)	(90)
Volusia	Baseline JV	(155)	(165)	(174)	(182)	(191)	(199)	(207)
Charlotte	New Construction		0	123	86	65	34	17
Collier	New Construction		0	67	47	36	19	10
DeSoto	New Construction		0	5	3	3	1	1
Lee	New Construction		0	696	488	372	194	101
Sarasota	New Construction		0	28	20	15	8	4
Volusia	New Construction		0	69	48	37	19	10
Charlotte	JV	(269)	(292)	(186)	(109)	(49)	(17)	0
Collier	JV	(149)	(158)	(101)	(60)	(27)	(10)	0
DeSoto	JV	(12)	(12)	(8)	(4)	(2)	(1)	0
Lee	JV	(1,486)	(1,636)	(1,052)	(621)	(279)	(97)	0
Sarasota	JV	(61)	(66)	(43)	(26)	(12)	(4)	0
Volusia	JV	(155)	(165)	(105)	(61)	(28)	(10)	0
Charlotte	NSTV	(191)	(207)	(132)	(77)	(35)	(12)	0
Collier	NSTV	(115)	(122)	(78)	(46)	(21)	(7)	0
DeSoto	NSTV	(5)	(5)	(3)	(2)	(1)	(0)	0
Lee	NSTV	(1,128)	(1,242)	(799)	(472)	(212)	(74)	0
Sarasota	NSTV	(11)	(11)	(7)	(4)	(2)	(1)	0
Volusia	NSTV	(122)	(130)	(83)	(48)	(22)	(8)	0
Charlotte	STV	(250)	(271)	(173)	(101)	(45)	(16)	0
Collier	STV	(149)	(158)	(101)	(60)	(27)	(10)	0
DeSoto	STV	(7)	(8)	(5)	(3)	(1)	(0)	0
Lee	STV	(1,372)	(1,511)	(972)	(574)	(258)	(89)	0
Sarasota	STV	(12)	(13)	(8)	(5)	(2)	(1)	0
Volusia	STV	(133)	(142)	(90)	(53)	(24)	(8)	0
Statewide	New Construction	0	0	989	693	528	275	143
Statewide	NSTV Total	(1,572)	(1,719)	(1,103)	(650)	(292)	(101)	0
Statewide	STV Total	(1,923)	(2,103)	(1,349)	(795)	(357)	(124)	0
Statewide	JV Total	(2,132)	(2,330)	(1,495)	(882)	(396)	(137)	0

*All JVs grown using county and category specific growth rates from the 8/3/22 Ad Valorem Conference

Classified Use (in \$millions)								
County	Category	2022	2023	2024	2025	2026	2027	2028
Charlotte	Baseline JV	0	0	0	0	0	0	0
Collier	Baseline JV	0	0	0	0	0	0	0
DeSoto	Baseline JV	0	0	0	0	0	0	0
Lee	Baseline JV	0	0	0	0	0	0	0
Sarasota	Baseline JV	0	0	0	0	0	0	0
Volusia	Baseline JV	0	0	0	0	0	0	0
Charlotte	New Construction		0	0	0	0	0	0
Collier	New Construction		0	0	0	0	0	0
DeSoto	New Construction		0	0	0	0	0	0
Lee	New Construction		0	0	0	0	0	0
Sarasota	New Construction		0	0	0	0	0	0
Volusia	New Construction		0	0	0	0	0	0
Charlotte	JV	0	0	0	0	0	0	0
Collier	JV	0	0	0	0	0	0	0
DeSoto	JV	0	0	0	0	0	0	0
Lee	JV	0	0	0	0	0	0	0
Sarasota	JV	0	0	0	0	0	0	0
Volusia	JV	0	0	0	0	0	0	0
Charlotte	NSTV	0	0	0	0	0	0	0
Collier	NSTV	0	0	0	0	0	0	0
DeSoto	NSTV	0	0	0	0	0	0	0
Lee	NSTV	0	0	0	0	0	0	0
Sarasota	NSTV	0	0	0	0	0	0	0
Volusia	NSTV	0	0	0	0	0	0	0
Charlotte	STV	0	0	0	0	0	0	0
Collier	STV	0	0	0	0	0	0	0
DeSoto	STV	0	0	0	0	0	0	0
Lee	STV	0	0	0	0	0	0	0
Sarasota	STV	0	0	0	0	0	0	0
Volusia	STV	0	0	0	0	0	0	0
Statewide	New Construction	0	0	0	0	0	0	0
Statewide	NSTV Total	0	0	0	0	0	0	0
Statewide	STV Total	0	0	0	0	0	0	0
Statewide	JV Total	0	0	0	0	0	0	0

*All JVs grown using county and category specific growth rates from the 8/3/22 Ad Valorem Conference

Hurricane Ian Summary Data by Select Counties

County Total	Damaged Parcels	Just Value Reduction Damaged Real Property Improvement Only	Damaged Improvements - Taxable Value (Non School)	Damaged Improvements - Taxable Value (School)
Charlotte	17,340	\$ 1,923,384,053	\$ 1,335,176,540	\$ 1,595,792,409
Collier	6,129	\$ 4,607,783,118	\$ 2,964,921,450	\$ 3,414,868,044
DeSoto	813	\$ 121,206,170	\$ 55,107,294	\$ 68,874,371
Lee	93,659	\$ 17,929,389,950	\$ 12,723,696,123	\$ 14,547,986,133
Sarasota	15,062	\$ 950,570,479	\$ 467,621,409	\$ 512,347,159
Volusia	7,616	\$ 454,554,716	\$ 301,846,773	\$ 338,736,727
Statewide Total	140,619	\$ 25,986,888,486	\$ 17,848,369,589	\$ 20,478,604,843

