

Florida's Property Tax Structure: An Analysis of  
Save Our Homes and Truth in Millage  
Pursuant to Chapter 2006-311, L.O.F.

Florida Department of Revenue  
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## **I. Introduction**

Florida's property tax structure is notable for a number of reasons. Florida has a strong market value standard. The constitution requires that all property be assessed at "just" value. This has been interpreted by the courts to mean "fair market" value, or "the amount a purchaser willing but not obliged to buy, would pay to one willing but not obliged to sell." Adherence to this standard provides uniformity of assessments among taxpayers, uniformity across counties with regard to the value of exemptions, millage caps, and multi-county millage levies, and uniformity of public school funding millage levy requirements. Florida's constitution provides strict limits on the millage rates which local governments can levy. A maximum of 10 mills each can be levied for county purposes, school purposes and municipal purposes. In addition, there are constitutional limits on water management district levies and a requirement that special district levies be authorized by law and approved by the voters.

Florida's constitution, through the homestead exemption and the Save Our Homes assessment growth limitation, provides large tax preferences for owners of homestead property. In 2006, the value of these preferences equaled more than one-fifth of total just value in the state. Florida, through the Truth In Millage (TRIM) process, provides extensive information to taxpayers on assessments and local government millage levy decisions. This includes newspaper ads and personal notices of assessment, with emphasis on separating the role played by assessment increases and the role played by local government millage decisions in the final tax bill. Included in the personal notice is information on what taxes would be in the absence of budget changes from the previous year and the time and location of public hearings on proposed budgets and taxes.

This report has been prepared by the Department of Revenue in response to subsection (1) of section 3 of chapter 2006-311, Laws of Florida. The Legislature directed the Department of Revenue to conduct a study of Florida's property tax structure, specifically addressing the last two of the features noted above: the preferences provided to homestead property owners through the homestead exemption and the Save Our Homes assessment growth limitation and millages adopted by local governments through the TRIM process. The law requires that the Department's study include an analysis of the following:

- The effects of the Save Our Homes assessment growth limitation on the distribution of property taxes among and between homestead properties and other types of property;
- The effect of Save Our Homes on affordable housing as evidenced by the differential tax burden of first-time and long-term homestead property owners and on non-homestead residential property owners;
- The impact of Save Our Homes on each county;
- The effects of Save Our Homes on the distribution of school property taxes;
- The fiscal impacts of allowing the assessments under Save Our Homes to be transferred to newly acquired homes; and
- The millage rates adopted by local governments compared to the rolled-back rate as advertised in the TRIM notices.

The Department is required to prepare a draft of this study by November 15, 2006 and conclude the study by January 2, 2007.

**Homestead Exemption:** The homestead exemption was adopted in Florida pursuant to a 1934 constitutional amendment, first taking effect in 1935. The exemption is available to every person having legal or equitable title to real estate and maintaining thereon the permanent residence of the owner, or another legally or naturally dependent on the owner. Subsection 196.012(18), F.S., defines “permanent residence” as “the place where a person has his or her true, fixed, and permanent home and principal establishment to which, whenever absent, he or she has the intention of returning. A person may have only one permanent residence at a time...” The original homestead exemption amount was \$5,000. This remained in place until 1980 when voters approved a constitutional amendment raising the homestead exemption to \$25,000 for school property tax levies. That same year, voters approved a second amendment raising the homestead exemption for all other property tax levies to \$15,000 in 1980, \$20,000 in 1981, and \$25,000 in 1982 and thereafter. Since 1982, the homestead exemption amount has been \$25,000 for all property tax levies.

**Save Our Homes:** The Save Our Homes (SOH) assessment growth limitation was adopted pursuant to a citizen’s petition constitutional amendment approved by the voters in 1992. The assessment growth limitation first affected valuations on the 1995 tax roll. The Save Our Homes provisions apply only to homestead property. Under the amendment, the growth in the assessed value of homestead property cannot exceed the lower of 3% or the percentage change in the Consumer Price Index, with assessments never being able to exceed just value. Following are the homestead assessment growth percentage limits since 1995:

1995	2.7%
1996	2.5%
1997	3.0%
1998	1.7%
1999	1.6%
2000	2.7%
2001	3.0%
2002	1.6%
2003	2.4%
2004	1.9%
2005	3.0%
2006	3.0%

After any change in ownership, as provided by general law, homestead property must be assessed at just value as of January 1 of the following year. New homestead property must be assessed at just value as of January 1 of the year following establishment of the homestead, with the assessment growth limitation applying thereafter. There is no provision currently in the constitution that would allow the owner of a homestead to

apply an existing SOH assessment differential to a newly purchased homestead. The SOH provision protects a homesteaded property's taxable value from increasing in years with substantial increases in just value. However, in years where a homestead's just value is decreasing, or increasing at the rate less than allowed under the amendment, taxable value of a homesteaded property will increase by the lower of the change in CPI or 3%, as long as the resulting assessed value does not exceed just value.

**Truth In Millage (TRIM):** The Truth in Millage law was enacted in 1980, in large part as a response to taxpayer anger over rapidly increasing property values and taxes. The central concept of the law is to provide taxpayers with information to distinguish between the impact on their tax bill of increases in value as assessed by the property appraiser and increases in taxes due to increased budgets on the part of the taxing authorities. A personal notice is sent to each taxpayer prior to taxing authorities' preliminary budget hearings notifying the taxpayer of his or her assessment, previous year's taxes, current year proposed taxes, and taxes if the taxing authority did not increase its budget from the previous year. Taxes in the absence of a budget increase are calculated by multiplying the taxing authority's new taxable value by the "rolled-back" millage rate. This rate is calculated as the millage that would raise the same tax dollars that were levied in the previous year if levied against the current year's tax roll minus the value of new construction.

The difference between the proposed taxes and the "rolled-back" rate taxes is deemed to be the impact on the tax bill from a local government's tax and budget decision. Any difference between the prior year's taxes and the "rolled-back" rate taxes would be the effect of assessment changes. The time and place of the local government preliminary hearing is included on the notice. The TRIM law also provides for a newspaper notice containing similar information for the taxing authority as a whole to be published prior to the taxing authority's final tax and budget hearing.

**Just, Assessed and Taxable Value:** As stated earlier, the Florida Constitution requires all property in Florida to be assessed at just value. "Just value" has been interpreted by the courts to mean fair market value. The term "assessed value" is applied to a value equal to, or sometimes less than, just value and can be calculated on a basis other than market value. While the term is used for agricultural values calculated based on use value, as used in this report it refers to the value of homestead property as limited by the Save Our Homes assessment increase limitation. The term "Save Our Homes differential" means the difference between the just and assessed value of homestead property due to the assessment increase limitation. "Taxable value" is the value to which local government millage rates are applied. It is equal to assessed value (or just value if there is no difference between just and assessed value) minus the value of any exemptions.

**Florida Tax Roll Overview:** Table 1 presents historical tax roll information from 1974 to 2006 along with historical population and personal income growth rates. In looking at the growth in just and taxable value in columns (2) and (4), two distinct periods of rapid growth can be seen - the first in the early 1980's and the second during the last 6 years

Table 1  
Florida Tax Roll and Economic Data  
1974 - 2006

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
	Just Value	% Increase	Taxable Value	% Increase	County Homestead Exempt Value	% Increase	SOH Differential	% Increase	Florida Pers. Inc. Growth	Florida Population Growth	Index Taxable Value	Index Personal Income
1974	117,373,309,224	31.4%	81,262,609,759	34.0%	8,228,317,453	6.1%			15.1%	5.1%	100	100
1975	129,175,089,981	10.1%	90,123,837,311	10.9%	8,405,756,906	2.2%			9.2%	2.0%	110.9	109.2
1976	139,628,876,146	8.1%	98,472,436,732	9.3%	8,787,221,476	4.5%			9.3%	1.5%	121.2	119.4
1977	152,891,389,230	9.5%	107,774,941,095	9.4%	9,106,817,155	3.6%			10.0%	2.0%	132.6	131.3
1978	167,404,317,177	9.5%	117,654,233,056	9.2%	9,495,903,442	4.3%			15.0%	2.7%	144.8	151.0
1979	180,113,828,016	7.6%	127,558,180,383	8.4%	9,943,577,769	4.7%			15.2%	3.2%	157.0	173.9
1980	235,905,759,468	31.0%	148,001,921,409	16.0%	21,580,217,708	117.0%			17.1%	3.2%	182.1	203.7
1981	292,669,861,280	24.1%	193,294,996,578	30.6%	34,333,670,843	59.1%			17.8%	4.0%	237.9	239.9
1982	322,803,728,683	10.3%	226,613,433,780	17.2%	43,701,742,060	27.3%			11.7%	2.9%	278.9	268.0
1983	355,897,653,821	10.3%	243,493,977,991	7.4%	53,864,741,287	23.3%			8.6%	2.4%	299.6	291.1
1984	384,542,727,946	8.0%	266,127,205,941	9.3%	56,580,372,052	5.0%			11.2%	2.8%	327.5	323.7
1985	423,199,439,322	10.1%	296,038,391,464	11.2%	58,992,957,399	4.3%			12.1%	3.1%	364.3	362.9
1986	458,163,772,132	8.3%	322,911,815,982	9.1%	61,136,484,851	3.6%			8.2%	2.9%	397.4	392.6
1987	496,517,969,166	8.4%	352,410,756,034	9.1%	63,951,767,590	4.6%			7.3%	3.0%	433.7	421.3
1988	530,330,145,901	6.8%	378,120,253,152	7.3%	66,779,313,506	4.4%			9.9%	2.7%	465.3	463.0
1989	575,980,050,062	8.6%	413,319,481,553	9.3%	69,466,443,886	4.0%			11.1%	2.6%	508.6	514.4
1990	623,569,373,132	8.3%	449,090,832,444	8.7%	72,115,258,451	3.8%			8.5%	2.3%	552.6	558.1
1991	658,081,972,032	5.5%	475,097,131,780	5.8%	74,544,333,627	3.4%			5.4%	2.5%	588.2	588.2
1992	670,460,597,822	1.9%	479,972,405,943	1.0%	76,598,105,907	2.8%			3.8%	1.8%	590.6	610.6
1993	684,578,852,850	2.1%	488,623,956,960	1.8%	78,174,175,087	2.1%			6.4%	1.7%	601.3	649.7
1994	719,984,816,338	5.2%	511,827,537,933	4.7%	80,507,731,939	3.0%			4.0%	2.3%	629.8	675.7
1995	752,009,925,715	4.4%	535,608,626,220	4.6%	82,954,822,849	3.0%	3,506,404,838		7.4%	2.1%	659.1	725.7
1996	820,513,459,583	3.8%	559,202,016,807	4.4%	85,247,004,006	2.8%	5,942,848,108	69.5%	5.9%	2.0%	688.1	768.5
1997	874,068,916,552	5.6%	592,850,840,886	6.0%	87,489,801,506	2.6%	9,057,852,107	52.4%	6.4%	2.2%	729.5	817.7
1998	874,469,466,195	6.1%	630,754,819,381	6.4%	89,472,128,504	2.3%	14,131,913,869	56.0%	6.9%	2.0%	776.2	874.1
1999	934,442,402,587	6.9%	675,635,635,204	7.1%	91,861,162,486	2.7%	20,753,804,777	46.9%	7.0%	2.3%	831.4	955.3
2000	1,001,262,266,191	7.2%	729,705,531,194	8.0%	94,298,192,313	2.7%	27,815,434,639	34.0%	6.4%	2.6%	898.0	995.1
2001	1,107,670,867,946	10.6%	804,905,843,592	10.3%	96,835,098,783	2.7%	47,678,672,028	71.4%	6.7%	2.2%	990.5	1061.8
2002	1,232,792,158,331	11.3%	885,107,267,260	10.0%	99,511,935,935	2.8%	80,364,008,731	68.6%	3.6%	2.1%	1089.2	1100.0
2003	1,383,502,052,956	12.2%	985,299,937,144	11.3%	102,017,240,581	2.5%	117,909,700,853	46.7%	3.2%	2.4%	1212.5	1134.9
2004	1,577,207,641,539	14.0%	1,110,743,583,523	12.7%	104,574,484,137	2.5%	165,144,250,184	40.1%	5.0%	2.6%	1366.9	1191.6
2005	1,901,925,889,573	20.6%	1,315,193,484,802	18.4%	106,779,870,942	2.1%	246,314,750,296	49.2%	8.7%	2.3%	1618.4	1295.3
2006	2,440,954,132,063	28.3%	1,648,658,586,195	25.4%	108,514,244,974	1.6%	404,380,037,405	64.2%	5.9%	2.3%	2028.8	1371.7

A 1979 - Legislature reduced school required local effort to provide tax relief and to rebalance state and local funding shares.

B 1980 - TRIM legislation enacted. Homestead exemption for school taxes raised from \$5,000 to \$25,000. Homestead exemption for non-school taxes raised from \$5,000 to \$15,000.

C 1980 - Legislature imposed 8% cap on city, county and special district property tax increases. May be overridden by majority plus one vote of governing body.

D 1981 - Homestead exemption for non-school taxes raised from \$15,000 to \$20,000.

E 1982 - Legislature imposed cap on city and county millages due to increased sales tax revenue sharing. Cap, generally, equal to the rolled back rate minus dollars equal to expected revenue from sales tax.

F 1982 and thereafter - Homestead exemption for non-school taxes raised from \$20,000 to \$25,000

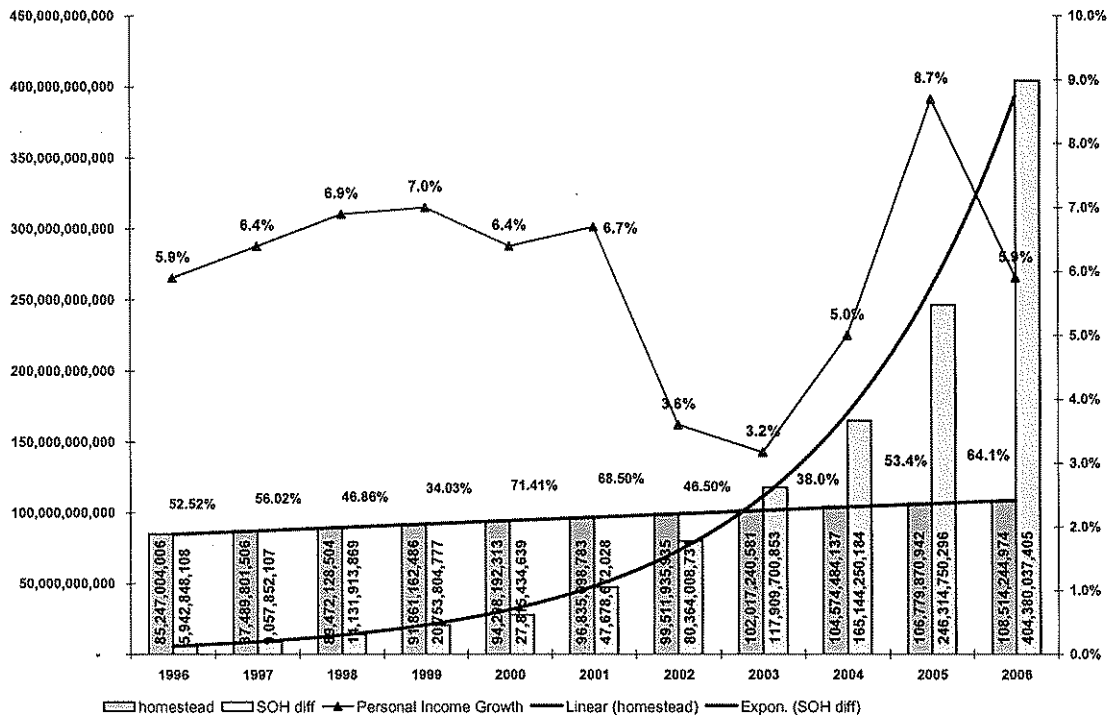
G 1995 - Save Our Homes citizens constitutional amendment adopted in 1992 first impacts the tax roll.

H 1999 - Legislature adopts .42 mill reduction in the school required local effort to provide tax relief.

with growth rates in excess of 10%. The first of these growth periods was caused in part by rapid double-digit inflation and in part by the state's efforts to raise the overall level of assessment. It is interesting to note that during a slightly longer period covering these years, property values did not grow appreciably faster than Florida personal income, a general measure of Florida economic activity. As indicated by the indexes in columns (11) and (12), between 1974 and 1985 taxable value increased by 264.3% while Florida personal income increased by 262.9%. Even as late as 2002, these 1974-based indexes were approximately equal. The last few years, however, show a substantially different pattern. Since 2002, taxable value has increased 86.3% while Florida personal income has increased 24.7%.

The tremendous impact of the Save Our Homes assessment growth limitation can also be seen in Table 1. Since 1995, the average annual growth rate of the assessment differential has been 54.4% while the average increase in homestead exempt value has been just 2.5%. Chart 1 graphically displays this difference in growth rates along with recent growth rates of Florida personal income. This exponential growth in the SOH differential is not expected to continue. As turnover of homestead property occurs, larger and larger differential amounts are converted to taxable value at the time of sale. Within the next several years, increases in taxable value from this turnover should begin to balance increases in the differential due to property value growth.

Homestead Exemption & Save Our Homes



## II. The Distribution of Property Taxes Across Property Types

Over the past 32 years, the central trend in the distribution of property tax burden in Florida has been the shift in the proportionate share of just value away from non-residential property and toward residential property. In Table 2, residential property includes properties in the Department of Revenue classifications of single family, multi-family, mobile home, condominium, cooperative and retirement homes. Non-residential property includes all other property types, including vacant residential lots. As can be seen in columns (3) and (5), in 1974 non-residential property accounted for 61% of the total just value in the state while residential property accounted for 39%. By 2002, these proportions had reversed, and in 2006 non-residential property made up only one-third of the total just value in the state while residential property accounted for two-thirds.

This trend is also evident, though less pronounced, with regard to taxable value. In 1974, non-residential property accounted for 55% of Florida taxable value and residential property accounted for 45% (see Table 2, columns (12) and (14)). These 1974 proportions differ somewhat from the just value proportions. While the homestead exemption tended to reduce the proportion made up by residential property, this was more than counterbalanced by exemptions and classified use assessments within the non-residential category. These exemptions include government property and a large portion of institutional property (e.g., churches, hospitals, private schools, etc.), in addition to the assessment of agricultural property based on its use. The overall trend, however, is the same. Taxable value proportions in 2006 (coincidentally) equal the just value proportions of 33% non-residential and 67% residential.