Homestead	Damaged Parcels	Just Value Reduction Damaged Real Property Improvement Only	Damaged Improvements - Taxable Value (Non School)	Damaged Improvements - Taxable Value (School)
Charlotte	8,928	\$ 707,351,577	\$ 360,244,590	\$ 399,723,658
Collier	2,352	\$ 1,955,735,595	\$ 1,246,230,132	\$ 1,253,682,612
DeSoto	359	\$ 54,494,900	\$ 16,067,227	\$ 19,082,685
Lee	44,575	\$ 8,468,200,493	\$ 5,051,344,742	\$ 5,207,671,242
Sarasota	7,189	\$ 493,486,540	\$ 193,182,075	\$ 214,411,489
Volusia	4,421	\$ 205,907,357	\$ 97,044,193	\$ 111,879,624
Statewide Total	67,824	\$ 11,885,176,463	\$ 6,964,112,959	\$ 7,206,451,310

Non-Homestead Residential	Damaged Parcels	Just Value Reduction Damaged Real Property Improvement Only	Damaged Improvements - Taxable Value (Non School)	Damaged Improvements - Taxable Value (School)
Charlotte	7,887	\$ 945,635,194	\$ 782,860,004	\$ 945,226,358
Collier	3,708	\$ 2,503,495,728	\$ 1,604,074,902	\$ 2,012,617,413
DeSoto	315	\$ 33,171,955	\$ 20,439,967	\$ 27,139,170
Lee	46,663	\$ 7,943,050,656	\$ 6,520,744,169	\$ 7,942,970,405
Sarasota	7,802	\$ 395,882,301	\$ 263,923,359	\$ 286,163,798
Volusia	2,224	\$ 93,167,791	\$ 82,042,091	\$ 93,144,474
Statewide Total	68,600	\$ 11,914,403,625	\$ 9,274,084,492	\$ 11,307,261,618

Non-Residential	Damaged Parcels	Just Value Reduction Damaged Real Property Improvement Only	Damaged Improvements - Taxable Value (Non School)	Damaged Improvements - Taxable Value (School)
Charlotte	507	\$ 269,131,154	\$ 191,101,778	\$ 249,579,841
Collier	69	\$ 148,551,795	\$ 114,616,416	\$ 148,568,019
DeSoto	52	\$ 12,324,716	\$ 5,328,720	\$ 7,465,243
Lee	2,253	\$ 1,485,564,380	\$ 1,128,278,710	\$ 1,372,329,381
Sarasota	71	\$ 61,201,638	\$ 10,515,975	\$ 11,771,873
Volusia	959	\$ 154,823,463	\$ 122,286,510	\$ 133,184,280
Statewide Total	3,911	\$ 2,131,597,146	\$ 1,572,128,109	\$ 1,922,898,636

Classified Use	Damaged Parcels	Just Value Reduction Damaged Real Property Improvement Only	Damaged Improvements - Taxable Value (Non School)	Damaged Improvements - Taxable Value (School)
Charlotte	18	\$ 1,266,128	\$ 970,168	\$ 1,262,552
Collier	-	\$ -	\$ -	\$ -
DeSoto	87	\$ 21,214,599	\$ 13,271,379	\$ 15,187,273
Lee	168	\$ 32,574,421	\$ 23,328,502	\$ 25,015,106
Sarasota	-	\$ -	\$ -	\$ -
Volusia	12	\$ 656,105	\$ 473,980	\$ 528,348
Statewide Total	285	\$ 55,711,252	\$ 38,044,029	\$ 41,993,278

**Department of Revenue
Property Tax Oversight**

2022 Level of Assessment Estimates for School Purposes						
County	Percent	Method		County	Percent	Method
Alachua	96.8	N		Lake	94.7	N
Baker	95.6	N		Lee	95.9	I
Bay	93.5	I		Leon	94.8	I
Bradford	95.2	N		Levy	94.9	I
Brevard	96.9	I		Liberty	100.2	I
Broward	96.2	N		Madison	95.2	I
Calhoun	100.3	I		Manatee	95.7	N
Charlotte	93.9	I		Marion	95.5	I
Citrus	95.0	I		Martin	94.9	I
Clay	96.4	I		Monroe	93.8	N
Collier	93.3	N		Nassau	94.3	N
Columbia	94.2	I		Okaloosa	93.8	I
Miami-Dade	93.3	N		Okeechobee	96.7	I
DeSoto	98.3	N		Orange	96.1	N
Dixie	93.7	N		Osceola	93.2	N
Duval	95.3	N		Palm Beach	94.7	I
Escambia	95.5	N		Pasco	94.7	N
Flagler	96.2	I		Pinellas	95.1	I
Franklin	92.1	N		Polk	96.1	I
Gadsden	94.7	N		Putnam	97.8	I
Gilchrist	94.2	I		St. Johns	96.1	N
Glades	97.8	N		St. Lucie	96.7	I
Gulf	94.1	I		Santa Rosa	94.8	N
Hamilton	97.9	N		Sarasota	93.5	N
Hardee	96.3	N		Seminole	97.3	I
Hendry	102.0	I		Sumter	96.0	N
Hernando	98.5	N		Suwannee	93.7	I
Highlands	95.1	I		Taylor	94.4	N
Hillsborough	97.0	I		Union	95.8	I
Holmes	102.8	I		Volusia	96.1	I
Indian River	96.2	N		Wakulla	96.2	N
Jackson	95.6	N		Walton	92.0	N
Jefferson	97.4	N		Washington	93.8	N
Lafayette	99.1	I				
2022 Statewide (Weighted by Total Taxable Value) Average Level of Assessment 95.1						
Methods: I = Current year in-depth study results 33						
N = Non In-depth - Net assessed value results 34						