Data on the value of homestead property has been available only since 1987. In that year, homestead property made up 30% of the total just value in the state while non-homestead residential property made up 20% (see Table 2, columns (7) and (9)). The total just value of homestead property has grown somewhat faster than non-homestead residential property, with homestead property making up 43% of the total just value of property in 2006 and non-homestead residential property making up 24%.

On the taxable value side, homestead property as a proportion of total taxable value grew from 25% in 1987 to 32% in 2006 (see Table 2, column (16)). As a proportion of residential property taxable value, however, homestead property accounted for an identical 48% in both years (see Table 5, column (9)). The equal residential value proportions in 1987 and 2006 hide the underlying trends in the intervening years. As can be seen in Table 5, columns (9) and (10), homestead taxable value as a percentage of residential value grew to a high of 57% in the late 1990s before beginning to decline due to the effects of the Save Our Homes amendment. It was not until 2005, however, that the SOH effects counterbalanced the effects of the long term shifts of value to residential property, and in particular homestead residential property, and resulted in a decline in homestead taxable value as a proportion of total taxable value: 35% in 2004 falling to 32% in 2006 (see Table 2, column (16)).



Table 2  
**Florida Just and Taxable Value - Residential and Non-Residential Property**  
**Percent of Total Just or Taxable Value**  
 1974 - 2006

	Just Value										Taxable Value							
	Non-Residential					Residential					Non-Residential				Residential			
	All Property Just Value \$ bil	Just Value \$ bil	% of Tot. JV	All Residential		Homestead		Non-Homestead		Non-Residential Taxable Value \$ bil	% of Tot. TV	All Residential		Homestead		Non-Homestead		
				Just Value \$ bil	% of Tot. JV	Just Value \$ bil	% of Tot. JV	Just Value \$ bil	% of Tot. JV			Tax. Value \$ bil	% of Tot. TV	Tax. Value \$ bil	% of Tot. TV	Tax. Value \$ bil	% of Tot. TV	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	
1974	117.4	71.7	61.1%	45.7	38.9%	na	na	na	81.3	44.5	54.8%	36.8	45.2%	na	na	na	na	
1975	129.2	76.4	59.1%	52.8	40.9%	na	na	na	90.1	47.5	52.7%	42.6	47.3%	na	na	na	na	
1976	139.6	79.7	57.1%	59.9	42.9%	na	na	na	98.5	50.0	50.8%	48.5	49.2%	na	na	na	na	
1977	152.9	87.3	57.1%	65.6	42.9%	na	na	na	107.8	54.2	50.3%	53.6	49.7%	na	na	na	na	
1978	167.4	95.4	57.0%	72.0	43.0%	na	na	na	117.7	58.5	49.7%	59.2	50.3%	na	na	na	na	
1979	180.1	101.7	56.5%	78.4	43.5%	na	na	na	127.6	62.6	49.0%	65.0	51.0%	na	na	na	na	
1980	235.9	125.8	53.3%	110.1	46.7%	na	na	na	148.0	63.8	43.1%	84.2	56.9%	na	na	na	na	
1981	292.7	147.7	50.5%	145.0	49.5%	na	na	na	193.3	85.6	44.3%	107.7	55.7%	na	na	na	na	
1982	322.8	152.7	47.3%	170.1	52.7%	na	na	na	226.6	103.2	45.5%	123.4	54.5%	na	na	na	na	
1983	355.9	171.8	48.3%	184.1	51.7%	na	na	na	243.5	114.7	47.1%	128.8	52.9%	na	na	na	na	
1984	384.5	186.8	48.6%	197.8	51.4%	na	na	na	266.1	126.0	47.4%	140.1	52.6%	na	na	na	na	
1985	423.2	206.5	48.8%	216.7	51.2%	na	na	na	296.0	139.6	47.2%	156.4	52.8%	na	na	na	na	
1986	458.2	226.2	49.4%	231.9	50.6%	na	na	na	322.9	153.4	47.5%	169.5	52.5%	na	na	na	na	
1987	496.5	247.0	49.8%	249.5	50.2%	146.9	29.6%	102.6	352.4	168.2	47.7%	184.2	52.3%	88.5	25.1%	95.7	27.2%	
1988	530.3	263.5	49.7%	266.9	50.3%	168.5	31.8%	98.3	378.1	179.5	47.5%	198.6	52.5%	97.9	25.9%	100.7	26.6%	
1989	576.0	285.8	49.6%	290.2	50.4%	179.3	31.1%	110.9	413.3	194.3	47.0%	219.0	53.0%	110.7	26.8%	108.3	26.2%	
1990	623.6	307.1	49.2%	316.5	50.8%	196.0	31.4%	120.5	449.1	206.7	46.0%	242.4	54.0%	124.8	27.8%	117.5	26.2%	
1991	658.1	320.4	48.7%	337.7	51.3%	211.2	32.1%	126.5	475.1	214.2	45.1%	260.9	54.9%	137.5	28.9%	123.5	26.0%	
1992	670.5	323.8	48.3%	346.7	51.7%	218.2	32.5%	128.5	480.0	212.2	44.2%	267.7	55.8%	142.4	29.7%	125.3	26.1%	
1993	684.6	327.3	47.8%	357.3	52.2%	226.7	33.1%	130.6	488.6	212.0	43.4%	276.7	56.6%	149.2	30.5%	127.5	26.1%	
1994	720.0	340.7	47.3%	379.3	52.7%	241.7	33.6%	137.6	511.8	215.8	42.2%	296.1	57.8%	161.9	31.6%	134.2	26.2%	
1995	752.0	350.1	46.6%	401.9	53.4%	260.6	34.6%	141.4	535.6	222.9	41.6%	312.7	58.4%	174.7	32.6%	138.0	25.8%	
1996	780.5	356.7	45.7%	423.8	54.3%	276.8	35.5%	147.0	559.2	228.6	40.9%	330.6	59.1%	186.2	33.3%	144.4	25.8%	
1997	824.1	370.2	44.9%	453.8	55.1%	296.5	36.0%	157.3	592.9	238.7	40.3%	354.2	59.7%	200.5	33.8%	153.7	25.9%	
1998	874.5	388.6	44.4%	485.8	55.6%	316.1	36.1%	169.7	630.8	251.9	39.9%	378.9	60.1%	213.5	33.8%	165.4	26.2%	
1999	934.4	409.8	43.9%	524.6	56.1%	341.4	36.5%	183.2	675.6	267.2	39.6%	408.4	60.4%	229.6	34.0%	178.8	26.5%	
2000	1,001.3	427.1	42.7%	574.1	57.3%	371.7	37.1%	202.4	729.7	282.7	38.7%	447.0	61.3%	249.2	34.1%	197.8	27.1%	
2001	1,107.7	456.0	41.2%	651.6	58.8%	419.5	37.9%	232.1	804.9	303.4	37.7%	501.5	62.3%	275.2	34.2%	226.3	28.1%	
2002	1,232.8	481.4	39.0%	751.4	61.0%	485.7	39.4%	265.8	885.1	319.1	36.0%	566.0	64.0%	304.5	34.4%	261.5	29.5%	
2003	1,383.5	510.8	36.9%	872.7	63.1%	568.5	41.1%	304.2	985.3	339.1	34.4%	646.2	65.6%	346.8	35.2%	299.4	30.4%	
2004	1,577.2	557.9	35.4%	1,019.3	64.6%	664.6	42.1%	354.7	1,110.7	370.1	33.3%	740.7	66.7%	392.4	35.3%	348.3	31.4%	
2005	1,901.9	654.7	34.4%	1,247.2	65.6%	807.6	42.5%	439.6	1,315.2	431.0	32.8%	884.2	67.2%	452.5	34.4%	431.7	32.8%	
2006	2,441.0	802.9	32.9%	1,638.1	67.1%	1,045.8	42.8%	592.3	1,648.7	534.9	32.4%	1,113.7	67.6%	530.9	32.2%	582.9	35.4%	

Notes: Data on the value of homestead property unavailable before 1987.  
 Vacant residential land included as non-residential value.



**Table 4**  
**Florida Taxable Value - Residential and Non-Residential Property**  
**Without Save Our Homes**  
**1987 - 2006**

	All Property*		Non-Residential		Residential				Save Our Homes Differential	
	Taxable Value \$ bil (1)	% of Tot. TV (3)	All Residential* Tax. Value \$ bil (4)	% of Tot. TV (5)	Homestead* Tax. Value \$ bil (6)	% of Tot. TV (7)	Non-Homestead Tax. Value \$ bil (8)	% of Tot. TV (9)	Tax. Value \$ bil (10)	% of Tax. Value (11)
1987	352.4	47.7%	184.2	52.3%	88.5	25.1%	95.7	27.2%	na	na
1988	378.1	47.5%	198.6	52.5%	97.9	25.9%	100.7	26.6%	na	na
1989	413.3	47.0%	219.0	53.0%	110.7	26.8%	108.3	26.2%	na	na
1990	449.1	46.0%	242.4	54.0%	124.8	27.8%	117.5	26.2%	na	na
1991	475.1	45.1%	260.9	54.9%	137.5	28.9%	123.5	26.0%	na	na
1992	480.0	44.2%	267.7	55.8%	142.4	29.7%	125.3	26.1%	na	na
1993	488.6	43.4%	276.7	56.6%	149.2	30.5%	127.5	26.1%	na	na
1994	511.8	42.2%	296.1	57.8%	161.9	31.6%	134.2	26.2%	na	na
1995	539.1	41.3%	316.2	58.7%	178.2	33.1%	138.0	25.6%	3.5	0.7%
1996	565.1	40.5%	336.5	59.5%	192.1	34.0%	144.4	25.5%	5.9	1.1%
1997	601.9	39.7%	363.2	60.3%	209.5	34.8%	153.7	25.5%	9.1	1.5%
1998	644.9	39.1%	393.0	60.9%	227.6	35.3%	165.4	25.6%	14.1	2.2%
1999	696.4	38.4%	429.2	61.6%	250.4	36.0%	178.8	25.7%	20.8	3.1%
2000	757.5	37.3%	474.8	62.7%	277.0	36.6%	197.8	26.1%	27.8	3.8%
2001	852.6	35.6%	549.2	64.4%	322.9	37.9%	226.3	26.5%	47.7	5.9%
2002	965.5	33.0%	646.4	67.0%	384.9	39.9%	261.5	27.1%	80.4	9.1%
2003	1,103.2	30.7%	764.1	69.3%	464.7	42.1%	299.4	27.1%	117.9	12.0%
2004	1,275.9	29.0%	905.8	71.0%	557.5	43.7%	348.3	27.3%	165.1	14.9%
2005	1,561.5	27.6%	1,130.5	72.4%	698.8	44.8%	431.7	27.6%	246.3	18.7%
2006	2,053.0	26.1%	1,518.1	73.9%	935.2	45.6%	582.9	28.4%	404.4	24.5%

\* Save Our Homes differential added back into these values.

**Table 5**  
**Proportionate Tax Burden - Residential and Non-Residential Property**  
**Current Law and Without Save Our Homes - Percent of Total Taxable Value**  
**1987 - 2006**

	All Property				Residential Property as % of All Property				Homestead as a % of Residential Property			
	Current Law		Without SOH		Current Law		Without SOH		Current Law		Without SOH	
	Residential	Non-Residential	Residential	Non-Residential	Homestead	Non-Homestead	Homestead	Non-Homestead	Homestead	Non-Homestead	Homestead	Non-Homestead
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
1987	48%	52%	48%	52%	25%	27%	25%	27%	48%	52%	48%	52%
1988	47%	53%	47%	53%	26%	27%	26%	27%	49%	51%	49%	51%
1989	47%	53%	47%	53%	27%	26%	27%	26%	51%	49%	51%	49%
1990	46%	54%	46%	54%	28%	26%	28%	26%	52%	48%	52%	48%
1991	45%	55%	45%	55%	29%	26%	29%	26%	53%	47%	53%	47%
1992	44%	56%	44%	56%	30%	26%	30%	26%	53%	47%	53%	47%
1993	43%	57%	43%	57%	31%	26%	31%	26%	54%	46%	54%	46%
1994	42%	58%	42%	58%	32%	26%	32%	26%	55%	45%	55%	45%
Begin Save Our Homes												
1995	42%	58%	41%	59%	33%	26%	33%	26%	56%	44%	56%	44%
1996	41%	59%	40%	60%	33%	26%	34%	26%	56%	44%	57%	43%
1997	40%	60%	40%	60%	34%	26%	34%	26%	57%	43%	58%	42%
1998	40%	60%	39%	61%	34%	26%	34%	26%	56%	44%	58%	42%
1999	40%	60%	38%	62%	34%	26%	34%	26%	56%	44%	58%	42%
2000	39%	61%	37%	63%	34%	27%	34%	26%	56%	44%	58%	42%
2001	38%	62%	36%	64%	34%	28%	34%	27%	55%	45%	59%	41%
2002	36%	64%	33%	67%	34%	30%	34%	27%	54%	46%	60%	40%
2003	34%	66%	31%	69%	35%	30%	35%	27%	54%	46%	61%	39%
2004	33%	67%	29%	71%	35%	31%	35%	27%	53%	47%	62%	38%
2005	33%	67%	28%	72%	34%	33%	34%	28%	51%	49%	62%	38%
2006	32%	68%	26%	74%	32%	35%	32%	28%	48%	52%	62%	38%

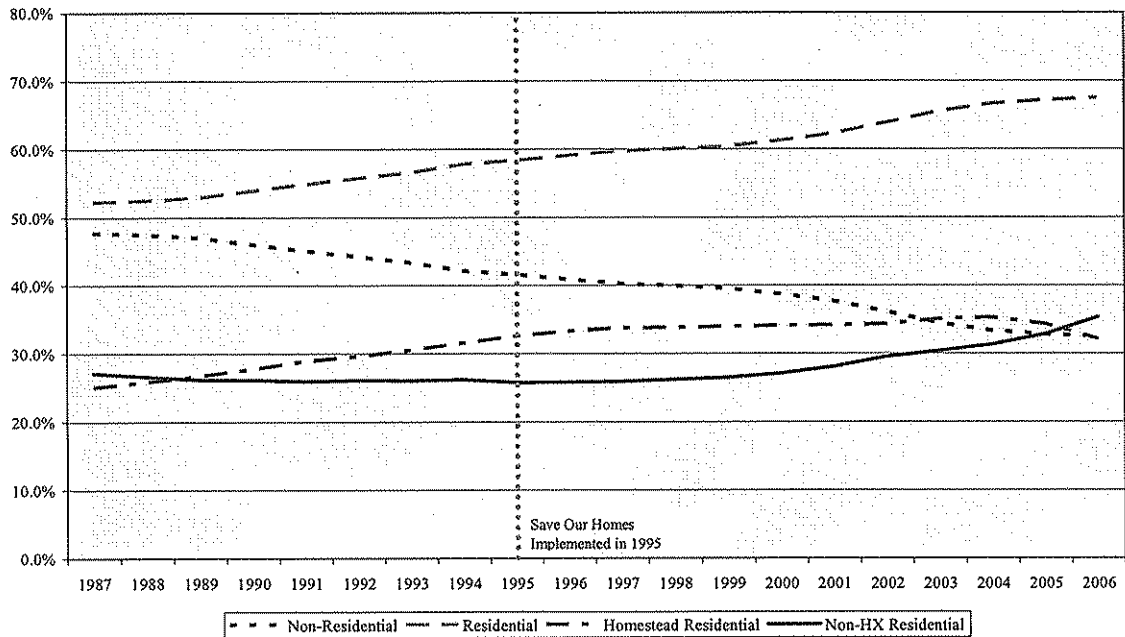
Table 3 presents the same data as in Table 2 but shows annual percentage changes for each category of property. For both just and taxable value, as was reflected in the proportions of total presented in Table 2, residential property value grew faster than non-residential property value in almost every year (see Table 3, columns (4) and (6) and columns (14) and (16)). Also as stated above, since the data first became available in 1987, the growth of homestead just value was somewhat faster than growth of non-homestead residential value (see Table 3, columns (8) and (10)).

Prior to 1998, the taxable value of homestead property value grew more rapidly than non-homestead residential property value (see Table 3, columns (18) and (20)). This is in part due to the fact that because of the \$25,000 homestead exemption, increases in the value of homestead property were added to a reduced taxable base and therefore grew at a higher percentage rate. Since 1997, however, in large part due to the effect of Save Our Homes, the taxable value of non-homestead residential property has grown more quickly than homestead taxable value.

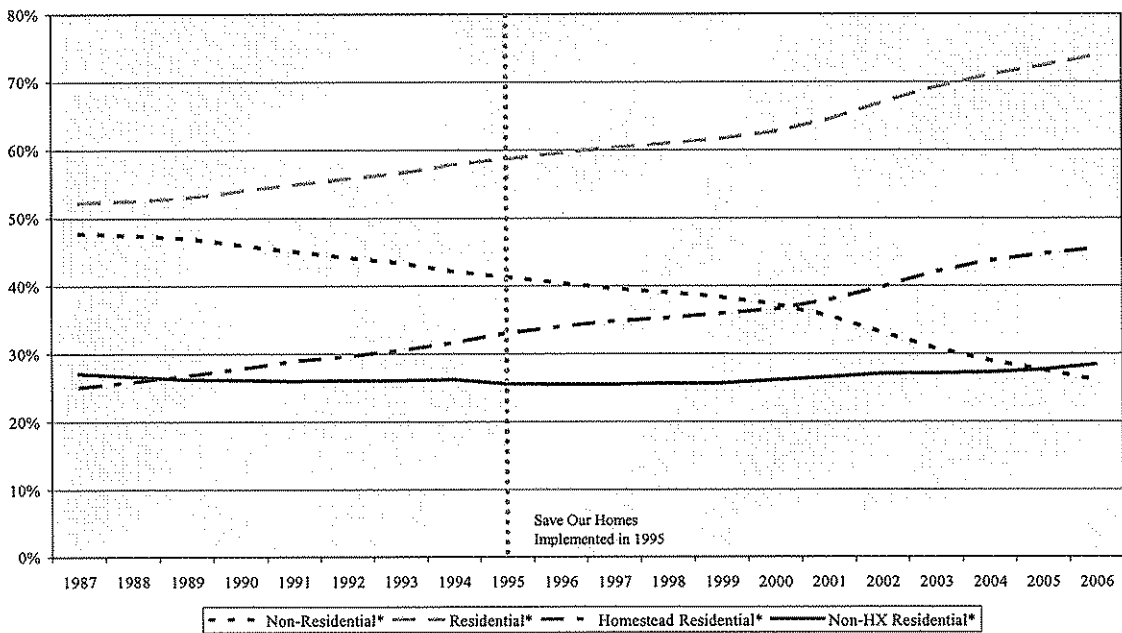
**The Impact of Save Our Homes:** The Save Our Homes amendment has had a significant impact on the proportions of property taxes paid by residential versus non-residential property owners and by homestead versus non-homestead residential property owners. Table 4 shows recalculated taxable values in the absence of the Save Our Homes assessment differential. Table 5 presents a direct comparison of the proportions of property tax paid by residential and non-residential property owners with and without the Save Our Homes amendment. As would be expected in the absence of Save Our Homes, the trends toward increased proportions of residential property, particularly homestead property, extending back to at least 1974 would have continued. By 2006, residential property would have made up almost three-quarters (74%) of all taxable property in the state (see Table 5, column (4)). Rather than the one-third of total taxable value that is represented by homestead property under current law, removing the Save Our Homes differential would increase the proportion of taxes paid by homestead property to a level approaching one-half (46%) (see Table 5, columns (5) and (7)). Conversely, the proportion of property taxes paid by non-residential property would have declined further: 26% in 2006 rather than the 33% under current law (see Table 5, columns (1) and (3)).

As can be seen from the tables, the interaction between the long term trend toward an increased proportion of residential property, especially homestead property, and the effects of the Save Our Homes amendment has been interesting. Chart 2 displays the relative percentage of taxable value of residential property, homestead property, non-homestead residential property and non-residential property. In each year, the sum of residential and non-residential property equals 100%. Likewise, in each year the sum of the bottom three lines -- homestead, non-homestead residential and non-residential property -- equals 100%. The proportion of taxable value of homestead property has remained surprisingly constant. In 1994, the year before Save Our Homes first impacted the tax roll, the proportion of the tax roll represented by homestead property was 32%. This proportion rose slightly to 35% in 2004 before declining again to 32% in 2006 (see Table 2, column (16)).

**Chart 2**  
**Florida Tax Burdens: Non-Residential, Residential, Homestead and Non-Homestead Residential With**  
**Save Our Homes: 1987 - 2006**



**Chart 3**  
**Florida Tax Burdens: Non-Residential, Residential, Homestead and Non-Homestead Residential**  
**Without Save Our Homes: 1987 - 2006**



\* Without Save Our Homes

Chart 3 displays the tax roll proportions in the absence of Save Our Homes. The proportion of residential property, especially homestead property, would have increased significantly with homestead property representing 45.5% of the roll in 2006 (see Table 4, column (7)). Save Our Homes acted to counteract this rise, but only in 2005 and 2006 did the proportion of homestead property on the tax roll actually decline. While this decline is expected to continue, it will not necessarily do so permanently as the SOH differential becomes a more stable portion of just value.

The other side of the Save Our Homes effect can also be seen in the charts. The proportion of the taxable value of both non-residential and non-homestead residential property increased substantially as a result of the Save Our Homes amendment. Without Save Our Homes, the proportion of taxable value of non-residential and non-homestead residential property in 2006 would have been 26.1% and 28.4% respectively (see Table 4, columns (3) and (9)). With Save Our Homes, the proportion for non-residential is 32.5% and for non-homestead residential, 35.4% (see Table 2, columns (12) and (18)).

In the above analysis, the effect of eliminating the Save Our Homes differential was to increase the taxable value of homestead property from \$529.0 billion to \$934.3 billion in 2006, an increase of 74%. This does not imply a similar percentage increase in property taxes on homestead property. To raise the same amount of revenue from the higher tax roll, the required millage levies would be lower. In 2006, for the same amount of revenue being raised both before and after the removal of the SOH differential, taxes paid by homestead property owners as a group would increase by approximately 40% and all other property owners would experience approximately a 20% reduction in taxes.

### **III. The Impact of Save Our Homes on Counties**

The impact of Save Our Homes varies considerably by county. Looking ahead to Table 13, the practical effect of this variation can be seen in the estimated reduction in millage rates (to raise the same revenue) if Save Our Homes was eliminated. The estimated reduction in 2006 varies from a high of 27.0% in Brevard County to a low of 5.4% in Hamilton County. Four main factors contribute to this wide range. First, there is tremendous variation in the mix of residential and non-residential property among counties. Table 6 shows the relative just value proportions of residential and non-residential property in 2006. In Glades County, residential property comprises just 9.2% of just value and non-residential property comprises 90.8%. In Palm Beach County, residential just value makes up 77.9% of the roll with 22.1% being non-residential (see Table 6, columns (3) and (5)).

Second, there is wide variation in the portion of residential property that is homestead property. In Walton County, the just value of homestead property is 25.9% of residential just value, while in Baker County homestead property comprises 85.7% of total residential just value (see Table 7, column (3)). Third, variation in taxable value between residential and non-residential property is caused by variation in non-homestead related tax preferences. These include classified use agricultural assessments, exempt and

**Table 6**  
**County Just Value - Residential and Non-Residential Property**  
**2006**

	Just Value									
	All Property	Non-Residential			Residential					
	Just Value \$ bil	Just Value \$ bil	% of Tot. JV	All Residential		Homestead		Non-Homestead		
				Just Value \$ bil	% of Tot. JV	Just Value \$ bil	% of Tot. JV	Just Value \$ bil	% of Tot. JV	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
Alachua	20,585,227,893	9,990,530,456	48.5%	10,594,697,437	51.5%	7,394,966,437	35.9%	3,199,731,000	15.5%	
Baker	1,480,393,181	927,648,085	62.7%	552,745,096	37.3%	473,828,054	32.0%	78,917,042	5.3%	
Bay	26,377,605,706	10,357,508,588	39.3%	16,020,097,118	60.7%	7,211,119,660	27.3%	8,808,977,458	33.4%	
Bradford	2,004,736,002	1,328,032,271	66.2%	676,703,731	33.8%	515,745,834	25.7%	160,957,897	8.0%	
Brevard	72,558,319,898	26,436,610,422	36.4%	46,121,709,476	63.6%	33,354,637,556	46.0%	12,767,071,920	17.6%	
Broward	236,737,262,717	55,532,123,788	23.5%	181,205,138,929	76.5%	122,790,601,219	51.9%	58,414,537,710	24.7%	
Calhoun	865,661,080	658,049,771	76.0%	207,611,309	24.0%	164,435,610	19.0%	43,175,699	5.0%	
Charlotte	33,706,693,425	13,786,113,850	40.9%	19,920,579,575	59.1%	12,426,691,849	36.9%	7,493,887,726	22.2%	
Citrus	16,665,292,544	7,457,659,703	44.7%	9,207,632,841	55.3%	6,878,864,128	41.3%	2,328,768,713	14.0%	
Clay	13,835,544,911	3,892,136,942	28.1%	9,943,407,969	71.9%	7,875,260,622	56.9%	2,068,147,347	14.9%	
Collier	102,566,593,592	23,385,337,862	22.8%	79,181,255,730	77.2%	40,071,839,392	39.1%	39,109,416,338	38.1%	
Columbia	4,405,558,362	2,591,653,329	58.8%	1,813,905,033	41.2%	1,389,086,247	31.5%	424,818,786	9.6%	
Dade	313,503,503,630	99,271,807,799	31.7%	214,231,695,831	68.3%	129,436,930,080	41.3%	84,794,765,751	27.0%	
De Soto	3,959,889,038	2,888,627,853	72.9%	1,071,261,185	27.1%	744,638,900	18.8%	326,622,285	8.2%	
Dixie	1,886,994,120	1,400,321,889	74.2%	486,672,231	25.8%	257,865,698	13.7%	228,806,533	12.1%	
Duval	77,477,171,305	31,086,393,256	40.1%	46,390,778,049	59.9%	33,944,700,047	43.8%	12,446,078,002	16.1%	
Escambia	27,013,080,551	11,958,776,436	44.3%	15,054,304,115	55.7%	9,195,602,825	34.0%	5,858,701,290	21.7%	
Flagler	14,634,177,798	5,512,464,219	37.7%	9,121,713,579	62.3%	5,580,413,887	38.1%	3,541,299,692	24.2%	
Franklin	5,736,161,393	2,813,012,426	49.0%	2,923,748,967	51.0%	1,025,594,111	17.9%	1,898,154,856	33.1%	
Gadsden	2,629,798,650	1,603,127,369	61.0%	1,026,671,281	39.0%	807,578,484	30.7%	219,092,797	8.3%	
Gilchrist	1,497,273,228	1,036,408,642	69.2%	460,864,586	30.8%	343,538,691	22.9%	117,325,895	7.8%	
Glades	4,299,048,112	3,903,836,475	90.8%	395,211,637	9.2%	229,731,277	5.3%	165,480,360	3.8%	
Gulf	4,535,229,886	2,911,182,343	64.2%	1,624,047,543	35.8%	673,650,909	14.9%	950,396,634	21.0%	
Hamilton	1,527,904,972	1,317,932,830	86.3%	209,972,142	13.7%	161,416,863	10.6%	48,555,279	3.2%	
Hardee	3,520,000,714	3,066,052,015	87.1%	453,948,699	12.9%	323,047,562	9.2%	130,901,137	3.7%	
Hendry	7,103,872,169	5,875,487,996	82.7%	1,228,384,173	17.3%	801,171,623	11.3%	427,212,550	6.0%	
Hernando	15,664,379,518	5,892,033,109	37.6%	9,772,346,409	62.4%	7,434,222,452	47.5%	2,338,123,957	14.9%	
Highlands	8,765,269,320	4,017,674,918	45.8%	4,747,594,402	54.2%	3,232,480,448	36.9%	1,515,113,954	17.3%	
Hillsborough	119,776,510,189	44,584,226,345	37.2%	75,192,283,844	62.8%	55,845,177,773	46.6%	19,347,106,071	16.2%	
Holmes	1,176,650,910	892,833,184	75.9%	283,817,726	24.1%	222,004,893	18.9%	61,812,833	5.3%	
Indian River	26,167,888,765	8,877,846,999	33.9%	17,290,041,766	66.1%	10,865,568,923	41.5%	6,424,472,843	24.6%	
Jackson	2,683,899,039	1,829,437,960	68.2%	854,461,079	31.8%	671,784,960	25.0%	182,676,119	6.8%	
Jefferson	1,305,226,979	992,241,688	76.0%	312,985,291	24.0%	241,262,945	18.5%	71,722,346	5.5%	
Lafayette	881,301,279	730,763,556	82.9%	150,537,723	17.1%	109,706,606	12.4%	40,831,117	4.6%	
Lake	25,686,363,894	8,438,244,148	32.9%	17,248,119,746	67.1%	12,009,632,176	46.8%	5,238,487,570	20.4%	
Lee	118,133,335,661	41,722,515,770	35.3%	76,410,819,891	64.7%	42,371,330,671	35.9%	34,039,489,220	28.8%	
Leon	25,097,319,454	11,305,037,505	45.0%	13,792,281,949	55.0%	9,726,963,021	38.8%	4,065,318,928	16.2%	
Levy	4,867,489,848	3,109,206,734	63.9%	1,758,283,114	36.1%	1,220,529,493	25.1%	537,753,621	11.0%	
Liberty	849,615,711	733,503,797	86.3%	116,111,914	13.7%	85,662,171	10.1%	30,449,743	3.6%	
Madison	1,166,480,890	837,698,013	71.8%	328,782,877	28.2%	242,338,531	20.8%	86,444,346	7.4%	
Manatee	42,449,640,476	11,705,428,444	27.6%	30,744,212,032	72.4%	19,933,725,501	47.0%	10,810,486,531	25.5%	
Marion	29,432,076,343	14,113,190,418	48.0%	15,318,885,925	52.0%	11,347,604,422	38.6%	3,971,281,503	13.5%	
Martin	34,237,195,559	11,191,783,777	32.7%	23,045,411,782	67.3%	16,185,378,378	47.3%	6,860,033,404	20.0%	
Monroe	39,808,584,064	11,627,115,583	29.2%	28,181,468,481	70.8%	11,932,328,560	30.0%	16,249,139,921	40.8%	
Nassau	9,772,216,350	3,228,083,159	33.0%	6,544,133,191	67.0%	3,844,024,664	39.3%	2,700,108,527	27.6%	
Okaloosa	25,598,982,759	7,501,360,997	29.3%	18,097,621,762	70.7%	9,628,595,467	37.6%	8,469,026,295	33.1%	
Okechobee	4,130,795,190	2,737,124,776	66.3%	1,393,670,414	33.7%	946,208,323	22.9%	447,462,091	10.8%	
Orange	127,468,735,764	50,566,581,184	39.7%	76,902,154,580	60.3%	46,739,323,611	36.7%	30,162,830,969	23.7%	
Osceola	28,746,171,978	12,252,766,093	42.6%	16,493,405,885	57.4%	8,439,667,146	29.4%	8,053,738,739	28.0%	
Palm Beach	232,655,607,230	51,313,899,075	22.1%	181,341,708,155	77.9%	117,940,274,226	50.7%	63,401,433,929	27.3%	
Pasco	40,745,769,968	13,062,880,841	32.1%	27,682,889,127	67.9%	20,145,175,716	49.4%	7,537,713,411	18.5%	
Pinellas	115,859,856,837	29,996,084,018	25.9%	85,863,772,819	74.1%	57,784,521,099	49.9%	28,079,251,720	24.2%	
Polk	43,699,057,826	18,007,172,042	41.2%	25,691,885,784	58.8%	17,126,315,088	39.2%	8,565,570,696	19.6%	
Putnam	6,759,954,054	3,782,524,403	56.0%	2,977,429,651	44.0%	1,984,404,189	29.4%	993,025,462	14.7%	
Saint Johns	31,761,724,624	9,987,568,556	31.4%	21,774,156,068	68.6%	14,689,837,735	46.3%	7,084,318,333	22.3%	
Saint Lucie	38,097,096,962	16,809,308,519	44.1%	21,287,788,443	55.9%	13,491,524,343	35.4%	7,796,264,100	20.5%	
Santa Rosa	14,671,757,219	5,722,729,384	39.0%	8,949,027,835	61.0%	6,517,150,668	44.4%	2,431,877,167	16.6%	
Sarasota	84,111,607,833	19,546,954,343	23.2%	64,564,653,490	76.8%	39,695,659,574	47.2%	24,868,993,916	29.6%	
Seminole	43,271,618,829	11,803,058,800	27.3%	31,468,560,029	72.7%	23,810,095,457	55.0%	7,658,464,572	17.7%	
Sumter	7,128,148,152	2,642,905,984	37.1%	4,485,242,168	62.9%	3,230,835,505	45.3%	1,254,406,663	17.6%	
Suwannee	3,144,850,859	2,074,337,825	66.0%	1,070,513,034	34.0%	832,571,005	26.5%	237,942,029	7.6%	
Taylor	1,960,146,761	1,318,060,082	67.2%	642,086,679	32.8%	380,308,080	19.4%	261,778,599	13.4%	
Union	633,755,899	479,981,343	75.7%	153,774,556	24.3%	126,406,267	19.9%	27,368,289	4.3%	
Volusia	58,290,291,461	16,960,162,175	29.1%	41,330,129,286	70.9%	26,360,095,676	45.2%	14,970,033,610	25.7%	
Wakulla	2,216,988,744	983,096,971	44.3%	1,233,891,773	55.7%	886,972,564	40.0%	346,919,209	15.6%	
Walton	19,354,889,136	7,343,252,931	37.9%	12,011,636,205	62.1%	3,106,489,254	16.1%	8,905,146,951	46.0%	
Washington	1,611,284,852	1,149,461,298	71.3%	461,823,554	28.7%	334,125,414	20.7%	127,698,140	7.9%	
	2,440,954,132,063	802,858,973,360	32.9%	1,638,095,158,703	67.1%	1,045,791,240,562	42.8%	592,303,918,141	24.3%	



**Table 7**  
**Homestead Just Value as % of Residential Just Value**

	Residential Just Value \$ bil (1)	Homestead Just Value \$ bil (2)	Homestead Just Value as % of Residential Just Value (3)
Walton	12,011,636,205	3,106,489,254	25.9%
Franklin	2,923,748,967	1,025,594,111	35.1%
Gulf	1,624,047,543	673,650,909	41.5%
Monroe	28,181,468,481	11,932,328,560	42.3%
Bay	16,020,097,118	7,211,119,660	45.0%
Collier	79,181,255,730	40,071,839,392	50.6%
Osceola	16,493,405,885	8,439,667,146	51.2%
Dixie	486,672,231	257,865,698	53.0%
Okaloosa	18,097,621,762	9,628,595,467	53.2%
Lee	76,410,819,891	42,371,330,671	55.5%
Glades	395,211,637	229,731,277	58.1%
Nassau	6,544,133,191	3,844,024,664	58.7%
Taylor	642,086,679	380,308,080	59.2%
Dade	214,231,695,831	129,436,930,080	60.4%
Orange	76,902,154,580	46,739,323,611	60.8%
Escambia	15,054,304,115	9,195,602,825	61.1%
Flagler	9,121,713,579	5,580,413,887	61.2%
Sarasota	64,564,653,490	39,695,659,574	61.5%
Charlotte	19,920,579,575	12,426,691,849	62.4%
Indian River	17,290,041,766	10,865,568,923	62.8%
Saint Lucie	21,287,788,443	13,491,524,343	63.4%
Volusia	41,330,129,286	26,360,095,676	63.8%
Manatee	30,744,212,032	19,933,725,501	64.8%
Palm Beach	181,341,708,155	117,940,274,226	65.0%
Hendry	1,228,384,173	801,171,623	65.2%
Putnam	2,977,429,651	1,984,404,189	66.6%
Polk	25,691,885,784	17,126,315,088	66.7%
Pinellas	85,863,772,819	57,784,521,099	67.3%
Saint Johns	21,774,156,068	14,689,837,735	67.5%
Broward	181,205,138,929	122,790,601,219	67.8%
Okechobee	1,393,670,414	946,208,323	67.9%
Highlands	4,747,594,402	3,232,480,448	68.1%
Levy	1,758,283,114	1,220,529,493	69.4%
De Soto	1,071,261,185	744,638,900	69.5%
Lake	17,248,119,746	12,009,632,176	69.6%
Alachua	10,594,697,437	7,394,966,437	69.8%
Martin	23,045,411,782	16,185,378,378	70.2%
Leon	13,792,281,949	9,726,963,021	70.5%
Hardee	453,948,699	323,047,562	71.2%
Wakulla	1,233,891,773	886,972,564	71.9%
Sumter	4,485,242,168	3,230,835,505	72.0%
Brevard	46,121,709,476	33,354,637,556	72.3%
Washington	461,823,554	334,125,414	72.3%
Pasco	27,682,889,127	20,145,175,716	72.8%
Santa Rosa	8,949,027,835	6,517,150,668	72.8%
Lafayette	150,537,723	109,706,606	72.9%
Duval	46,390,778,049	33,944,700,047	73.2%
Madison	328,782,877	242,338,531	73.7%
Liberty	116,111,914	85,662,171	73.8%
Marion	15,318,885,925	11,347,604,422	74.1%
Hillsborough	75,192,283,844	55,845,177,773	74.3%
Gilchrist	460,864,586	343,538,691	74.5%
Citrus	9,207,632,841	6,878,864,128	74.7%
Seminole	31,468,560,029	23,810,095,457	75.7%
Hernando	9,772,346,409	7,434,222,452	76.1%
Bradford	676,703,731	515,745,834	76.2%
Columbia	1,813,905,033	1,389,086,247	76.6%
Hamilton	209,972,142	161,416,863	76.9%
Jefferson	312,985,291	241,262,945	77.1%
Suwannee	1,070,513,034	832,571,005	77.8%
Holmes	283,817,726	222,004,893	78.2%
Jackson	854,461,079	671,784,960	78.6%
Gadsden	1,026,671,281	807,578,484	78.7%
Clay	9,943,407,969	7,875,260,622	79.2%
Calhoun	207,611,309	164,435,610	79.2%
Union	153,774,556	126,406,267	82.2%
Baker	552,745,096	473,828,054	85.7%
State	1,638,095,158,703	1,045,791,240,562	63.8%

immune government property and exempt institutional (churches, schools, charitable, etc.) property.