DISTRIBUTIONS TO FISCALLY CONSTRAINED COUNTIES TO OFFSET IMPACTS OF AD VALOREM AMENDMENTS

10-Mar-23

2008 AMENDMENT 1 TAXABLE VALUE IMPACT		ACTUALS							FORECAST					
(1) AD VALOREM TAX ROLLS		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
ALL COUNTIES														
Additional Homestead Exemption		85,550	89,062	92,820	96,659	100,699	103,206	107,066	110,131	113,158	116,140	119,103	122,092	125,079
SOH Portability		2,796	3,529	4,124	4,744	5,083	5,431	6,759	6,971	7,125	7,278	7,440	7,608	7,777
Non-Homestead Assessment Limitation		71,407	70,017	68,766	69,633	62,066	64,857	225,842	215,581	120,066	113,005	104,939	94,310	88,982
TOTAL		159,754	162,608	165,710	171,035	167,848	173,495	339,667	332,683	240,348	236,423	231,482	224,010	221,838
FISCALLY CONSTRAINED COUNTIES														
Additional Homestead Exemption		2,447.1	2,535.1	2,654.8	2,763.8	2,913.2	3,031.2	3,252.3	3,359.8	3,466.7	3,572.5	3,678.3	3,785.2	3,892.5
SOH Portability		28.3	41.1	55.9	70.4	81.3	114.0	178.8	183.5	186.8	190.2	193.7	197.3	201.0
Non-Homestead Assessment Limitation		451.9	655.0	730.3	778.5	943.2	1,371.5	4,281.2	4,194.9	2,323.4	2,191.2	2,033.2	1,825.3	1,723.7
TOTAL		2,927.3	3,231.2	3,441.0	3,612.7	3,937.7	4,516.7	7,712.4	7,738.2	5,977.0	5,954.0	5,905.2	5,807.8	5,817.2
Share of All Counties	Additional HX Exemption	2.9%	2.8%	2.9%	2.9%	2.9%	2.9%	3.0%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%
	SOH Portability	1.0%	1.2%	1.4%	1.5%	1.6%	2.1%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
	NHS Cap	0.63%	0.94%	1.06%	1.12%	1.52%	2.11%	1.90%	1.9%	1.9%	1.9%	1.9%	1.9%	1.9%
(2) TPP TAX ROLLS														
first \$25,000 of taxable value as reported by DOR														
ALL COUNTIES		7,815.7	7,590.3	7,770.1	7,813.0	7,795.8	7,780.5	7,691.1	7,921.8	8,159.5	8,404.3	8,656.4	8,916.1	9,183.6
FISCALLY CONSTRAINED COUNTIES		417.8	397.1	423.3	420.0	399.0	414.3	422.7	435.4	448.4	461.9	475.8	490.0	504.7
	% of All Counties	5.35%	5.23%	5.45%	5.38%	5.12%	5.32%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
FISCALLY CONSTRAINED COUNTIES IMPACT														
Reduction as per Conference classification		3,345.1	3,628.3	3,864.3	4,032.7	4,336.7	4,931.0	8,135.1	8,173.6	6,425.4	6,415.9	6,380.9	6,297.8	6,321.9
Reduction as per County Applications		3,279.1	3,551.1	3,802.4	3,973.4	4,294.7	4,951.9	8,298.7	8,338.0	6,554.6	6,544.8	6,509.2	6,424.4	6,449.0
(includes confidential parcels and other classification variances)														
	Technical Adjustment	0.980	0.979	0.984	0.985	0.990	1.004	1.020	1.020	1.020	1.020	1.020	1.020	1.020

DISTRIBUTION CALCULATION		TV Reduction (\$m)			Millage	Application (in \$)			Approp	Payment	+/-	
		Total	Change	@ 95%	Rate	New	Prior	Change	(in \$)	(in \$)		
AMENDMENT 1	FY18/19	3,802.4	7.1%	3,612.3	7.6042				27,468,850	28,088,585	27,468,850	619,735
	FY19/20	3,973.4	4.5%	3,774.8	7.6126				28,735,749	28,872,943	28,735,749	137,194
	FY20/21	4,294.7	8.1%	4,080.0	7.5952				30,988,642	30,166,799	30,166,799	-
	FY21/22	4,951.9	15.3%	4,704.3	7.5667				35,596,591	31,299,407	31,299,407	-
	FY22/23*	8,298.7	67.6%	7,883.7	7.3339				57,818,668	57,711,736	37,604,988	-
	FY23/24	8,338.0	0.5%	7,921.1	7.3339				58,092,492	56,983,685	1,108,807	-
	FY24/25	6,554.6	-21.4%	6,226.9	7.3339				45,667,289	54,238,668	(8,571,379)	-
	FY25/26	6,544.8	-0.1%	6,217.6	7.3339				45,599,436	52,737,852	(7,138,416)	-
	FY26/27	6,509.2	-0.5%	6,183.8	7.3339				45,351,333	52,294,716	(6,943,383)	-
	FY27/28	6,424.4	-1.3%	6,103.2	7.3339				44,760,559	52,423,337	(7,662,778)	-
CONSERVATION LANDS	FY18/19	83.1	26.9%	79.0	8.0683				637,080	566,849	566,849	-
	FY19/20	103.3	24.3%	98.1	7.8878				774,147	753,634	753,634	-
	FY20/21	106.5	3.0%	101.1	8.0009				809,197	953,265	809,197	144,068
	FY21/22	134.4	26.2%	127.6	7.8269				998,977	885,928	885,928	-
	FY22/23	145.6	8.4%	138.4	7.7310				1,069,700	1,122,988	(53,288)	-
	FY23/24	180.1	23.6%	171.1	7.7310				1,322,626	1,278,376	44,250	-
	FY24/25	208.8	15.9%	198.4	7.7310				1,533,530	1,455,266	78,264	-
	FY25/26	238.6	14.3%	226.7	7.7310				1,752,453	1,656,631	95,822	-
	FY26/27	278.0	16.5%	264.1	7.7310				2,041,976	1,885,860	156,116	-
FY27/28	318.6	14.6%	302.7	7.7310				2,339,815	2,146,807	193,008	-	