And fourth, the relative impact of Save Our Homes is different even within homestead property. Table 11 shows the 2006 Save Our Homes differential by county as a percentage of homestead just value. Counties are listed in ascending order based on this percentage. The proportion of the just value of homestead property included in the Save Our Homes differential varies from a low in Jackson County of 14.7% to a high in Monroe County of 51.8%. This variation is primarily a function of the growth in value of homestead property since the inception of Save Our Homes and the turnover rate of homestead property in each of the counties.

Tables 12 and 13 show the effect on millage levies of the Save Our Homes amendment by county in 2005 and 2006 respectively. The exact impact of the Save Our Homes differential in each county is a function of the four factors discussed above. The aggregate millage for each county is calculated by dividing the total taxes levied by all taxing authorities in the county by the total taxable value in the county. The new aggregate millage rate is calculated for the county based on a roll with no Save Our Homes differential and assumes that the same total taxes are levied. Column (7) in each table shows the percentage by which the millage rate would be reduced if the Save Our Homes differential were eliminated. As discussed above, variation from county to county is considerable. For 2006, the largest reduction in millage would be in Broward County at 5.51 mills (25.0%) and the smallest reduction would be in Walton County at .54 mills (6.0%) (see Table 13, columns (6) and (7)). The largest percentage reduction in millage would be in Brevard County (27.0%) and the smallest percentage reduction would be in Hamilton County (5.4%).

#### **IV. The Effect of Save Our Homes on Affordable Housing as Evidenced by Property Tax Data**

Data available from property tax sources can be used to cast some light on the issue of affordable housing. Chapter 2006-311, L.O.F., specifically required that this report provide an analysis on the effect of Save Our Homes on affordable housing “as evidenced by the differential tax burden on first-time homestead property owners and long term homestead property owners”. Table 14 looks at differences in the assessed value of homesteads based on the purchase date of the homestead. Homestead properties with a sale date between 1999 and 2005 were selected from the 2006 tax roll. Only sales qualified as arms-length by the property appraiser and for which assessed value equaled just value on the immediately following tax roll were included. The \$150,000 value on the 2006 tax roll is approximately equal to the statewide median just value of homestead property in that year. The average SOH differentials are based on those for homestead properties in the value range of \$100,000 to \$250,000. The statewide average millage rate in 2006 is 18.47 mills.

**Table 8**  
**County Taxable Value - Residential and Non-Residential Property**  
**2006**

	Taxable Value								
	All Property			Non-Residential		Residential			
	Taxable Value \$ bil	Taxable Value \$ bil	% of Tot. TV	All Residential		Homestead		Non-Homestead	
				Tax. Value \$ bil	% of Tot. TV	Tax. Value \$ bil	% of Tot. TV	Tax. Value \$ bil	% of Tot. TV
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
Alachua	11,357,500,164	3,925,287,996	34.6%	7,432,212,168	65.4%	4,341,328,758	38.2%	3,090,883,410	27.2%
Baker	699,206,345	389,895,046	55.8%	309,311,299	44.2%	234,708,802	33.6%	74,602,497	10.7%
Bay	18,869,456,228	7,083,016,260	37.5%	11,786,439,968	62.5%	3,182,280,051	16.9%	8,604,159,917	45.6%
Bradford	809,041,156	411,288,626	50.8%	397,752,530	49.2%	246,189,933	30.4%	151,562,597	18.7%
Brevard	39,294,006,872	11,871,981,921	30.2%	27,422,024,951	69.8%	15,337,870,471	39.0%	12,084,154,480	30.8%
Broward	158,690,637,790	42,854,961,537	27.0%	115,835,676,253	73.0%	58,597,581,463	36.9%	57,238,094,790	36.1%
Calhoun	322,038,098	211,058,291	65.5%	110,979,807	34.5%	69,599,616	21.6%	41,380,191	12.8%
Charlotte	24,321,071,778	11,010,583,945	45.3%	13,310,487,833	54.7%	6,057,136,729	24.9%	7,253,351,104	29.8%
Citrus	11,637,462,135	6,130,771,644	52.7%	5,506,690,491	47.3%	3,212,921,238	27.6%	2,293,769,253	19.7%
Clay	9,122,880,536	2,671,256,512	29.3%	6,451,624,024	70.7%	4,470,975,693	49.0%	1,980,648,331	21.7%
Collier	77,238,074,548	15,951,935,800	20.7%	61,286,138,748	79.3%	22,413,339,975	29.0%	38,872,798,773	50.3%
Columbia	2,314,067,974	1,220,268,124	52.7%	1,093,799,850	47.3%	699,805,696	30.2%	393,994,154	17.0%
Dade	213,825,364,287	71,089,750,455	33.2%	142,735,613,832	66.8%	60,069,374,847	28.1%	82,666,238,985	38.7%
De Soto	1,758,121,481	1,151,664,774	65.5%	606,456,707	34.5%	300,293,211	17.1%	306,163,496	17.4%
Dixie	591,757,218	299,210,395	50.6%	292,546,823	49.4%	72,793,262	12.3%	219,753,561	37.1%
Duval	51,951,142,035	20,412,188,049	39.3%	31,538,953,986	60.7%	19,712,756,920	37.9%	11,826,197,066	22.8%
Escambia	14,927,916,899	5,918,288,721	39.6%	9,009,628,178	60.4%	4,260,907,023	28.5%	4,748,721,155	31.8%
Flagler	10,886,648,601	4,231,907,958	38.9%	6,654,740,643	61.1%	3,173,351,280	29.1%	3,481,389,363	32.0%
Franklin	4,113,401,327	1,781,045,390	43.3%	2,332,355,937	56.7%	450,732,585	11.0%	1,881,623,352	45.7%
Gadsden	1,236,476,463	637,441,271	51.6%	599,035,192	48.4%	397,974,719	32.2%	201,060,473	16.3%
Gilchrist	585,689,712	323,581,217	55.2%	262,108,495	44.8%	154,290,644	26.3%	107,817,851	18.4%
Glades	687,621,037	426,527,347	62.0%	261,093,690	38.0%	98,693,566	14.4%	162,400,124	23.6%
Gulf	2,905,749,172	1,681,167,478	57.9%	1,224,581,694	42.1%	282,065,790	9.7%	942,515,904	32.4%
Hamilton	663,890,212	556,131,455	83.8%	107,758,757	16.2%	63,835,160	9.6%	43,923,597	6.6%
Hardee	1,556,504,727	1,296,438,889	83.3%	260,065,838	16.7%	137,326,802	8.8%	122,739,036	7.9%
Hendry	2,823,903,339	2,113,860,274	74.9%	710,043,065	25.1%	313,176,825	11.1%	396,866,240	14.1%
Hernando	9,901,079,038	3,744,433,785	37.8%	6,156,645,253	62.2%	3,941,275,266	39.8%	2,215,369,987	22.4%
Highlands	5,840,455,726	2,967,679,685	50.8%	2,872,776,041	49.2%	1,403,106,101	24.0%	1,469,669,940	25.2%
Hillsborough	78,793,903,491	30,449,002,942	38.6%	48,344,900,549	61.4%	29,462,784,178	37.4%	18,882,116,371	24.0%
Holmes	424,269,500	282,651,685	66.6%	141,617,815	33.4%	90,011,099	21.2%	51,606,716	12.2%
Indian River	17,930,192,137	5,439,858,317	30.3%	12,490,333,820	69.7%	6,143,662,107	34.3%	6,346,671,713	35.4%
Jackson	1,349,707,707	833,953,109	61.8%	515,754,598	38.2%	343,830,560	25.5%	171,924,038	12.7%
Jefferson	518,623,632	326,809,335	63.0%	191,814,297	37.0%	122,604,316	23.6%	69,209,981	13.3%
Lafayette	213,297,993	131,676,763	61.7%	81,621,230	38.3%	42,169,366	19.8%	39,451,864	18.5%
Lake	18,975,642,475	6,609,913,571	34.8%	12,365,728,904	65.2%	7,253,131,795	38.2%	5,112,597,109	26.9%
Lee	89,502,215,901	33,512,423,718	37.4%	55,989,792,183	62.6%	22,403,677,183	25.0%	33,586,115,000	37.5%
Leon	14,675,884,867	4,984,203,538	34.0%	9,691,681,329	66.0%	5,733,764,794	39.1%	3,957,916,535	27.0%
Levy	2,346,565,082	1,355,080,806	57.7%	991,484,276	42.3%	475,481,970	20.3%	516,002,306	22.0%
Liberty	249,946,513	192,248,809	76.9%	57,697,704	23.1%	28,554,326	11.4%	29,143,378	11.7%
Madison	644,263,621	469,095,479	72.8%	175,168,142	27.2%	95,832,655	14.9%	79,335,487	12.3%
Manatee	30,735,678,005	8,886,974,562	28.9%	21,848,703,443	71.1%	11,334,322,722	36.9%	10,514,380,721	34.2%
Marion	17,429,268,825	7,667,445,681	44.0%	9,761,823,144	56.0%	5,952,120,864	34.2%	3,809,702,280	21.9%
Martin	21,541,040,137	6,550,222,230	30.4%	14,990,817,907	69.6%	8,265,418,869	38.4%	6,725,399,038	31.2%
Monroe	26,872,672,507	5,611,943,885	20.9%	21,260,728,622	79.1%	5,343,847,741	19.9%	15,916,880,881	59.2%
Nassau	7,246,175,600	2,342,412,332	32.3%	4,903,763,268	67.7%	2,243,601,566	31.0%	2,660,161,702	36.7%
Okaloosa	18,046,515,116	4,981,432,660	27.6%	13,065,082,456	72.4%	4,802,487,145	26.6%	8,262,595,311	45.8%
Okechobee	2,270,839,361	1,409,523,359	62.1%	861,316,002	37.9%	430,441,480	19.0%	430,874,522	19.0%
Orange	92,367,603,422	36,430,441,393	39.4%	55,937,162,029	60.6%	26,596,863,149	28.8%	29,340,298,880	31.8%
Osceola	21,989,200,577	9,356,167,909	42.5%	12,633,032,668	57.5%	4,620,310,412	21.0%	8,012,722,256	36.4%
Palm Beach	161,252,193,452	37,233,215,745	23.1%	124,018,977,707	76.9%	61,870,955,178	38.4%	62,148,022,529	38.5%
Pasco	25,750,555,212	8,178,523,229	31.8%	17,572,031,983	68.2%	10,447,912,879	40.6%	7,124,119,104	27.7%
Pinellas	75,661,254,861	21,406,194,951	28.3%	54,255,059,910	71.7%	27,394,751,976	36.2%	26,860,307,934	35.5%
Polk	30,014,236,274	12,971,982,393	43.2%	17,042,253,881	56.8%	8,649,238,964	28.8%	8,393,014,917	28.0%
Putnam	3,963,942,355	2,269,849,258	57.3%	1,694,093,097	42.7%	817,867,035	20.6%	876,226,062	22.1%
Saint Johns	22,129,008,582	6,480,954,198	29.3%	15,648,054,384	70.7%	8,842,241,887	40.0%	6,805,812,497	30.8%
Saint Lucie	24,344,463,819	9,875,077,885	40.6%	14,469,385,934	59.4%	6,834,436,519	28.1%	7,634,949,415	31.4%
Santa Rosa	8,709,973,431	3,022,848,770	34.7%	5,687,124,661	65.3%	3,575,547,638	41.1%	2,111,577,023	24.2%
Sarasota	59,015,112,897	14,172,884,044	24.0%	44,842,228,853	76.0%	20,478,663,501	34.7%	24,363,565,352	41.3%
Seminole	29,886,314,133	9,618,792,235	32.2%	20,267,521,898	67.8%	12,998,987,736	43.5%	7,268,534,162	24.3%
Sumter	4,622,447,404	1,443,362,343	31.2%	3,179,085,061	68.8%	1,961,265,413	42.4%	1,217,819,648	26.3%
Suwannee	1,512,757,217	980,034,275	64.8%	532,722,942	35.2%	327,578,521	21.7%	205,144,421	13.6%
Taylor	1,264,231,366	835,925,172	66.1%	428,306,194	33.9%	174,850,217	13.8%	253,455,977	20.0%
Union	203,099,015	116,946,095	57.6%	86,152,920	42.4%	60,708,534	29.9%	25,444,386	12.5%
Volusia	38,380,036,066	11,842,150,074	30.9%	26,537,885,992	69.1%	12,336,703,770	32.1%	14,201,182,222	37.0%
Wakulla	1,371,523,210	545,876,094	39.8%	825,647,116	60.2%	439,683,216	32.1%	385,963,900	28.1%
Walton	16,515,893,518	5,922,771,818	35.9%	10,593,121,700	64.1%	1,674,968,806	10.1%	8,918,152,894	54.0%
Washington	1,006,872,016	733,362,241	72.8%	273,509,775	27.2%	152,821,558	15.2%	120,688,217	12.0%
	1,648,658,586,195	537,837,855,746	32.6%	1,110,820,730,449	67.4%	534,519,794,073	32.4%	576,300,936,376	35.0%