FISCALLY CONSTRAINED COUNTIES	Counties for which the value of a mill will raise no more than \$5 million in revenue	Counties for which the value of a mill will raise more than \$5 million in revenue, but are considered fiscally constrained because they are entirely within a rural area of opportunity as designated by the Governor.
	Baker DeSoto Gilchrist Hardee Jefferson Madison Wakulla Bradford Dixie Glades Hendry Lafayette Okeechobee Washington Calhoun Franklin Gulf Holmes Levy Suwannee Union Columbia Gadsden Hamilton Jackson Liberty Taylor	Highlands (Fla. Exec. Order No. 21-149 (Jun. 28, 2021)- expires June 28, 2026) Putnam (Fla. Exec. Order No. 18-158 (Jun. 11, 2018)- expires June 11, 2023)



Florida Department of Revenue
Office of the Executive Director

Jim Zingale
Executive Director

5050 West Tennessee Street, Tallahassee, FL 32399

floridarevenue.com

July 13, 2022

The Honorable Manny Diaz, Jr.
Commissioner of Education
Turlington Building, Suite 1514
325 West Gaines Street
Tallahassee, Florida 32399

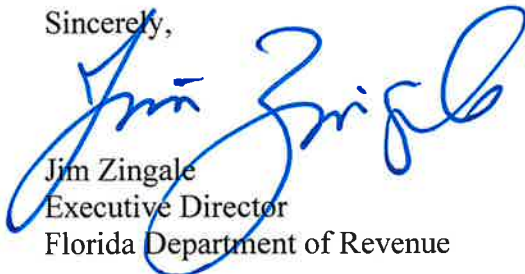
Dear Commissioner Diaz:

As required by section 1011.62(4)(a) and (4)(b), Florida Statutes, enclosed are documents which provide the following information regarding the school district tax rolls:

- The Department of Revenue's most recent estimate of the 2022 taxable value for school purposes in each school district and the total for all school districts in the state. The total estimated 2022 taxable value for school purposes is \$2,933,437,989,999. This value is based on 67 preliminary reports received from county property appraisers.
- The taxable value for school purposes for each county that certified its tax roll pursuant to s. 193.122(2) or (3), F.S., after the final Florida Education Finance Program calculation for the applicable year. Values are included for the 2020 and the 2021 tax rolls.
- The Department's most recent determination of the assessment level for each county's 2021 assessment roll and for the state as a whole

If you have any questions concerning this information, please contact me at (850) 617-8950 or Jim.Zingale@floridarevenue.com.

Sincerely,



Jim Zingale
Executive Director
Florida Department of Revenue

Attachments

**Department of Revenue
Property Tax Oversight**

2021 Level of Assessment Estimates for School Purposes						
County	Percent	Method		County	Percent	Method
Alachua	97.2	I		Lake	96.3	I
Baker	96.8	I		Lee	94.4	N
Bay	96.0	N		Leon	97.3	N
Bradford	95.4	I		Levy	96.9	N
Brevard	96.3	N		Liberty	101.6	N
Broward	98.5	I		Madison	97.6	N
Calhoun	93.7	N		Manatee	95.4	I
Charlotte	94.4	N		Marion	96.2	N
Citrus	95.9	N		Martin	96.6	N
Clay	98.9	N		Monroe	93.3	I
Collier	96.4	I		Nassau	96.1	I
Columbia	94.7	N		Okaloosa	93.7	N
Miami-Dade	93.0	I		Okeechobee	97.0	N
DeSoto	97.3	I		Orange	97.7	I
Dixie	96.6	I		Osceola	95.8	I
Duval	96.6	I		Palm Beach	95.7	N
Escambia	94.3	I		Pasco	95.6	I
Flagler	94.6	N		Pinellas	97.3	N
Franklin	95.5	I		Polk	95.5	N
Gadsden	96.4	I		Putnam	97.3	N
Gilchrist	96.3	N		St. Johns	96.7	I
Glades	96.4	I		St. Lucie	97.0	N
Gulf	93.2	N		Santa Rosa	94.6	I
Hamilton	98.8	I		Sarasota	94.3	I
Hardee	96.7	I		Seminole	97.5	N
Hendry	99.2	N		Sumter	95.8	I
Hernando	95.3	I		Suwannee	93.5	N
Highlands	94.5	N		Taylor	98.1	I
Hillsborough	96.8	N		Union	94.2	N
Holmes	96.6	N		Volusia	96.8	N
Indian River	96.6	I		Wakulla	94.5	I
Jackson	96.2	I		Walton	92.3	I
Jefferson	98.3	I		Washington	93.8	I
Lafayette	98.2	N				
2021 Statewide (Weighted by Total Taxable Value) Average Level of Assessment 95.8						
Methods: I = Current year in-depth study results 34						
N = Non In-depth - Net assessed value results 33						

Department of Revenue
Property Tax Oversight
School Taxable Value Report as of July 13, 2022

County Name	July 2022 Status	2022 Consensus and Reported Value			Actual as a Percent of Consensus	2021 Rolls Finalized Since Last Certification			2020 Rolls Finalized Since Last Certification		
		2022 School Taxable Value	2022 Consensus Estimate	2022 Reported Value		July 2021 Certified Value	Final Value	Difference	July 2020 Certified Value	Final Value	Difference
Alachua	R-Prelim	22,665,241,640	20,520,400,000	110.5%	19,450,039,700	19,237,861,834	-212,177,868	226,714,033,617	224,709,832,682	-2,004,200,935	
Baker	R-Prelim	1,462,036,875	1,343,600,000	108.8%	1,234,103,728	1,268,307,242	34,203,514				
Bay	R-Prelim	25,483,138,186	22,725,300,000	112.1%	20,927,114,396	21,042,708,710	115,594,314				
Bradford	R-Prelim	1,323,889,410	1,265,700,000	104.6%	1,187,127,236	1,203,053,001	15,925,765				
Brevard	R-Prelim	62,604,819,089	56,420,400,000	111.0%	51,744,719,346	51,930,424,822	185,705,476				
Broward	R-Prelim	267,945,886,370	253,695,800,000	105.5%	237,281,403,542	235,162,541,694	-2,118,861,848				
Calhoun	R-Prelim	537,628,257	519,500,000	103.5%	497,456,976	497,847,374	390,398				
Charlotte	R-Prelim	28,460,112,934	24,709,000,000	115.2%	22,303,193,085	22,288,712,413	-13,480,672				
Citrus	R-Prelim	13,954,936,486	13,086,700,000	106.6%	12,327,027,812	12,264,559,026	-62,468,786				
Clay	R-Prelim	16,555,465,982	15,234,800,000	108.7%	14,393,742,499	14,360,755,094	-32,987,405				
Collier	R-Prelim	142,000,430,001	120,611,000,000	117.7%	109,231,304,563	109,157,572,697	-73,731,866				
Columbia	R-Prelim	3,966,749,246	3,748,900,000	105.8%	3,523,764,418	3,564,581,786	40,817,368				
Miami-Dade	R-Prelim	428,837,004,339	398,228,100,000	110.5%	366,114,505,026	357,960,465,263	-8,154,039,763				
DeSoto	R-Prelim	2,551,086,890	2,298,000,000	111.0%	2,167,331,307	2,188,890,195	21,558,888				
Dixie	R-Prelim	731,822,835	672,000,000	108.9%	629,901,938	631,624,988	1,723,050				
Duval	R-Prelim	99,713,912,599	92,595,300,000	107.7%	85,200,472,649	85,536,625,344	336,152,695				
Escambia	R-Prelim	27,522,536,974	25,013,600,000	110.0%	23,238,782,742	23,226,321,506	-12,461,236				
Flagler	R-Prelim	15,099,151,267	12,936,600,000	116.7%	12,009,996,238	12,066,016,499	56,020,261				
Franklin	R-Prelim	3,143,588,897	2,742,700,000	114.6%	2,520,902,580	2,524,579,364	3,676,784				
Gadsden	R-Prelim	2,086,324,185	1,891,400,000	110.3%	1,841,104,229	1,829,245,279	-11,858,950				
Gilchrist	R-Prelim	1,171,423,200	1,124,200,000	104.2%	1,042,420,693	1,053,577,514	11,156,821				
Glades	R-Prelim	1,047,538,341	887,400,000	118.0%	836,590,452	832,595,306	-3,995,146				
Gulf	R-Prelim	3,170,775,022	2,435,300,000	130.2%	2,297,504,604	2,307,713,484	10,208,880				
Hamilton	R-Prelim	1,175,488,129	1,105,600,000	106.3%	1,062,504,434	1,068,162,058	5,657,624				
Hardee	R-Prelim	2,228,976,440	2,030,000,000	109.8%	1,980,572,341	1,960,570,413	-20,001,928				
Henry	R-Prelim	3,732,859,455	3,146,400,000	118.6%	2,927,344,418	2,939,949,686	12,605,268				
Hernando	R-Prelim	15,480,087,369	13,196,800,000	117.3%	12,325,775,216	12,420,189,618	94,414,402				
Highlands	R-Prelim	7,441,492,775	6,786,800,000	109.6%	6,185,523,853	6,295,404,957	109,881,104				
Hillsborough	R-Prelim	158,177,834,006	143,480,400,000	110.2%	132,466,639,274	132,098,301,934	-368,337,340				
Holmes	R-Prelim	617,255,857	586,800,000	105.2%	564,232,590	564,947,164	714,574				
Indian River	R-Prelim	25,807,424,289	23,875,800,000	108.1%	21,931,594,268	21,940,784,984	9,190,716				
Jackson	R-Prelim	2,133,895,780	2,004,100,000	106.5%	1,887,616,261	1,916,239,373	18,623,112				
Jefferson	R-Prelim	887,531,643	831,000,000	106.8%	779,304,741	794,515,273	15,210,532				
Lafayette	R-Prelim	353,875,324	332,300,000	106.5%	319,411,913	319,365,766	-46,147				
Lake	R-Prelim	34,502,714,714	31,324,600,000	110.1%	29,437,846,012	29,399,937,130	-37,908,882				
Lee	R-Prelim	133,918,480,158	115,602,800,000	115.8%	104,783,192,492	104,616,973,587	-166,218,905				
Leon	R-Prelim	23,087,793,019	22,187,100,000	104.0%	20,984,168,466	20,929,168,872	-54,999,594				
Levy	R-Prelim	2,959,330,005	2,725,900,000	108.6%	2,534,572,204	2,545,985,582	11,413,378				
Liberty	R-Prelim	357,567,161	363,400,000	98.4%	333,010,674	339,774,975	6,764,301				
Madison	R-Prelim	1,030,295,420	920,300,000	112.0%	868,640,178	875,248,275	6,608,097				
Manatee	R-Prelim	59,967,982,716	52,225,300,000	114.8%	47,561,332,473	47,666,050,988	104,718,515				
Marion	R-Prelim	29,733,959,233	26,590,600,000	111.8%	24,621,207,526	24,565,882,978	-55,324,548				
Martin	R-Prelim	30,981,681,180	27,822,000,000	111.4%	26,662,980,446	26,624,105,342	-38,875,104				
Monroe	R-Prelim	44,572,134,368	34,612,900,000	128.8%	34,206,781,366	33,635,119,753	-571,661,613				
Nassau	R-Prelim	14,295,655,605	12,864,500,000	111.1%	12,037,222,805	12,031,150,282	-6,072,523				
Okaloosa	R-Prelim	26,975,989,801	24,415,700,000	110.5%	22,582,918,750	22,571,993,046	-10,925,704				
Okeechobee	R-Prelim	4,033,396,569	4,069,700,000	99.1%	3,566,383,399	3,690,844,107	124,460,708				
Orange	R-Prelim	202,549,692,019	184,988,200,000	109.5%	172,054,493,169	171,336,070,936	-718,422,233				
Osceola	R-Prelim	44,263,539,646	39,640,700,000	111.7%	36,507,101,648	36,439,468,939	-67,632,709				
Palm Beach	R-Prelim	287,272,655,931	252,297,700,000	113.9%	234,880,832,408	234,429,746,291	-451,086,117				
Pasco	R-Prelim	46,639,634,677	41,997,000,000	111.1%	39,210,563,613	39,219,336,721	8,773,108				
Pinellas	R-Prelim	125,121,263,640	114,401,900,000	109.4%	106,042,089,211	106,238,474,751	196,385,540				
Polk	R-Prelim	59,797,479,953	52,912,900,000	113.0%	48,706,408,048	48,924,669,326	218,261,278				
Putnam	R-Prelim	6,182,678,819	5,678,700,000	110.8%	5,226,110,048	5,290,797,740	64,687,694				
St. Johns	R-Prelim	45,659,707,648	40,108,900,000	113.8%	37,077,961,902	37,147,732,755	69,770,853				