**Table 9**  
**2006 County Taxable Value - Residential and Non-Residential Property**  
**Without Save Our Homes**

	Taxable Value (In the absence of the Save Our Homes Amendment)								
	All Property Taxable Value \$	Non-Residential		Residential				Non-Homestead	
		Taxable Value \$	% of Tot. TV	All Residential		Homestead		Tax. Value \$	% of Tot. TV
				Tax. Value \$	% of Tot. TV	Tax. Value \$	% of Tot. TV		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
Alachua	13,219,225,224	3,925,287,996	29.7%	9,293,937,228	70.3%	6,203,053,818	46.9%	3,090,883,410	23.4%
Baker	827,424,713	389,895,046	47.1%	437,529,667	52.9%	362,927,170	43.9%	74,602,497	9.0%
Bay	21,918,359,465	7,083,016,260	32.3%	14,835,343,205	67.7%	6,231,183,288	28.4%	8,604,159,917	39.3%
Bradford	941,440,731	411,288,626	43.7%	530,152,105	56.3%	378,589,508	40.2%	151,562,597	16.1%
Brevard	53,819,790,842	11,871,981,921	22.1%	41,947,808,921	77.9%	29,863,654,441	55.5%	12,084,154,480	22.5%
Broward	211,507,754,165	42,854,961,537	20.3%	168,652,792,628	79.7%	111,414,697,838	52.7%	57,238,094,790	27.1%
Calhoun	211,058,275	211,058,291	60.0%	140,621,984	40.0%	99,241,793	28.2%	41,380,191	11.8%
Charlotte	29,547,036,351	11,010,583,945	37.3%	18,536,452,406	62.7%	11,283,101,302	38.2%	7,253,351,104	24.5%
Citrus	14,139,226,295	6,130,771,644	43.4%	8,008,454,651	56.6%	5,714,685,398	40.4%	2,293,769,253	16.2%
Clay	11,361,636,827	2,671,256,512	23.5%	8,690,380,315	76.5%	6,709,731,984	59.1%	1,980,648,331	17.4%
Collier	92,936,160,555	15,951,935,800	17.2%	76,984,224,755	82.8%	38,111,425,982	41.0%	38,872,798,773	41.8%
Columbia	2,658,921,655	1,220,268,124	45.9%	1,438,653,531	54.1%	1,044,659,377	39.3%	393,994,154	14.8%
Dade	271,403,965,285	71,089,750,455	26.2%	200,314,214,830	73.8%	117,647,975,845	43.3%	82,666,238,985	30.5%
De Soto	2,086,948,494	1,151,664,774	55.2%	935,283,720	44.8%	629,120,224	30.1%	306,163,496	14.7%
Dixie	653,957,698	299,210,395	45.8%	354,747,303	54.2%	134,993,742	20.6%	219,753,561	33.6%
Duval	61,428,459,415	20,412,188,049	33.2%	41,016,271,366	66.8%	29,190,074,300	47.5%	11,826,197,066	19.3%
Escambia	18,198,972,229	5,918,288,721	32.5%	12,280,683,508	67.5%	7,531,962,353	41.4%	4,748,721,155	26.1%
Flagler	12,609,906,382	4,231,907,958	33.6%	8,377,998,424	66.4%	4,896,609,061	38.8%	3,481,389,363	27.6%
Franklin	4,615,306,617	1,781,045,390	38.6%	2,834,261,227	61.4%	952,637,875	20.6%	1,881,623,352	40.8%
Gadsden	1,417,923,059	637,441,271	45.0%	780,481,788	55.0%	579,421,315	40.9%	201,060,473	14.2%
Gilchrist	686,133,284	323,581,217	47.2%	362,552,067	52.8%	254,734,216	37.1%	107,817,851	15.7%
Glades	766,863,983	426,527,347	55.6%	340,336,636	44.4%	177,936,512	23.2%	162,400,124	21.2%
Gulf	3,207,498,768	1,681,167,478	52.4%	1,526,331,290	47.6%	583,815,386	18.2%	942,515,904	29.4%
Hamilton	701,899,029	556,131,455	79.2%	145,767,574	20.8%	101,843,977	14.5%	43,923,597	6.3%
Hardee	1,652,108,680	1,296,438,889	78.5%	355,669,791	21.5%	232,930,755	14.1%	122,739,036	7.4%
Hendry	3,174,629,489	2,113,860,274	66.6%	1,060,769,215	33.4%	663,902,975	20.9%	396,866,240	12.5%
Hernando	12,188,542,656	3,744,433,785	30.7%	8,444,108,871	69.3%	6,228,738,884	51.1%	2,215,369,987	18.2%
Highlands	7,080,197,706	2,967,679,685	41.9%	4,112,518,021	58.1%	2,642,848,081	37.3%	1,469,669,940	20.8%
Hillsborough	98,957,529,654	30,449,002,942	30.8%	68,508,526,712	69.2%	49,626,410,341	50.1%	18,882,116,371	19.1%
Holmes	463,753,183	282,651,685	60.9%	181,101,498	39.1%	129,494,782	27.9%	51,606,716	11.1%
Indian River	21,736,306,897	5,439,858,317	25.0%	16,296,448,580	75.0%	9,949,776,867	45.8%	6,346,671,713	29.2%
Jackson	1,448,625,323	833,953,109	57.6%	614,672,214	42.4%	442,748,176	30.6%	171,924,038	11.9%
Jefferson	574,122,624	326,809,335	56.9%	247,313,289	43.1%	178,103,308	31.0%	69,209,981	12.1%
Lafayette	252,575,124	131,676,763	52.1%	120,898,361	47.9%	81,446,497	32.2%	39,451,864	15.6%
Lake	21,921,544,168	6,609,913,571	30.2%	15,311,630,597	69.8%	10,199,033,488	46.5%	5,112,597,109	23.3%
Lee	106,020,658,051	33,512,423,718	31.6%	72,508,234,333	68.4%	38,922,119,333	36.7%	33,586,115,000	31.7%
Leon	17,330,512,075	4,984,203,538	28.8%	12,346,308,537	71.2%	8,388,392,002	48.4%	3,957,916,535	22.8%
Levy	2,845,231,532	1,355,080,806	47.6%	1,490,150,726	52.4%	974,148,420	34.2%	516,002,306	18.1%
Liberty	279,654,719	192,248,809	68.7%	87,405,910	31.3%	58,262,532	20.8%	29,143,378	10.4%
Madison	709,368,854	469,095,479	66.1%	240,273,375	33.9%	160,937,888	22.7%	79,335,487	11.2%
Manatee	37,563,279,136	8,886,974,562	23.7%	28,676,304,574	76.3%	18,161,923,853	48.4%	10,514,380,721	28.0%
Marion	20,789,220,018	7,667,445,681	36.9%	13,121,774,337	63.1%	9,312,072,057	44.8%	3,809,702,280	18.3%
Martin	28,426,830,046	6,550,222,230	23.0%	21,876,607,816	77.0%	15,151,208,778	53.3%	6,725,399,038	23.7%
Monroe	33,053,098,814	5,611,943,885	17.0%	27,441,154,929	83.0%	11,524,274,048	34.9%	15,916,880,881	48.2%
Nassau	8,377,628,774	2,342,412,332	28.0%	6,035,216,442	72.0%	3,375,054,740	40.3%	2,660,161,702	31.8%
Okaloosa	21,833,858,174	4,981,432,660	22.8%	16,852,425,514	77.2%	8,589,830,203	39.3%	8,262,595,311	37.8%
Okechobee	2,592,058,811	1,409,523,359	54.4%	1,182,535,452	45.6%	751,660,930	29.0%	430,874,522	16.6%
Orange	107,403,379,443	36,430,441,393	33.9%	70,972,938,050	66.1%	41,632,639,170	38.8%	29,340,298,880	27.3%
Osceola	24,545,764,604	9,356,167,909	38.1%	15,189,596,695	61.9%	7,176,874,439	29.2%	8,012,722,256	32.6%
Palm Beach	209,037,506,037	37,233,215,745	17.8%	171,804,290,292	82.2%	109,656,267,763	52.5%	62,148,022,529	29.7%
Pasco	32,493,297,257	8,178,523,229	25.2%	24,314,774,028	74.8%	17,190,654,924	52.9%	7,124,119,104	21.9%
Pinellas	100,309,941,207	21,406,194,951	21.3%	78,903,746,256	78.7%	52,043,438,322	51.9%	26,860,307,934	26.8%
Polk	35,496,422,447	12,971,982,393	36.5%	22,524,440,054	63.5%	14,131,425,137	39.8%	8,393,014,917	23.6%
Putnam	4,597,252,180	2,269,849,258	49.4%	2,327,402,922	50.6%	1,451,176,860	31.6%	876,226,062	19.1%
Saint Johns	26,917,475,094	6,480,954,198	24.1%	20,436,520,896	75.9%	13,630,708,399	50.6%	6,805,812,497	25.3%
Saint Lucie	29,284,094,106	9,875,077,885	33.7%	19,409,016,221	66.3%	11,774,066,806	40.2%	7,634,949,415	26.1%
Santa Rosa	10,627,762,050	3,022,848,770	28.4%	7,604,913,280	71.6%	5,493,336,257	51.7%	2,111,577,023	19.9%
Sarasota	75,370,612,703	14,172,884,044	18.8%	61,197,728,659	81.2%	36,834,163,307	48.9%	24,363,565,352	32.3%
Seminole	38,298,092,970	9,618,792,235	25.1%	28,679,300,735	74.9%	21,410,766,573	55.9%	7,268,534,162	19.0%
Sumter	5,341,494,483	1,443,362,343	27.0%	3,898,132,140	73.0%	2,680,312,492	50.2%	1,217,819,648	22.8%
Suwannee	1,824,023,226	980,034,275	53.7%	843,988,951	46.3%	638,844,530	35.0%	205,144,421	11.2%
Taylor	1,343,287,145	835,925,172	62.2%	507,361,973	37.8%	253,905,996	18.9%	253,455,977	18.9%
Union	227,494,441	116,946,095	51.4%	110,548,346	48.6%	85,103,960	37.4%	25,444,386	11.2%
Volusia	49,428,144,571	11,842,150,074	24.0%	37,585,994,497	76.0%	23,384,812,275	47.3%	14,201,182,222	28.7%
Wakulla	1,587,121,236	545,876,094	34.4%	1,041,245,142	65.6%	655,281,242	41.3%	385,963,900	24.3%
Walton	17,562,515,384	5,922,771,818	33.7%	11,639,743,566	66.3%	2,721,590,672	15.5%	8,918,152,894	50.8%
Washington	1,065,117,167	733,362,241	68.9%	331,754,926	31.1%	211,066,709	19.8%	120,688,217	11.3%
	2,053,038,623,600	537,837,855,746	26.2%	1,515,200,767,854	73.8%	938,899,831,478	45.7%	576,300,936,376	28.1%

**Table 10**  
**Proportionate Tax Burden - Residential and Non-Residential Property**  
**Current Law and Without Save Our Homes**  
**2006**

	All Property				Residential Property as % of All Property				Homestead as a % of Residential Property			
	Current Law		Without SOH		Current Law		Without SOH		Current Law		Without SOH	
	Non-Residential	Residential	Non-Residential	Residential	Homestead	Non-Homestead	Homestead	Non-Homestead	Homestead	Non-Homestead	Homestead	Non-Homestead
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Alachua	34.6%	65.4%	29.7%	70.3%	38.2%	27.2%	46.9%	23.4%	58.4%	41.6%	66.7%	33.3%
Baker	55.8%	44.2%	47.1%	52.9%	33.6%	10.7%	43.9%	9.0%	75.9%	24.1%	82.9%	17.1%
Bay	37.5%	62.5%	32.3%	67.7%	16.9%	45.6%	28.4%	39.3%	27.0%	73.0%	42.0%	58.0%
Bradford	50.8%	49.2%	43.7%	56.3%	30.4%	18.7%	40.2%	16.1%	61.9%	38.1%	71.4%	28.6%
Brevard	30.2%	69.8%	22.1%	77.9%	39.0%	30.8%	55.5%	22.5%	55.9%	44.1%	71.2%	28.8%
Broward	27.0%	73.0%	20.3%	79.7%	36.9%	36.1%	52.7%	27.1%	50.6%	49.4%	66.1%	33.9%
Calhoun	65.5%	34.5%	60.0%	40.0%	21.6%	12.8%	28.2%	11.8%	62.7%	37.3%	70.6%	29.4%
Charlotte	45.3%	54.7%	37.3%	62.7%	24.9%	29.8%	38.2%	24.5%	45.5%	54.5%	60.9%	39.1%
Citrus	52.7%	47.3%	43.4%	56.6%	27.6%	19.7%	40.4%	16.2%	58.3%	41.7%	71.4%	28.6%
Clay	29.3%	70.7%	23.5%	76.5%	49.0%	21.7%	59.1%	17.4%	69.3%	30.7%	77.2%	22.8%
Collier	20.7%	79.3%	17.2%	82.8%	29.0%	50.3%	41.0%	41.8%	36.6%	63.4%	49.5%	50.5%
Columbia	52.7%	47.3%	45.9%	54.1%	30.2%	17.0%	39.3%	14.8%	64.0%	36.0%	72.6%	27.4%
Dade	33.2%	66.8%	26.2%	73.8%	28.1%	38.7%	43.3%	30.5%	42.1%	57.9%	58.7%	41.3%
De Soto	65.5%	34.5%	55.2%	44.8%	17.1%	17.4%	30.1%	14.7%	49.5%	50.5%	67.3%	32.7%
Dixie	50.6%	49.4%	45.8%	54.2%	12.3%	37.1%	20.6%	33.6%	24.9%	75.1%	38.1%	61.9%
Duval	39.3%	60.7%	33.2%	66.8%	37.9%	22.8%	47.5%	19.3%	62.5%	37.5%	71.2%	28.8%
Escambia	39.6%	60.4%	32.5%	67.5%	28.5%	31.8%	41.4%	26.1%	47.3%	52.7%	61.3%	38.7%
Flagler	38.9%	61.1%	33.6%	66.4%	29.1%	32.0%	38.8%	27.6%	47.7%	52.3%	58.4%	41.6%
Franklin	43.3%	56.7%	38.6%	61.4%	11.0%	45.7%	20.6%	40.8%	19.3%	80.7%	33.6%	66.4%
Gadsden	51.6%	48.4%	45.0%	55.0%	32.2%	16.3%	40.9%	14.2%	66.4%	33.6%	74.2%	25.8%
Gilchrist	55.2%	44.8%	47.2%	52.8%	26.3%	18.4%	37.1%	15.7%	58.9%	41.1%	70.3%	29.7%
Glades	62.0%	38.0%	55.6%	44.4%	14.4%	23.6%	23.2%	21.2%	37.8%	62.2%	52.3%	47.7%
Guif	57.9%	42.1%	52.4%	47.6%	9.7%	32.4%	18.2%	29.4%	23.0%	77.0%	38.2%	61.8%
Hamilton	83.8%	16.2%	79.2%	20.8%	9.6%	6.6%	14.5%	6.3%	59.2%	40.8%	69.9%	30.1%
Hardee	83.3%	16.7%	78.5%	21.5%	8.8%	7.9%	14.1%	7.4%	52.8%	47.2%	65.5%	34.5%
Hendry	74.9%	25.1%	66.6%	33.4%	11.1%	14.1%	20.9%	12.5%	44.1%	55.9%	62.6%	37.4%
Hernando	37.8%	62.2%	30.7%	69.3%	39.8%	22.4%	51.1%	18.2%	64.0%	36.0%	73.8%	26.2%
Highlands	50.8%	49.2%	41.9%	58.1%	24.0%	25.2%	37.3%	20.8%	48.8%	51.2%	64.3%	35.7%
Hillsborough	38.6%	61.4%	30.8%	69.2%	37.4%	24.0%	50.1%	19.1%	60.9%	39.1%	72.4%	27.6%
Holmes	66.6%	33.4%	60.9%	39.1%	21.2%	12.2%	27.9%	11.1%	63.6%	36.4%	71.5%	28.5%
Indian River	30.3%	69.7%	25.0%	75.0%	34.3%	35.4%	45.8%	29.2%	49.2%	50.8%	61.1%	38.9%
Jackson	61.8%	38.2%	57.6%	42.4%	25.5%	12.7%	30.6%	11.9%	66.7%	33.3%	72.0%	28.0%
Jefferson	63.0%	37.0%	56.9%	43.1%	23.6%	13.3%	31.0%	12.1%	63.9%	36.1%	72.0%	28.0%
Lafayette	61.7%	38.3%	52.1%	47.9%	19.8%	18.5%	32.2%	15.6%	51.7%	48.3%	67.4%	32.6%
Lake	34.8%	65.2%	30.2%	69.8%	38.2%	26.9%	46.5%	23.3%	58.7%	41.3%	66.6%	33.4%
Lee	37.4%	62.6%	31.6%	68.4%	25.0%	37.5%	36.7%	31.7%	40.0%	60.0%	53.7%	46.3%
Leon	34.0%	66.0%	28.8%	71.2%	39.1%	27.0%	48.4%	22.8%	59.2%	40.8%	67.9%	32.1%
Levy	57.7%	42.3%	47.6%	52.4%	20.3%	22.0%	34.2%	18.1%	48.0%	52.0%	65.4%	34.6%
Liberty	76.9%	23.1%	68.7%	31.3%	11.4%	11.7%	20.8%	10.4%	49.5%	50.5%	66.7%	33.3%
Madison	72.8%	27.2%	66.1%	33.9%	14.9%	12.3%	22.7%	11.2%	54.7%	45.3%	67.0%	33.0%
Manatee	28.9%	71.1%	23.7%	76.3%	36.9%	34.2%	48.4%	28.0%	51.9%	48.1%	63.3%	36.7%
Marion	44.0%	56.0%	36.9%	63.1%	34.2%	21.9%	44.8%	18.3%	61.0%	39.0%	71.0%	29.0%
Martin	30.4%	69.6%	23.0%	77.0%	38.4%	31.2%	53.3%	23.7%	55.1%	44.9%	69.3%	30.7%
Monroe	20.9%	79.1%	17.0%	83.0%	19.9%	59.2%	34.9%	48.2%	25.1%	74.9%	42.0%	58.0%
Nassau	32.3%	67.7%	28.0%	72.0%	31.0%	36.7%	40.3%	31.8%	45.8%	54.2%	55.9%	44.1%
Okaloosa	27.6%	72.4%	22.8%	77.2%	26.6%	45.8%	39.3%	37.8%	36.8%	63.2%	51.0%	49.0%
Okechobee	62.1%	37.9%	54.4%	45.6%	19.0%	19.0%	29.0%	16.6%	50.0%	50.0%	63.6%	36.4%
Orange	39.4%	60.6%	33.9%	66.1%	28.8%	31.8%	38.8%	27.3%	47.5%	52.5%	58.7%	41.3%
Osceola	42.5%	57.5%	38.1%	61.9%	21.0%	36.4%	29.2%	32.6%	36.6%	63.4%	47.2%	52.8%
Palm Beach	23.1%	76.9%	17.8%	82.2%	38.4%	38.5%	52.5%	29.7%	49.9%	50.1%	63.8%	36.2%
Pasco	31.8%	68.2%	25.2%	74.8%	40.6%	27.7%	52.9%	21.9%	59.5%	40.5%	70.7%	29.3%
Pinellas	28.3%	71.7%	21.3%	78.7%	36.2%	35.5%	51.9%	26.8%	50.5%	49.5%	66.0%	34.0%
Polk	43.2%	56.8%	36.5%	63.5%	28.8%	28.0%	39.8%	23.6%	50.8%	49.2%	62.7%	37.3%
Putnam	57.3%	42.7%	49.4%	50.6%	20.6%	22.1%	31.6%	19.1%	48.3%	51.7%	62.4%	37.6%
Saint Johns	29.3%	70.7%	24.1%	75.9%	40.0%	30.8%	50.6%	25.3%	56.5%	43.5%	66.7%	33.3%
Saint Lucie	40.6%	59.4%	33.7%	66.3%	28.1%	31.4%	40.2%	26.1%	47.2%	52.8%	60.7%	39.3%
Santa Rosa	34.7%	65.3%	28.4%	71.6%	41.1%	24.2%	51.7%	19.9%	62.9%	37.1%	72.2%	27.8%
Sarasota	24.0%	76.0%	18.8%	81.2%	34.7%	41.3%	48.9%	32.3%	45.7%	54.3%	60.2%	39.8%
Seminole	32.2%	67.8%	25.1%	74.9%	43.5%	24.3%	55.9%	19.0%	64.1%	35.9%	74.7%	25.3%
Sumter	31.2%	68.8%	27.0%	73.0%	42.4%	26.3%	50.2%	22.8%	61.7%	38.3%	68.8%	31.2%
Suwannee	64.8%	35.2%	53.7%	46.3%	21.7%	13.6%	35.0%	11.2%	61.5%	38.5%	75.7%	24.3%
Taylor	66.1%	33.9%	62.2%	37.8%	13.8%	20.0%	18.9%	18.9%	40.8%	59.2%	50.0%	50.0%
Union	57.6%	42.4%	51.4%	48.6%	29.9%	12.5%	37.4%	11.2%	70.5%	29.5%	77.0%	23.0%
Volusia	30.9%	69.1%	24.0%	76.0%	32.1%	37.0%	47.3%	28.7%	46.5%	53.5%	62.2%	37.8%
Wakulla	39.8%	60.2%	34.4%	65.6%	32.1%	28.1%	41.3%	24.3%	53.3%	46.7%	62.9%	37.1%
Walton	35.9%	64.1%	33.7%	66.3%	10.1%	54.0%	15.5%	50.8%	15.8%	84.2%	23.4%	76.6%
Washington	72.8%	27.2%	68.9%	31.1%	15.2%	12.0%	19.8%	11.3%	55.9%	44.1%	63.6%	36.4%
	32.6%	67.4%	26.2%	73.8%	32.4%	35.0%	45.7%	28.1%	48.1%	51.9%	62.0%	38.0%