Department of Revenue
Property Tax Oversight
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County Name	July 2022 Status	2022 Consensus and Reported Value			Actual as a Percent of Consensus	2021 Rolls Finalized Since Last Certification			2020 Rolls Finalized Since Last Certification		
		2022 School Taxable Value	2022 Consensus Estimate	2022 Reported Value		July 2021 Certified Value	2021 Final Value	Difference	July 2020 Certified Value	2020 Final Value	Difference
St. Lucie	R-Prelim	36,335,518,040	31,774,000,000	114.4%	28,976,198,885	28,924,225,135	-51,973,750				
Santa Rosa	R-Prelim	16,413,433,562	14,687,600,000	111.8%	13,725,721,786	13,673,805,923	-51,915,863				
Sarasota	R-Prelim	94,765,866,616	81,348,300,000	116.5%	74,590,082,549	74,435,427,897	-154,654,652				
Seminole	R-Prelim	49,871,451,145	45,411,000,000	109.8%	43,198,579,162	43,144,017,881	-54,561,281				
Sumter	R-Prelim	19,829,214,333	18,192,000,000	109.0%	16,621,377,521	16,664,574,619	43,197,098				
Suwannee	R-Prelim	2,547,621,615	2,408,400,000	105.8%	2,184,384,494	2,296,618,791	112,234,297				
Taylor	R-Prelim	1,960,659,389	1,851,900,000	105.9%	1,783,079,392	1,782,032,921	-1,046,471				
Union	R-Prelim	360,990,536	342,700,000	105.3%	309,339,491	331,840,012	22,500,521				
Volusia	R-Prelim	56,003,169,364	51,528,700,000	108.7%	47,552,413,610	47,481,429,887	-70,983,723				
Wakulla	R-Prelim	2,063,726,962	1,796,200,000	114.9%	1,724,421,599	1,734,743,058	10,321,459				
Walton	R-Prelim	38,464,644,884	29,021,600,000	132.5%	27,089,595,978	27,126,822,672	37,226,694				
Washington	R-Prelim	1,266,012,959	1,168,800,000	108.3%	1,106,044,630	1,105,723,988	-320,642				
TOTAL		2,933,437,989,999	2,626,264,000,000	111.7%	2,443,186,086,001	2,431,676,806,821	-11,512,279,180	226,714,033,617	224,709,832,682	-2,004,200,939	

Department of Revenue
Property Tax Oversight
School Taxable Value Report as of July 13, 2022