**Table 11**  
**2006 Save Our Homes Differential as a Percent of**  
**Homestead Just Value**

	Homestead Just Value	Save Our Homes Differential	SOH Differential as % of Homestead Just Value
	(1)	(2)	(3)
Jackson	671,784,960	98,917,616	14.7%
Washington	334,125,414	58,245,151	17.4%
Holmes	222,004,893	39,483,683	17.8%
Calhoun	164,435,610	29,642,177	18.0%
Union	126,406,267	24,395,426	19.3%
Taylor	380,308,080	79,055,779	20.8%
Sumter	3,230,835,505	719,047,079	22.3%
Gadsden	807,578,484	181,446,596	22.5%
Jefferson	241,262,945	55,498,992	23.0%
Hamilton	161,416,863	38,008,817	23.5%
Dixie	257,865,698	62,200,480	24.1%
Wakulla	886,972,564	215,598,026	24.3%
Lake	12,009,632,176	2,945,901,693	24.5%
Columbia	1,389,086,247	344,853,681	24.8%
Alachua	7,394,966,437	1,861,725,060	25.2%
Bradford	515,745,834	132,399,575	25.7%
Madison	242,338,531	65,105,233	26.9%
Baker	473,828,054	128,218,368	27.1%
Leon	9,726,963,021	2,654,627,208	27.3%
Duval	33,944,700,047	9,477,317,380	27.9%
Clay	7,875,260,622	2,238,756,291	28.4%
Gilchrist	343,538,691	100,443,572	29.2%
Santa Rosa	6,517,150,668	1,917,788,619	29.4%
Nassau	3,844,024,664	1,131,453,174	29.4%
Hardee	323,047,562	95,603,953	29.6%
Marion	11,347,604,422	3,359,951,193	29.6%
Osceola	8,439,667,146	2,556,564,027	30.3%
Hernando	7,434,222,452	2,287,463,618	30.8%
Flagler	5,580,413,887	1,723,257,781	30.9%
Putnam	1,984,404,189	633,309,825	31.9%
Polk	17,126,315,088	5,482,186,173	32.0%
Orange	46,739,323,611	15,035,776,021	32.2%
Saint Johns	14,689,837,735	4,788,466,512	32.6%
Pasco	20,145,175,716	6,742,742,045	33.5%
Walton	3,106,489,254	1,046,621,866	33.7%
Okechobee	946,208,323	321,219,450	33.9%
Manatee	19,933,725,501	6,827,601,131	34.3%
Glades	229,731,277	79,242,946	34.5%
Liberty	85,662,171	29,708,206	34.7%
Indian River	10,865,568,923	3,806,114,760	35.0%
Seminole	23,810,095,457	8,411,778,837	35.3%
Escambia	9,195,602,825	3,271,055,330	35.6%
Lafayette	109,706,606	39,277,131	35.8%
Hillsborough	55,845,177,773	20,163,626,163	36.1%
Citrus	6,878,864,128	2,501,764,160	36.4%
Saint Lucie	13,491,524,343	4,939,630,287	36.6%
Suwannee	832,571,005	311,266,009	37.4%
Highlands	3,232,480,448	1,239,741,980	38.4%
Lee	42,371,330,671	16,518,442,150	39.0%
Collier	40,071,839,392	15,698,086,007	39.2%
Okaloosa	9,628,595,467	3,787,343,058	39.3%
Palm Beach	117,940,274,226	47,785,312,585	40.5%
Levy	1,220,529,493	498,666,450	40.9%
Sarasota	39,695,659,574	16,355,499,806	41.2%
Volusia	26,360,095,676	11,048,108,505	41.9%
Charlotte	12,426,691,849	5,225,964,573	42.1%
Bay	7,211,119,660	3,048,903,237	42.3%
Martin	16,185,378,378	6,885,789,909	42.5%
Pinellas	57,784,521,099	24,648,686,346	42.7%
Broward	122,790,601,219	52,817,116,375	43.0%
Brevard	33,354,637,556	14,525,783,970	43.5%
Hendry	801,171,623	350,726,150	43.8%
De Soto	744,638,900	328,827,013	44.2%
Dade	129,436,930,080	57,578,600,998	44.5%
Gulf	673,650,909	301,749,596	44.8%
Franklin	1,025,594,111	501,905,290	48.9%
Monroe	11,932,328,560	6,180,426,307	51.8%
	1,045,791,240,562	404,380,037,405	38.7%

**Table 12**  
**2005 Taxable Value - Actual and Without Save Our Homes**  
**Aggregate Millage Reduction To Raise Same Revenue On Roll Without Save Our Homes**

	2005 Taxable Value			2005 Aggregate Millage Rates			
	Actual	Without SOH	%	Actual	Millage To Raise Same Revenue	Millage	%
	\$	\$	Increase	Rate	Without Save Our Homes	Reduction	Reduction
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Alachua	9,675,417,960	11,025,922,890	14.0%	24.68	21.66	-3.02	-12.2%
Baker	587,273,020	674,872,047	14.9%	19.88	17.30	-2.58	-13.0%
Bay	12,673,450,592	13,811,407,499	9.0%	14.93	13.70	-1.23	-8.2%
Bradford	681,685,195	737,872,829	8.2%	19.11	17.65	-1.46	-7.6%
Brevard	31,028,487,900	41,793,665,510	34.7%	18.70	13.89	-4.82	-25.8%
Broward	132,467,522,938	166,493,329,280	25.7%	23.40	18.62	-4.78	-20.4%
Calhoun	279,385,618	289,753,414	3.7%	15.96	15.39	-0.57	-3.6%
Charlotte	16,010,308,415	18,884,692,713	18.0%	15.84	13.43	-2.41	-15.2%
Citrus	8,724,672,100	10,024,458,220	14.9%	18.44	16.05	-2.39	-13.0%
Clay	7,482,833,967	8,701,790,222	16.3%	17.72	15.24	-2.48	-14.0%
Collier	61,468,215,721	70,289,393,247	14.4%	12.72	11.13	-1.60	-12.5%
Columbia	1,889,280,479	2,056,562,412	8.9%	20.13	18.49	-1.64	-8.1%
Dade	173,807,661,260	212,248,100,024	22.1%	23.06	18.88	-4.18	-18.1%
De Soto	1,153,866,024	1,263,119,561	9.5%	18.60	16.99	-1.61	-8.6%
Dixie	487,228,032	580,745,931	19.2%	22.21	18.63	-3.58	-16.1%
Duval	45,820,685,567	53,009,161,191	15.7%	18.59	16.07	-2.52	-13.6%
Escambia	11,613,884,200	13,044,321,910	12.3%	18.58	16.54	-2.04	-11.0%
Flagler	7,932,905,478	9,025,351,054	13.8%	16.31	14.33	-1.97	-12.1%
Franklin	3,338,590,113	3,686,703,087	10.4%	9.28	8.40	-0.88	-9.4%
Gadsden	1,075,425,071	1,174,686,184	9.2%	19.06	17.45	-1.61	-8.5%
Gilchrist	460,190,914	494,881,901	7.5%	19.56	18.19	-1.37	-7.0%
Glades	560,473,719	593,263,153	5.9%	21.30	20.12	-1.18	-5.5%
Gulf	2,653,137,446	2,974,038,561	12.1%	12.56	11.20	-1.35	-10.8%
Hamilton	576,993,930	591,970,868	2.6%	19.02	18.54	-0.48	-2.5%
Hardee	1,386,469,976	1,418,324,019	2.3%	18.20	17.79	-0.41	-2.2%
Hendry	1,925,247,836	2,079,211,686	8.0%	21.57	19.97	-1.60	-7.4%
Hernando	7,668,136,229	9,042,428,239	17.9%	19.66	16.67	-2.99	-15.2%
Highlands	4,172,330,426	4,753,316,171	13.9%	19.03	16.70	-2.33	-12.2%
Hillsborough	64,575,411,915	76,852,290,805	19.0%	23.27	19.55	-3.72	-16.0%
Holmes	347,805,597	366,961,198	5.5%	17.89	16.96	-0.93	-5.2%
Indian River	14,279,412,670	16,784,203,860	17.5%	16.82	14.31	-2.51	-14.9%
Jackson	1,178,725,268	1,274,703,187	8.1%	15.31	14.16	-1.15	-7.5%
Jefferson	436,094,313	473,619,028	8.6%	19.57	18.02	-1.55	-7.9%
Lafayette	171,797,608	188,594,521	9.8%	18.61	16.95	-1.66	-8.9%
Lake	14,297,179,504	15,433,665,863	7.9%	18.32	16.97	-1.35	-7.4%
Lee	63,982,337,148	72,548,672,888	13.4%	18.68	16.47	-2.21	-11.8%
Leon	12,662,323,180	14,415,979,752	13.8%	20.41	17.93	-2.48	-12.2%
Levy	1,615,119,331	1,854,457,529	14.8%	18.94	16.50	-2.44	-12.9%
Liberty	212,040,061	225,144,523	6.2%	16.49	15.53	-0.96	-5.8%
Madison	515,584,258	547,933,989	6.3%	18.13	17.06	-1.07	-5.9%
Manatee	24,773,851,045	29,207,687,041	17.9%	18.28	15.50	-2.77	-15.2%
Marion	13,057,730,937	14,537,589,961	11.3%	18.05	16.22	-1.84	-10.2%
Martin	17,698,917,926	22,351,393,396	26.3%	17.12	13.55	-3.56	-20.8%
Monroe	21,688,844,165	26,052,262,738	20.1%	9.37	7.80	-1.57	-16.7%
Nassau	5,954,234,993	6,765,787,252	13.6%	17.78	15.65	-2.13	-12.0%
Okaloosa	13,607,497,614	15,536,991,954	14.2%	15.06	13.19	-1.87	-12.4%
Okechobee	1,856,688,966	2,056,787,583	10.8%	17.44	15.74	-1.70	-9.7%
Orange	75,373,932,205	82,622,569,512	9.6%	18.65	17.01	-1.64	-8.8%
Osceola	16,192,861,394	17,271,077,767	6.7%	17.52	16.42	-1.09	-6.2%
Palm Beach	130,344,516,337	159,358,792,358	22.3%	20.74	16.96	-3.78	-18.2%
Pasco	19,949,523,770	23,540,263,236	18.0%	17.06	14.45	-2.60	-15.3%
Pinellas	62,890,342,232	78,547,755,134	24.9%	22.40	17.94	-4.47	-19.9%
Polk	23,855,176,388	26,452,630,100	10.9%	19.99	18.02	-1.96	-9.8%
Putnam	3,182,606,632	3,535,955,940	11.1%	20.40	18.37	-2.04	-10.0%
Saint Johns	17,464,649,690	20,578,007,039	17.8%	15.65	13.28	-2.37	-15.1%
Saint Lucie	17,680,678,583	20,768,901,571	17.5%	23.42	19.94	-3.48	-14.9%
Santa Rosa	6,702,089,926	7,656,504,625	14.2%	14.90	13.05	-1.86	-12.5%
Sarasota	46,435,842,068	56,164,789,100	21.0%	15.17	12.54	-2.63	-17.3%
Seminole	24,116,900,198	28,284,871,291	17.3%	17.63	15.03	-2.60	-14.7%
Sumter	3,409,984,352	3,917,533,643	14.9%	16.87	14.68	-2.19	-13.0%
Suwannee	1,139,998,279	1,303,956,347	14.4%	19.19	16.78	-2.41	-12.6%
Taylor	1,116,616,469	1,179,346,528	5.6%	18.03	17.07	-0.96	-5.3%
Union	187,254,135	209,015,811	11.6%	19.73	17.67	-2.05	-10.4%
Volusia	30,002,303,241	36,263,552,590	20.9%	22.77	18.84	-3.93	-17.3%
Wakulla	1,158,819,798	1,376,839,925	18.8%	17.12	14.41	-2.71	-15.8%
Walton	12,823,805,149	13,565,047,096	5.8%	9.81	9.28	-0.54	-5.5%
Washington	652,227,331	672,754,594	3.1%	18.75	18.18	-0.57	-3.1%
	1,315,193,484,802	1,561,508,235,098	18.7%	19.60	16.51	-3.09	-15.8%

Table 13

## 2006 Taxable Value - Actual and Without Save Our Homes

## Aggregate Millage Reduction To Raise Same Revenue On Roll Without Save Our Homes

	2006 Taxable Value			2006 Aggregate Millage Rates			
	Actual \$	Without SOH \$	% Increase	Actual Rate	Millage To Raise Same Revenue Without Save Our Homes	Millage Reduction	% Reduction
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Alachua	11,357,500,164	13,219,225,224	16.4%	24.04	20.66	-3.39	-14.1%
Baker	699,206,345	827,424,713	18.3%	18.83	15.91	-2.92	-15.5%
Bay	18,869,456,228	21,918,359,465	16.2%	12.43	10.70	-1.73	-13.9%
Bradford	809,041,156	941,440,731	16.4%	18.51	15.91	-2.60	-14.1%
Brevard	39,294,006,872	53,819,790,842	37.0%	18.47	13.49	-4.99	-27.0%
Broward	158,690,637,790	211,507,754,165	33.3%	22.08	16.57	-5.51	-25.0%
Calhoun	322,038,098	351,680,275	9.2%	15.88	14.54	-1.34	-8.4%
Charlotte	24,321,071,778	29,547,036,351	21.5%	13.57	11.17	-2.40	-17.7%
Citrus	11,637,462,135	14,139,226,295	21.5%	16.76	13.80	-2.97	-17.7%
Clay	9,122,880,536	11,361,636,827	24.5%	17.40	13.97	-3.43	-19.7%
Collier	77,238,074,548	92,936,160,555	20.3%	11.97	9.95	-2.02	-16.9%
Columbia	2,314,067,974	2,658,921,655	14.9%	20.31	17.67	-2.63	-13.0%
Dade	213,825,364,287	271,403,965,285	26.9%	22.11	17.42	-4.69	-21.2%
De Soto	1,758,121,481	2,086,948,494	18.7%	16.63	14.01	-2.62	-15.8%
Dixie	591,757,218	653,957,698	10.5%	21.44	19.40	-2.04	-9.5%
Duval	51,951,142,035	61,428,459,415	18.2%	18.20	15.39	-2.81	-15.4%
Escambia	14,927,916,899	18,198,972,229	21.9%	18.37	15.07	-3.30	-18.0%
Flagler	10,886,648,601	12,609,906,382	15.8%	15.38	13.28	-2.10	-13.7%
Franklin	4,113,401,327	4,615,306,617	12.2%	8.59	7.66	-0.93	-10.9%
Gadsden	1,236,476,463	1,417,923,059	14.7%	18.74	16.34	-2.40	-12.8%
Gilchrist	585,689,712	686,133,284	17.1%	19.64	16.76	-2.87	-14.6%
Glades	687,621,037	766,863,983	11.5%	20.73	18.58	-2.14	-10.3%
Gulf	2,905,749,172	3,207,498,768	10.4%	10.75	9.74	-1.01	-9.4%
Hamilton	663,890,212	701,899,029	5.7%	18.76	17.74	-1.02	-5.4%
Hardee	1,556,504,727	1,652,108,680	6.1%	18.29	17.23	-1.06	-5.8%
Hendry	2,823,903,339	3,174,629,489	12.4%	19.10	16.99	-2.11	-11.0%
Hernando	9,901,079,038	12,188,542,656	23.1%	18.60	15.11	-3.49	-18.8%
Highlands	5,840,455,726	7,080,197,706	21.2%	18.22	15.03	-3.19	-17.5%
Hillsborough	78,793,903,491	98,957,529,654	25.6%	22.50	17.92	-4.59	-20.4%
Holmes	424,269,500	463,753,183	9.3%	15.58	14.26	-1.33	-8.5%
Indian River	17,930,192,137	21,736,306,897	21.2%	15.17	12.51	-2.66	-17.5%
Jackson	1,349,707,707	1,448,625,323	7.3%	14.53	13.53	-0.99	-6.8%
Jefferson	518,623,632	574,122,624	10.7%	18.91	17.08	-1.83	-9.7%
Lafayette	213,297,993	252,575,124	18.4%	18.24	15.41	-2.84	-15.6%
Lake	18,975,642,475	21,921,544,168	15.5%	18.17	15.73	-2.44	-13.4%
Lee	89,502,215,901	106,020,658,051	18.5%	16.80	14.18	-2.62	-15.6%
Leon	14,675,884,867	17,330,512,075	18.1%	19.54	16.55	-2.99	-15.3%
Levy	2,346,565,082	2,845,231,532	21.3%	17.48	14.41	-3.06	-17.5%
Liberty	249,946,513	279,654,719	11.9%	18.25	16.31	-1.94	-10.6%
Madison	644,263,621	709,368,854	10.1%	17.12	15.55	-1.57	-9.2%
Manatee	30,735,678,005	37,563,279,136	22.2%	17.73	14.51	-3.22	-18.2%
Marion	17,429,268,825	20,789,220,018	19.3%	17.19	14.41	-2.78	-16.2%
Martin	21,541,040,137	28,426,830,046	32.0%	16.19	12.27	-3.92	-24.2%
Monroe	26,872,672,507	33,053,098,814	23.0%	9.26	7.53	-1.73	-18.7%
Nassau	7,246,175,600	8,377,628,774	15.6%	16.92	14.63	-2.29	-13.5%
Okaloosa	18,046,515,116	21,833,858,174	21.0%	13.78	11.39	-2.39	-17.3%
Okechobee	2,270,839,361	2,592,058,811	14.1%	15.78	13.83	-1.96	-12.4%
Orange	92,367,603,422	107,403,379,443	16.3%	18.08	15.55	-2.53	-14.0%
Osceola	21,989,200,577	24,545,764,604	11.6%	16.09	14.42	-1.68	-10.4%
Palm Beach	161,252,193,452	209,037,506,037	29.6%	19.90	15.35	-4.55	-22.9%
Pasco	25,750,555,212	32,493,297,257	26.2%	16.93	13.42	-3.51	-20.8%
Pinellas	75,661,254,861	100,309,941,207	32.6%	21.24	16.02	-5.22	-24.6%
Polk	30,014,236,274	35,496,422,447	18.3%	19.54	16.52	-3.02	-15.4%
Putnam	3,963,942,355	4,597,252,180	16.0%	20.01	17.26	-2.76	-13.8%
Saint Johns	22,129,008,582	26,917,475,094	21.6%	16.31	13.41	-2.90	-17.8%
Saint Lucie	24,344,463,819	29,284,094,106	20.3%	22.13	18.40	-3.73	-16.9%
Santa Rosa	8,709,973,431	10,627,762,050	22.0%	14.46	11.85	-2.61	-18.0%
Sarasota	59,015,112,897	75,370,612,703	27.7%	14.26	11.16	-3.09	-21.7%
Seminole	29,886,314,133	38,298,092,970	28.1%	17.62	13.75	-3.87	-22.0%
Sumter	4,622,447,404	5,341,494,483	15.6%	15.36	13.29	-2.07	-13.5%
Suwannee	1,512,757,217	1,824,023,226	20.6%	18.01	14.93	-3.07	-17.1%
Taylor	1,264,231,366	1,343,287,145	6.3%	18.03	16.97	-1.06	-5.9%
Union	203,099,015	227,494,441	12.0%	19.17	17.11	-2.06	-10.7%
Volusia	38,380,036,066	49,428,144,571	28.8%	20.24	15.71	-4.52	-22.4%
Wakulla	1,371,523,210	1,587,121,236	15.7%	16.71	14.44	-2.27	-13.6%
Walton	16,515,893,518	17,562,515,384	6.3%	8.99	8.45	-0.54	-6.0%
Washington	1,006,872,016	1,065,117,167	5.8%	16.51	15.61	-0.90	-5.5%
	1,648,658,586,195	2,053,038,623,600	24.5%	18.47	14.83	-3.64	-19.7%



**Table 14**  
**Save Our Homes Affect on Property Taxes**  
**Based on Year Purchased**

Bought in:	Just Value	SOH Differential	Assessed Value	HX	Taxable Value	Millage Rate	Ad Valorem Taxes	Monthly Taxes
2005	\$150,000		\$150,000	\$25,000	\$125,000	18.47	\$2,309	\$192
2004	\$150,000	\$27,281	\$122,719	\$25,000	\$97,719	18.47	\$1,805	\$150
2003	\$150,000	\$44,643	\$105,357	\$25,000	\$80,357	18.47	\$1,484	\$124
2002	\$150,000	\$55,594	\$94,406	\$25,000	\$69,406	18.47	\$1,282	\$107
2001	\$150,000	\$63,236	\$86,764	\$25,000	\$61,764	18.47	\$1,141	\$95
2000	\$150,000	\$70,087	\$79,913	\$25,000	\$54,913	18.47	\$1,014	\$85
1999	\$150,000	\$73,712	\$76,288	\$25,000	\$51,288	18.47	\$947	\$79

For homes purchased in 2005, Save Our Homes would operate to set just value equal to assessed value in 2006, the first assessment date following the purchase. Monthly taxes on the \$150,000 home would be \$192. However, for a home with an identical just value in 2006 but purchased in 1999, the Save Our Homes differential would equal \$73,712, or 49% of the just value. Monthly taxes on this home would be \$79, or 41% of the monthly taxes of a similar home purchased in 2005 (after taking into account the \$25,000 homestead exemption). Assuming a mortgage rate of 6.5%, if the 2005 home purchaser could pay taxes equivalent to those paid by the 1999 purchaser, the difference in taxes would translate into allowing the purchase of a house valued at approximately \$18,000, or 12%, higher at the same total monthly payment.

Table 15 looks at homesteads on the 2005 tax roll in each county and compares the taxes that would be paid on a homestead with a taxable value equal to the median for the county with and without a Save Our Homes assessment differential. The first block (columns (1) through (6)) looks at only those homesteads where just value equals assessed value. Almost all of these will be homesteads purchased in calendar year 2005. The aggregate millage rate without SOH (column (4)) is taken from Table 12. It is calculated to be the rate for that county that would yield the same tax revenue as is currently levied when applied against a tax roll without Save Our Homes. Statewide, this would result in a millage reduction from 19.60 mills to 16.51 mills. However, as discussed in the previous section, there is considerable variation among counties. For this group of homesteads, where just value equals assessed value, the result of eliminating the SOH differential would be a reduction in average 2005 taxes of \$387, or 15.8%, for a median valued home.

The second block in Table 15 (columns (7) through (13)) represents homesteads with a just value greater than assessed value. All of these will be homesteads purchased prior to 2005. The median taxable value for this group is \$68,897 compared to \$125,144 for the first group. For this group, the result of eliminating the SOH assessment differential would be an increase in 2005 taxes levied of \$561, or 41.6%, on the median valued home. Again, there is considerable variation from county to county.

**Table 15**  
**2005 Median Homestead Taxable Value - With and Without Save Our Homes**  
**Affect on Taxes Levied of Removing SOH Assessment Differential**

	Homesteads With Just Value = Assessed Value						Homesteads With Just Value > Assessed Value						
	With SOH - Current Law			Without SOH			With SOH - Current Law			Without SOH			
	Median Tax. Value (1)	Aggregate Millage (2)	Taxes Levied (3)	Aggregate Millage (4)	Taxes Levied (5)	Difference (6)	Median Tax. Value (7)	Aggregate Millage (8)	Taxes Levied (9)	Aggregate Millage (10)	Taxes Levied (11)	Difference (12)	Difference (13)
Alachua	\$99,414	24.68	\$2,454	21.66	\$2,153	-\$301	\$60,114	24.68	\$1,484	\$91,714	21.66	\$1,986	\$503
Baker	\$65,511	19.88	\$1,302	17.30	\$1,133	-\$169	\$26,912	19.88	\$535	\$42,086	17.30	\$728	\$193
Bay	\$106,272	14.93	\$1,587	13.70	\$1,456	-\$131	\$50,581	14.93	\$755	\$78,365	13.70	\$1,074	\$318
Bradford	\$41,650	19.11	\$796	17.65	\$735	-\$61	\$26,270	19.11	\$502	\$32,441	17.65	\$573	\$71
Brevard	\$129,654	18.70	\$2,425	13.89	\$1,800	-\$625	\$60,594	18.70	\$1,133	\$124,054	13.89	\$1,723	\$589
Broward	\$148,554	23.40	\$3,476	18.62	\$2,766	-\$710	\$82,194	23.40	\$1,923	\$154,164	18.62	\$2,870	\$947
Calhoun	\$19,483	15.96	\$311	15.39	\$300	-\$11	\$10,345	15.96	\$165	\$13,545	15.39	\$209	\$43
Charlotte	\$112,453	15.84	\$1,781	13.43	\$1,510	-\$271	\$65,523	15.84	\$1,038	\$112,499	13.43	\$1,510	\$473
Citrus	\$70,514	18.44	\$1,301	16.05	\$1,132	-\$169	\$39,214	18.44	\$723	\$64,714	16.05	\$1,039	\$316
Clay	\$114,179	17.72	\$2,024	15.24	\$1,740	-\$283	\$66,288	17.72	\$1,175	\$92,549	15.24	\$1,411	\$236
Collier	\$207,829	12.72	\$2,645	11.13	\$2,313	-\$332	\$131,930	12.72	\$1,679	\$213,879	11.13	\$2,380	\$701
Columbia	\$53,323	20.13	\$1,073	18.49	\$986	-\$87	\$30,281	20.13	\$609	\$40,351	18.49	\$746	\$137
Dade	\$152,509	23.06	\$3,517	18.88	\$2,880	-\$637	\$79,686	23.06	\$1,837	\$157,554	18.88	\$2,975	\$1,138
De Soto	\$43,277	18.60	\$805	16.99	\$735	-\$70	\$23,906	18.60	\$445	\$40,102	16.99	\$681	\$237
Dixie	\$14,314	22.21	\$318	18.63	\$267	-\$51	\$2,110	22.21	\$47	\$16,814	18.63	\$313	\$266
Duval	\$115,614	18.59	\$2,149	16.07	\$1,858	-\$291	\$64,187	18.59	\$1,193	\$96,214	16.07	\$1,546	\$353
Escambia	\$68,364	18.58	\$1,270	16.54	\$1,131	-\$139	\$39,104	18.58	\$727	\$55,224	16.54	\$913	\$187
Flagler	\$114,787	16.31	\$1,872	14.33	\$1,645	-\$227	\$80,404	16.31	\$1,311	\$117,379	14.33	\$1,682	\$371
Franklin	\$85,979	9.28	\$798	8.40	\$722	-\$75	\$34,405	9.28	\$319	\$77,608	8.40	\$652	\$333
Gadsden	\$45,921	19.06	\$875	17.45	\$801	-\$74	\$19,674	19.06	\$375	\$27,015	17.45	\$471	\$96
Gilchrist	\$38,137	19.56	\$746	18.19	\$694	-\$52	\$21,824	19.56	\$427	\$29,775	18.19	\$542	\$115
Glades	\$33,305	21.30	\$709	20.12	\$670	-\$39	\$24,959	21.30	\$532	\$35,947	20.12	\$723	\$192
Gulf	\$86,848	12.56	\$1,090	11.20	\$973	-\$118	\$27,009	12.56	\$339	\$92,973	11.20	\$1,041	\$702
Hamilton	\$23,513	19.02	\$447	18.54	\$436	-\$11	\$14,288	19.02	\$272	\$19,220	18.54	\$356	\$85
Hardee	\$31,000	18.20	\$564	17.79	\$552	-\$13	\$16,024	18.20	\$292	\$22,064	17.79	\$393	\$101
Hendry	\$48,934	21.57	\$1,056	19.97	\$977	-\$78	\$25,754	21.57	\$556	\$42,654	19.97	\$852	\$296
Hernando	\$87,394	19.66	\$1,718	16.67	\$1,457	-\$261	\$52,863	19.66	\$1,039	\$80,697	16.67	\$1,346	\$306
Highlands	\$59,899	19.03	\$1,140	16.70	\$1,000	-\$139	\$33,120	19.03	\$630	\$53,246	16.70	\$889	\$259
Hillsborough	\$121,975	23.27	\$2,838	19.55	\$2,385	-\$453	\$68,943	23.27	\$1,604	\$110,701	19.55	\$2,164	\$560
Holmes	\$22,466	17.89	\$402	16.96	\$381	-\$21	\$13,923	17.89	\$249	\$17,710	16.96	\$300	\$51
Indian River	\$124,944	16.82	\$2,101	14.31	\$1,788	-\$314	\$67,114	16.82	\$1,129	\$110,444	14.31	\$1,580	\$452
Jackson	\$40,286	15.31	\$617	14.16	\$570	-\$46	\$17,335	15.31	\$265	\$24,731	14.16	\$350	\$85
Jefferson	\$41,913	19.57	\$820	18.02	\$755	-\$65	\$18,075	19.57	\$354	\$26,252	18.02	\$473	\$119
Lafayette	\$34,541	18.61	\$643	16.95	\$585	-\$57	\$13,721	18.61	\$255	\$21,910	16.95	\$371	\$116
Lake	\$111,669	18.32	\$2,046	16.97	\$1,895	-\$151	\$67,703	18.32	\$1,240	\$86,765	16.97	\$1,472	\$232
Lee	\$134,194	18.68	\$2,506	16.47	\$2,210	-\$296	\$81,654	18.68	\$1,525	\$129,644	16.47	\$2,135	\$610
Leon	\$108,131	20.41	\$2,207	17.93	\$1,938	-\$268	\$75,506	20.41	\$1,541	\$109,068	17.93	\$1,955	\$414
Levy	\$32,239	18.94	\$611	16.50	\$532	-\$79	\$20,143	18.94	\$382	\$32,735	16.50	\$540	\$159
Liberty	\$21,864	16.49	\$361	15.53	\$340	-\$21	\$4,393	16.49	\$72	\$11,484	15.53	\$178	\$106
Madison	\$20,553	18.13	\$373	17.06	\$351	-\$22	\$12,703	18.13	\$230	\$17,760	17.06	\$303	\$73

**Table 15**  
**2005 Median Homestead Taxable Value - With and Without Save Our Homes**  
**Affect on Taxes Levied of Removing SOH Assessment Differential**

	Homesteads With Just Value = Assessed Value						Homesteads With Just Value > Assessed Value						
	With SOH - Current Law			Without SOH			With SOH - Current Law			Without SOH			
	Median Tax. Value (1)	Aggregate Millage (2)	Taxes Levied (3)	Aggregate Millage (4)	Taxes Levied (5)	Difference (6)	Median Tax. Value (7)	Aggregate Millage (8)	Taxes Levied (9)	Median Tax. Value (10)	Aggregate Millage (11)	Taxes Levied (12)	Difference (13)
Manatee	\$159,835	18.28	\$2,922	15.50	\$2,478	-\$444	\$85,731	18.28	\$1,567	\$137,413	15.50	\$2,131	\$563
Marion	\$78,885	18.05	\$1,424	16.22	\$1,279	-\$145	\$41,858	18.05	\$756	\$58,266	16.22	\$945	\$189
Martin	\$192,924	17.12	\$3,302	13.55	\$2,615	-\$687	\$97,369	17.12	\$1,667	\$174,054	13.55	\$2,359	\$692
Monroe	\$355,564	9.37	\$3,331	7.80	\$2,773	-\$558	\$167,022	9.37	\$1,565	\$416,435	7.80	\$3,248	\$1,683
Nassau	\$122,226	17.78	\$2,173	15.65	\$1,913	-\$261	\$67,774	17.78	\$1,205	\$99,800	15.65	\$1,562	\$357
Okaloosa	\$102,239	15.06	\$1,540	13.19	\$1,348	-\$191	\$65,267	15.06	\$983	\$99,534	13.19	\$1,313	\$330
Okechobee	\$67,021	17.44	\$1,169	15.74	\$1,055	-\$114	\$33,687	17.44	\$587	\$55,770	15.74	\$878	\$290
Orange	\$138,506	18.65	\$2,583	17.01	\$2,356	-\$227	\$81,315	18.65	\$1,516	\$117,598	17.01	\$2,001	\$484
Osceola	\$107,614	17.52	\$1,885	16.42	\$1,767	-\$118	\$70,607	17.52	\$1,237	\$95,014	16.42	\$1,560	\$324
Palm Beach	\$187,206	20.74	\$3,882	16.96	\$3,175	-\$707	\$93,107	20.74	\$1,931	\$171,637	16.96	\$2,911	\$980
Pasco	\$105,340	17.06	\$1,797	14.45	\$1,523	-\$274	\$48,597	17.06	\$829	\$80,688	14.45	\$1,166	\$337
Pinellas	\$105,314	22.40	\$2,359	17.94	\$1,889	-\$470	\$60,614	22.40	\$1,558	\$109,614	17.94	\$1,966	\$608
Polk	\$81,294	19.99	\$1,625	18.02	\$1,465	-\$160	\$42,720	19.99	\$854	\$66,054	18.02	\$1,191	\$337
Punam	\$33,551	20.40	\$685	18.37	\$616	-\$68	\$19,073	20.40	\$389	\$29,198	18.37	\$536	\$147
Saint Johns	\$171,454	15.65	\$2,683	13.28	\$2,277	-\$406	\$115,044	15.65	\$1,801	\$171,654	13.28	\$2,280	\$480
Saint Lucie	\$132,914	23.42	\$3,113	19.94	\$2,650	-\$463	\$54,316	23.42	\$1,272	\$107,414	19.94	\$2,142	\$870
Santa Rosa	\$99,292	14.90	\$1,480	13.05	\$1,295	-\$184	\$62,342	14.90	\$929	\$82,746	13.05	\$1,080	\$150
Sarasota	\$148,114	15.17	\$2,246	12.54	\$1,857	-\$389	\$92,184	15.17	\$1,398	\$151,614	12.54	\$1,901	\$503
Seminole	\$134,382	17.63	\$2,369	15.03	\$2,020	-\$349	\$87,777	17.63	\$1,547	\$130,193	15.03	\$1,957	\$410
Sumter	\$110,177	16.87	\$1,859	14.68	\$1,618	-\$241	\$50,740	16.87	\$856	\$81,545	14.68	\$1,197	\$341
Suwannee	\$36,448	19.19	\$700	16.78	\$612	-\$88	\$18,848	19.19	\$362	\$32,324	16.78	\$542	\$181
Taylor	\$32,655	18.03	\$589	17.07	\$557	-\$31	\$15,245	18.03	\$275	\$20,982	17.07	\$358	\$83
Union	\$32,615	19.73	\$643	17.67	\$576	-\$67	\$17,030	19.73	\$336	\$26,749	17.67	\$473	\$137
Volusia	\$109,093	22.77	\$2,484	18.84	\$2,055	-\$429	\$60,205	22.77	\$1,371	\$102,117	18.84	\$1,923	\$553
Wakulla	\$78,803	17.12	\$1,349	14.41	\$1,135	-\$214	\$34,390	17.12	\$589	\$61,477	14.41	\$886	\$297
Walton	\$109,392	9.81	\$1,073	9.28	\$1,015	-\$59	\$40,849	9.81	\$401	\$61,424	9.28	\$570	\$169
Washington	\$27,406	18.75	\$514	18.18	\$498	-\$16	\$18,008	18.75	\$338	\$21,376	18.18	\$389	\$51
Statewide	\$125,144	19.60	\$2,452	16.51	\$2,066	-\$387	\$68,897	19.60	\$1,350	\$115,784	16.51	\$1,911	\$561

Notes:  
1. Millage rate reductions assume that the same total property tax dollars are levied by all taxing authorities.  
2. Homestead value data based only on homesteads coded as single family, mobile home, condominium and cooperative.