County Name	July 2022 Status	2022 Consensus and Reported Value			2021 Rolls Finalized Since Last Certification			2020 Rolls Finalized Since Last Certification		
		2022 School Taxable Value	2022 Consensus Estimate	Actual as a Percent of Consensus	July 2021 Certified Value	2021 Final Value	Difference	July 2020 Certified Value	2020 Final Value	Difference
Alachua	R-Prelim	22,665,241,640	20,520,400,000	110.5%	19,450,039,700	19,237,861,834	-212,177,866			
Baker	R-Prelim	1,462,036,875	1,343,600,000	108.8%	1,234,103,728	1,268,307,242	34,203,514			
Bay	R-Prelim	25,483,138,186	22,725,300,000	112.1%	20,927,114,396	21,042,708,710	115,594,314			
Bradford	R-Prelim	1,323,889,410	1,265,700,000	104.6%	1,187,127,236	1,203,053,001	15,925,765			
Brevard	R-Prelim	62,604,819,089	56,420,400,000	111.0%	51,744,719,346	51,930,424,822	185,705,476			
Broward	R-Prelim	267,545,856,370	253,695,800,000	105.5%	237,281,403,542	235,162,541,694	-2,118,861,848	226,714,033,617	224,709,832,682	-2,004,200,935
Calhoun	R-Prelim	537,628,257	519,500,000	103.5%	497,456,976	497,847,374	390,398			
Charlotte	R-Prelim	28,460,112,934	24,709,000,000	115.2%	22,303,193,085	22,289,712,413	-13,480,672			
Citrus	R-Prelim	13,954,936,486	13,086,700,000	106.6%	12,327,027,812	12,264,559,026	-62,468,786			
Clay	R-Prelim	16,555,465,982	15,234,800,000	108.7%	14,393,742,499	14,360,755,094	-32,987,405			
Collier	R-Prelim	142,000,430,001	120,611,000,000	117.7%	109,231,304,563	109,157,572,697	-73,731,866			
Columbia	R-Prelim	3,966,749,246	3,748,900,000	105.8%	3,523,764,418	3,564,581,786	40,817,368			
Miami-Dade	R-Prelim	428,837,004,339	388,228,100,000	110.5%	366,114,505,026	357,960,465,263	-8,154,039,763			
DeSoto	R-Prelim	2,551,056,890	2,298,000,000	111.0%	2,167,331,307	2,188,890,195	21,558,888			
Dixie	R-Prelim	731,822,835	672,000,000	108.9%	629,901,938	631,624,988	1,723,050			
Duval	R-Prelim	99,713,912,599	92,595,300,000	107.7%	85,200,472,649	85,536,625,344	336,152,695			
Escambia	R-Prelim	27,522,536,974	25,013,600,000	110.0%	23,238,782,742	23,226,321,506	-12,461,236			
Flagler	R-Prelim	15,099,151,267	12,936,600,000	116.7%	12,009,996,238	12,066,016,499	56,020,261			
Franklin	R-Prelim	3,143,588,897	2,742,700,000	114.6%	2,520,902,580	2,524,579,364	3,676,784			
Gadsden	R-Prelim	2,086,324,185	1,891,400,000	110.3%	1,841,104,229	1,829,245,279	-11,858,950			
Gilchrist	R-Prelim	1,171,423,200	1,124,200,000	104.2%	1,042,420,693	1,053,577,514	11,156,821			
Glades	R-Prelim	1,047,538,341	887,400,000	118.0%	836,590,452	832,595,306	-3,995,146			
Gulf	R-Prelim	3,170,775,022	2,435,300,000	130.2%	2,297,504,604	2,307,713,484	10,208,880			
Hamilton	R-Prelim	1,175,488,129	1,105,600,000	106.3%	1,062,504,434	1,068,162,058	5,657,624			
Hardee	R-Prelim	2,228,976,440	2,030,000,000	109.8%	1,980,572,341	1,960,570,413	-20,001,928			
Hendry	R-Prelim	3,732,859,455	3,146,400,000	118.6%	2,927,344,418	2,939,949,686	12,605,268			
Hernando	R-Prelim	15,480,087,369	13,196,800,000	117.3%	12,325,775,216	12,420,189,618	94,414,402			
Highlands	R-Prelim	7,441,492,775	6,786,800,000	109.6%	6,185,523,853	6,295,404,957	109,881,104			
Hillsborough	R-Prelim	158,177,834,006	143,480,400,000	110.2%	132,466,639,274	132,098,301,934	-368,337,340			
Holmes	R-Prelim	617,265,857	586,800,000	105.2%	564,232,590	564,947,164	714,574			
Indian River	R-Prelim	25,807,424,289	23,875,800,000	108.1%	21,931,594,268	21,940,784,984	9,190,716			
Jackson	R-Prelim	2,133,895,780	2,004,100,000	106.5%	1,897,616,261	1,916,239,373	18,623,112			
Jefferson	R-Prelim	887,531,843	831,000,000	106.8%	779,304,741	794,515,273	15,210,532			
Lafayette	R-Prelim	353,875,324	332,300,000	106.5%	319,411,913	319,365,766	-46,147			
Lake	R-Prelim	34,502,714,714	31,324,600,000	110.1%	29,437,846,012	29,399,937,130	-37,908,882			
Lee	R-Prelim	133,918,480,158	115,602,800,000	115.8%	104,783,192,492	104,616,973,587	-166,218,905			
Leon	R-Prelim	23,067,793,019	22,187,100,000	104.0%	20,984,168,466	20,929,168,872	-54,999,594			
Levy	R-Prelim	2,959,330,005	2,725,900,000	108.6%	2,534,572,204	2,545,985,582	11,413,378			
Liberty	R-Prelim	357,567,161	363,400,000	98.4%	333,010,674	339,774,975	6,764,301			
Madison	R-Prelim	1,030,295,420	920,300,000	112.0%	868,640,178	875,248,275	6,608,097			
Manatee	R-Prelim	59,967,982,716	52,225,300,000	114.8%	47,561,332,473	47,666,050,988	104,718,515			
Marion	R-Prelim	29,733,959,233	26,590,600,000	111.8%	24,621,207,526	24,565,882,978	-55,324,548			
Martin	R-Prelim	30,981,681,180	27,822,000,000	111.4%	26,662,980,446	26,624,105,342	-38,875,104			
Monroe	R-Prelim	44,572,134,368	34,612,900,000	128.8%	34,206,781,366	33,635,119,753	-571,661,613			
Nassau	R-Prelim	14,295,655,605	12,864,500,000	111.1%	12,037,222,805	12,031,150,282	-6,072,523			
Okaloosa	R-Prelim	26,975,969,801	24,415,700,000	110.5%	22,582,918,750	22,571,993,046	-10,925,704			
Okeechobee	R-Prelim	4,033,396,569	4,069,700,000	99.1%	3,566,383,399	3,690,844,107	124,460,708			
Orange	R-Prelim	202,549,692,019	184,988,200,000	109.5%	172,054,493,169	171,336,070,936	-718,422,233			
Osceola	R-Prelim	44,263,539,646	39,640,700,000	111.7%	36,507,101,648	36,439,468,939	-67,632,709			
Palm Beach	R-Prelim	287,272,655,931	252,297,700,000	113.9%	234,880,832,408	234,429,746,291	-451,086,117			
Pasco	R-Prelim	46,639,634,677	41,997,000,000	111.1%	39,210,563,613	39,219,336,721	8,773,108			
Pinellas	R-Prelim	125,121,263,640	114,401,900,000	109.4%	106,042,089,211	106,238,474,751	196,385,540			
Polk	R-Prelim	59,797,479,953	52,912,900,000	113.0%	48,706,408,048	48,924,669,326	218,261,278			

Department of Revenue
Property Tax Oversight
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County Name	July 2022 Status	2022 Consensus and Reported Value			2021 Rolls Finalized Since Last Certification			2020 Rolls Finalized Since Last Certification		
		2022 School Taxable Value	2022 Consensus Estimate	Actual as a Percent of Consensus	July 2021 Certified Value	2021 Final Value	Difference	July 2020 Certified Value	2020 Final Value	Difference
Putnam	R-Prelim	6,182,576,819	5,578,700,000	110.8%	5,226,110,046	5,290,797,740	64,687,694			
St. Johns	R-Prelim	45,659,707,648	40,108,900,000	113.8%	37,077,961,902	37,147,732,755	69,770,853			
St. Lucie	R-Prelim	36,335,518,040	31,774,000,000	114.4%	28,976,198,885	28,924,225,135	-51,973,750			
Santa Rosa	R-Prelim	16,413,433,562	14,687,600,000	111.8%	13,725,721,786	13,673,805,923	-51,915,863			
Sarasota	R-Prelim	94,765,866,616	81,348,300,000	116.5%	74,590,082,549	74,435,427,897	-154,654,652			
Seminole	R-Prelim	49,871,451,145	45,411,000,000	109.8%	43,198,579,162	43,144,017,881	-54,561,281			
Sumter	R-Prelim	19,829,214,333	18,192,000,000	109.0%	16,621,377,521	16,664,574,619	43,197,098			
Suwannee	R-Prelim	2,547,621,615	2,408,400,000	105.8%	2,184,384,494	2,296,618,791	112,234,297			
Taylor	R-Prelim	1,960,659,389	1,851,900,000	105.9%	1,783,079,392	1,782,032,921	-1,046,471			
Union	R-Prelim	360,990,536	342,700,000	105.3%	309,339,491	331,840,012	22,500,521			
Volusia	R-Prelim	56,003,169,364	51,528,700,000	108.7%	47,552,413,610	47,481,429,887	-70,983,723			
Wakulla	R-Prelim	2,063,726,982	1,796,200,000	114.9%	1,724,421,599	1,734,743,058	10,321,459			
Walton	R-Prelim	38,464,644,884	29,021,600,000	132.5%	27,089,595,978	27,126,822,672	37,226,694			
Washington	R-Prelim	1,266,012,959	1,168,800,000	108.3%	1,106,044,630	1,105,723,988	-320,642			
TOTAL		2,933,437,989,999	2,626,264,000,000	111.7%	2,443,188,085,001	2,431,675,806,821	-11,512,278,180	226,714,033,617	224,709,832,682	-2,004,200,935

**Department of Revenue
Property Tax Oversight**

2021 Level of Assessment Estimates for School Purposes						
County	Percent	Method		County	Percent	Method
Alachua	97.2	I		Lake	96.3	I
Baker	96.8	I		Lee	94.4	N
Bay	96.0	N		Leon	97.3	N
Bradford	95.4	I		Levy	96.9	N
Brevard	96.3	N		Liberty	101.6	N
Broward	98.5	I		Madison	97.6	N
Calhoun	93.7	N		Manatee	95.4	I
Charlotte	94.4	N		Marion	96.2	N
Citrus	95.9	N		Martin	96.6	N
Clay	98.9	N		Monroe	93.3	I
Collier	96.4	I		Nassau	96.1	I
Columbia	94.7	N		Okaloosa	93.7	N
Miami-Dade	93.0	I		Okeechobee	97.0	N
DeSoto	97.3	I		Orange	97.7	I
Dixie	96.6	I		Osceola	95.8	I
Duval	96.6	I		Palm Beach	95.7	N
Escambia	94.3	I		Pasco	95.6	I
Flagler	94.6	N		Pinellas	97.3	N
Franklin	95.5	I		Polk	95.5	N
Gadsden	96.4	I		Putnam	97.3	N
Gilchrist	96.3	N		St. Johns	96.7	I
Glades	96.4	I		St. Lucie	97.0	N
Gulf	93.2	N		Santa Rosa	94.6	I
Hamilton	98.8	I		Sarasota	94.3	I
Hardee	96.7	I		Seminole	97.5	N
Hendry	99.2	N		Sumter	95.8	I
Hernando	95.3	I		Suwannee	93.5	N
Highlands	94.5	N		Taylor	98.1	I
Hillsborough	96.8	N		Union	94.2	N
Holmes	96.6	N		Volusia	96.8	N
Indian River	96.6	I		Wakulla	94.5	I
Jackson	96.2	I		Walton	92.3	I
Jefferson	98.3	I		Washington	93.8	I
Lafayette	98.2	N				
2021 Statewide (Weighted by Total Taxable Value) Average Level of Assessment 95.8						
Methods: I = Current year in-depth study results 34						
N = Non In-depth - Net assessed value results 33						