With regard to affordable housing, chapter 2006-311, L.O.F., also stated that this report should look at the effect of Save Our Homes on property taxes paid by non-homestead property owners. For the state as a whole, column (18) in Table 2 shows non-homestead residential property value as a percentage of total taxable value. In 1987, the first year data is available and eight years prior to the implementation of Save Our Homes, non-homestead residential property made up 27.3% of total taxable value. Stated another way, such property paid 27.3% of all property taxes levied that year. By 2006, the proportion of taxable value made up of non-homestead residential property had risen to 35.4%. Table 4 presents similar data, but with the effect of the SOH differential removed. Without the SOH amendment, the proportion of property taxes paid by non-homestead residential property would have risen only slightly above the 1987 level, to 28.4%. These figures are displayed graphically in Charts 2 and 3. County by county figures for 2006 are displayed in Tables 8 and 9. As with all the SOH related county data, there is considerable variation across counties.

## **V. The Effect of Save Our Homes on the Distribution of School Property Taxes**

To analyze the impact of Save Our Homes on public school property taxes, at the request of the Department of Revenue the Department of Education re-calculated 2006 Florida Education Finance Program (FEFP) required local effort millage (RLE) rates based on a tax roll to which the Save Our Homes assessment differential had been added back. Tables 16 and 17 present the 2006 RLE calculations under current law. The statewide RLE millage rate necessary to collect the local property tax contribution amount specified by the Legislature in the General Appropriations Act is 5.010 mills. This rate varies by county (see Table 16, columns 7 and 8) because of an adjustment in the calculation formula to equalize the millage based on the previous year's level of assessment. Because of this adjustment, rates vary from a high of 5.323 to a low of 4.402. A second RLE millage rate adjustment is made for school districts in which the RLE would collect more than 90% of total FEFP funds for the district. In these districts, the RLE millage is lowered so that only 90% of the total funding comes from the property tax. In 2006, ten school districts had their RLE millage reduced due to this provision. Reductions varied from .4 mills in Indian River County to 3.568 mills in Walton County.

Tables 18 and 19 present similar FEFP calculations, but are based on a tax roll in which the SOH assessment growth limitation has been eliminated. Statewide, this adds \$404.4 billion, or 24.5%, to the tax roll. As a result, the statewide RLE millage that would collect the same total dollars specified in the General Appropriations Act is reduced 20.2% to 3.997 mills. Since the total dollar collection amount is the same, the effect of eliminating the Save Our Homes assessment limitation would result only in a redistribution of effort among counties. The amount of this redistribution by county in dollar and percentage terms can be seen in columns 11 and 12 of Table 20.

With regard to the level of assessment equalization factor, since it is based on a dollar amount calculated from the previous tax roll, there would be no difference in the revenue collected from each school district in 2006. In future years, however, the distribution of this amount would change in the same way as the distribution of the total RLE amount.

**Table 16**  
**2006-07 FEFP Second Calculation**  
**Required Local Effort, Equalization to Prior Year Assessment Levels**  
**Required Average Mills = 5.010**  
**Source: Florida Department of Education**

District	2005	2005 Assessment Levels	2005 Equalization Factors	2005-06 Unequalized RLE	Equalization Amount	2006	2006-07	2006-07
	School Taxable Value					School Taxable Value	Millage Rate Adjustment	Equalized RLE Mills
	-1-					-6-	-7-	-8-
1 Alachua	9,675,417,960	96.8	0.011364	48,155,039	547,234	11,357,500,164	0.051	5.061
2 Baker	587,273,020	98.1	(0.002039)	2,922,887	(5,960)	699,206,345	(0.009)	5.001
3 Bay	12,673,450,592	94.3	0.038176	63,076,397	2,408,005	18,869,456,228	0.134	5.144
4 Bradford	681,685,195	100.1	(0.021978)	3,392,781	(74,567)	809,041,156	(0.097)	4.913
5 Brevard	31,028,487,900	99.2	(0.013105)	154,430,336	(2,023,810)	39,294,006,872	(0.054)	4.956
6 Broward	133,596,083,095	98.3	(0.004069)	664,914,385	(2,705,537)	158,690,637,790	(0.018)	4.992
7 Calhoun	279,385,618	102.3	(0.043011)	1,390,516	(59,807)	322,038,098	(0.195)	4.815
8 Charlotte	16,124,095,741	98.5	(0.006091)	80,250,431	(488,805)	24,321,071,778	(0.021)	4.989
9 Citrus	8,724,672,100	97.8	0.001022	43,423,129	44,378	11,637,462,135	0.004	5.014
10 Clay	7,482,833,967	97.7	0.002047	37,242,439	76,235	9,122,880,536	0.009	5.019
11 Collier	61,468,215,721	99.5	(0.016080)	305,930,383	(4,919,361)	77,238,074,548	(0.067)	4.943
12 Columbia	1,889,280,479	98.7	(0.008105)	9,403,043	(76,212)	2,314,067,974	(0.035)	4.975
13 Miami-Dade	176,848,473,603	98.0	(0.001020)	880,183,696	(897,787)	213,825,364,287	(0.004)	5.006
14 DeSoto	1,153,866,024	96.9	0.010320	5,742,849	59,266	1,758,121,481	0.035	5.045
15 Dixie	487,228,032	101.4	(0.034517)	2,424,958	(83,702)	591,757,218	(0.149)	4.861
16 Duval	45,840,730,147	99.4	(0.015091)	228,151,606	(3,443,036)	51,951,142,035	(0.070)	4.940
17 Escambia	11,613,884,200	95.0	0.030526	57,802,882	1,764,491	14,927,916,899	0.124	5.134
18 Flagler	7,932,905,478	96.2	0.017672	39,482,467	697,734	10,886,648,601	0.067	5.077
19 Franklin	3,338,590,113	101.8	(0.038310)	16,616,330	(636,572)	4,113,401,327	(0.163)	4.847
20 Gadsden	1,075,425,071	96.2	0.017672	5,352,444	94,588	1,236,476,463	0.081	5.091
21 Gilchrist	460,190,914	97.4	0.005133	2,290,393	11,757	570,275,461	0.022	5.032
22 Glades	560,473,719	103.9	(0.057748)	2,789,506	(161,088)	683,411,698	(0.248)	4.762
23 Gulf	2,653,137,446	102.1	(0.041136)	13,204,798	(543,193)	2,905,749,172	(0.197)	4.813
24 Hamilton	576,993,930	97.3	0.006166	2,871,728	17,707	663,890,212	0.028	5.038
25 Hardee	1,386,469,976	100.2	(0.022954)	6,900,530	(158,395)	1,556,504,727	(0.107)	4.903
26 Hendry	1,925,247,836	96.0	0.019792	9,582,055	189,648	2,823,903,339	0.071	5.081
27 Hernando	7,668,136,229	97.9	0.000000	38,164,697	0	9,901,079,038	0.000	5.010
28 Highlands	4,172,330,426	93.7	0.044824	20,765,897	930,811	5,840,455,726	0.168	5.178
29 Hillsborough	64,575,411,915	96.7	0.012410	321,395,054	3,988,513	78,793,903,491	0.053	5.063
30 Holmes	347,805,597	97.8	0.001022	1,731,046	1,769	424,269,500	0.004	5.014
31 Indian River	14,279,412,670	99.3	(0.014099)	71,069,351	(1,002,007)	17,930,192,137	(0.059)	4.951
32 Jackson	1,178,725,268	100.1	(0.021978)	5,866,575	(128,936)	1,349,707,707	(0.101)	4.909
33 Jefferson	436,094,313	101.4	(0.034517)	2,170,463	(74,918)	518,623,632	(0.152)	4.858
34 Lafayette	171,797,608	98.3	(0.004069)	855,045	(3,479)	213,297,993	(0.017)	4.993
35 Lake	14,297,179,504	100.2	(0.022954)	71,157,777	(1,633,356)	18,975,642,475	(0.091)	4.919
36 Lee	63,982,337,148	96.8	0.011364	318,443,291	3,618,790	89,502,215,901	0.043	5.053
37 Leon	12,662,323,180	94.4	0.037076	63,021,016	2,336,567	14,675,884,867	0.168	5.178
38 Levy	1,615,119,331	99.5	(0.016080)	8,038,530	(129,260)	2,346,565,082	(0.058)	4.952
39 Liberty	212,040,061	95.4	0.026205	1,055,334	27,655	249,946,513	0.116	5.126
40 Madison	515,584,258	97.9	0.000000	2,566,089	0	644,263,621	0.000	5.010
41 Manatee	24,776,838,775	99.2	(0.013105)	123,315,565	(1,616,050)	30,735,678,005	(0.055)	4.955
42 Marion	13,057,730,937	95.5	0.025131	64,988,980	1,633,238	17,429,268,825	0.099	5.109
43 Martin	17,698,917,926	100.1	(0.021978)	88,088,399	(1,936,007)	21,343,775,570	(0.095)	4.915
44 Monroe	21,688,844,165	98.6	(0.007099)	107,946,462	(766,312)	26,872,672,507	(0.030)	4.980
45 Nassau	5,954,234,993	97.3	0.006166	29,634,525	182,726	7,246,175,600	0.027	5.037
46 Okaloosa	13,607,497,614	94.4	0.037076	67,725,196	2,510,979	18,046,515,116	0.146	5.156
47 Okeechobee	1,856,688,966	98.0	(0.001020)	9,240,834	(9,426)	2,270,839,361	(0.004)	5.006
48 Orange	75,373,932,205	99.2	(0.013105)	375,139,829	(4,916,207)	92,367,603,422	(0.056)	4.954
49 Osceola	16,192,861,394	97.6	0.003074	80,592,681	247,742	21,989,200,577	0.012	5.022
50 Palm Beach	130,344,516,337	96.1	0.018730	648,731,175	12,150,735	161,252,193,452	0.079	5.089
51 Pasco	19,949,523,770	100.1	(0.021978)	99,289,777	(2,182,191)	25,750,555,212	(0.089)	4.921
52 Pinellas	62,890,342,232	97.1	0.008239	313,008,378	2,578,876	75,661,254,861	0.036	5.046
53 Polk	23,855,176,388	97.9	0.000000	118,728,406	0	30,014,236,274	0.000	5.010
54 Putnam	3,182,606,632	97.8	0.001022	15,839,992	16,188	3,963,942,355	0.004	5.014
55 St. Johns	17,464,649,690	97.4	0.005133	86,922,435	446,173	22,129,008,582	0.021	5.031
56 St. Lucie	17,680,678,583	96.6	0.013458	87,997,621	1,184,272	24,344,463,819	0.051	5.061
57 Santa Rosa	6,702,089,926	97.0	0.009278	33,356,637	309,483	8,709,973,431	0.037	5.047
58 Sarasota	46,469,418,881	101.6	(0.036417)	231,280,621	(8,422,546)	59,015,112,897	(0.150)	4.860
59 Seminole	24,116,900,198	98.1	(0.002039)	120,031,018	(244,743)	29,886,314,133	(0.009)	5.001
60 Sumter	3,409,984,352	94.3	0.038176	16,971,663	647,910	4,622,447,404	0.148	5.158
61 Suwannee	1,139,998,279	97.3	0.006166	5,673,828	34,985	1,512,757,217	0.024	5.034
62 Taylor	1,116,616,469	112.7	(0.131322)	5,557,456	(729,816)	1,264,231,366	(0.608)	4.402
63 Union	187,254,135	97.4	0.005133	931,973	4,784	203,099,015	0.025	5.035
64 Volusia	30,002,303,241	98.3	(0.004069)	149,322,963	(607,595)	38,380,036,066	(0.017)	4.993
65 Wakulla	1,158,819,798	95.9	0.020855	5,767,504	120,281	1,371,523,210	0.092	5.102
66 Walton	12,823,805,149	90.9	0.077008	63,824,719	4,915,014	16,515,893,518	0.313	5.323
67 Washington	652,227,331	103.5	(0.054106)	3,246,168	(175,637)	1,006,872,016	(0.184)	4.826
68 Washington Special	0	0.0	0.000000	0	0	0	0.000	0.000
69 FAMU Lab School	0	0.0	0.000000	0	0	0	0.000	0.000
70 FAU Lab School	0	0.0	0.000000	0	0	0	0.000	0.000
71 FSU Lab - Broward	0	0.0	0.000000	0	0	0	0.000	0.000
72 FSU Lab - Leon	0	0.0	0.000000	0	0	0	0.000	0.000
73 UF Lab School	0	0.0	0.000000	0	0	0	0.000	0.000
74 Virtual School	0	0.0	0.000000	0	0	0	0.000	0.000
State	1,319,533,253,751	97.9		6,567,382,978	2,942,216	1,648,441,698,038		5.010

**Table 17**  
**2006-07 FEFP Second Calculation**  
**Required Local Effort, 90% Adjustment, Millage, and Total**  
**Source: Florida Department of Education**

District	2006	Unequalized	Gross	90%	Unequalized	Equalized	Less:	2006-07	2006-07
	Tax Roll	Required Local Effort	State & Local FEFP	Gross State & Local FEFP	RLE Amount Above 90% FEFP	or Average Millage	Millage to 90%	Adjusted RLE Millage	Total Required Local Effort
	-1-	-2-	-3-	-4-	-5-	-6-	-7-	-8-	-9-
1 Alachua	11,357,500,164	54,606,293	149,040,138	134,136,124	0	5.061	0	5.061	54,606,293
2 Baker	699,206,345	3,321,894	25,638,672	23,074,805	0	5.001	0	5.001	3,321,894
3 Bay	18,869,456,228	92,211,259	137,532,410	123,779,169	0	5.144	0	5.144	92,211,259
4 Bradford	809,041,156	3,776,078	19,796,730	17,817,057	0	4.913	0	4.913	3,776,078
5 Brevard	39,294,006,872	185,004,043	389,551,177	350,596,059	0	4.956	0	4.956	185,004,043
6 Broward	158,690,637,790	752,574,481	1,390,735,153	1,251,661,638	0	4.992	0	4.992	752,574,481
7 Calhoun	322,038,098	1,473,083	13,021,728	11,719,555	0	4.815	0	4.815	1,473,083
8 Charlotte	24,321,071,778	115,270,936	87,949,857	79,154,871	36,116,065	4.989	1.563	3.426	79,157,792
9 Citrus	11,637,462,135	55,432,723	79,511,709	71,560,538	0	5.014	0	5.014	55,432,723
10 Clay	9,122,880,536	43,498,351	190,121,829	171,109,646	0	5.019	0	5.019	43,498,351
11 Collier	77,238,074,548	362,698,412	240,917,353	216,825,618	145,872,794	4.943	1.988	2.955	216,826,585
12 Columbia	2,314,067,974	10,936,864	54,050,151	48,645,136	0	4.975	0	4.975	10,936,864
13 Miami-Dade	213,825,364,287	1,016,889,285	1,897,859,483	1,708,073,535	0	5.006	0	5.006	1,016,889,285
14 DeSoto	1,758,121,481	8,426,237	27,099,589	24,389,630	0	5.045	0	5.045	8,426,237
15 Dixie	591,752,218	2,732,705	10,142,201	10,142,201	0	4.861	0	4.861	2,732,705
16 Duval	51,951,142,035	243,806,710	672,743,984	605,469,586	0	4.940	0	4.940	243,806,710
17 Escambia	14,927,916,899	72,807,929	213,459,156	192,113,240	0	5.134	0	5.134	72,807,929
18 Flagler	10,886,648,601	52,507,939	60,768,136	54,691,322	0	5.077	0	5.077	52,507,939
19 Franklin	4,113,401,327	18,940,773	6,263,158	5,636,842	13,303,931	4.847	3.405	1.442	5,634,948
20 Gadsden	1,236,476,463	5,980,157	33,154,009	29,838,608	0	5.091	0	5.091	5,980,157
21 Gilchrist	570,275,461	2,726,145	16,006,539	14,405,885	0	5.032	0	5.032	2,726,145
22 Glades	683,411,698	3,091,686	7,386,914	6,648,223	0	4.762	0	4.762	3,091,686
23 Gulf	2,905,749,172	13,286,102	10,486,975	9,438,278	3,847,824	4.813	1.394	3.419	9,438,019
24 Hamilton	663,890,212	3,177,445	10,226,493	9,203,844	0	5.038	0	5.038	3,177,445
25 Hardee	1,556,504,727	7,249,966	26,195,145	23,575,631	0	4.903	0	4.903	7,249,966
26 Hendry	2,823,903,339	13,630,840	40,137,924	36,124,132	0	5.081	0	5.081	13,630,840
27 Hernando	9,901,079,038	47,124,186	114,574,927	103,117,434	0	5.010	0	5.010	47,124,186
28 Highlands	5,840,455,726	28,729,786	62,540,631	56,286,568	0	5.178	0	5.178	28,729,786
29 Hillsborough	78,793,903,491	378,986,857	1,031,669,734	928,502,761	0	5.063	0	5.063	378,986,857
30 Holmes	424,269,500	2,020,923	17,795,037	16,015,533	0	5.014	0	5.014	2,020,923
31 Indian River	17,930,192,137	84,333,762	86,131,717	77,518,545	6,815,217	4.951	0.4	4.551	77,520,289
32 Jackson	1,349,707,707	6,294,429	39,031,327	35,128,194	0	4.909	0	4.909	6,294,429
33 Jefferson	518,623,632	2,393,500	6,884,173	6,195,756	0	4.858	0	4.858	2,393,500
34 Lafayette	213,297,993	1,011,747	5,717,239	5,145,515	0	4.993	0	4.993	1,011,747
35 Lake	18,975,642,475	88,674,126	196,145,669	176,531,102	0	4.919	0	4.919	88,674,126
36 Lee	89,502,215,901	429,641,962	416,425,549	374,782,994	54,858,968	5.053	0.645	4.408	374,799,479
37 Leon	14,675,884,867	72,192,145	175,049,900	157,544,910	0	5.178	0	5.178	72,192,145
38 Levy	2,346,565,082	11,039,181	33,516,395	30,164,756	0	4.952	0	4.952	11,039,181
39 Liberty	249,946,513	1,217,165	8,544,405	7,689,965	0	5.126	0	5.126	1,217,165
40 Madison	644,263,621	3,066,373	16,481,381	14,833,243	0	5.010	0	5.010	3,066,373
41 Manatee	30,735,678,005	144,680,520	220,420,181	198,378,163	0	4.955	0	4.955	144,680,520
42 Marion	17,429,268,825	84,593,828	216,109,856	194,498,870	0	5.109	0	5.109	84,593,828
43 Martin	21,343,775,570	99,659,424	93,387,112	84,048,401	15,611,023	4.915	0.77	4.145	84,046,452
44 Monroe	26,872,672,507	127,134,614	43,090,582	38,781,524	88,353,090	4.980	3.461	1.519	38,778,610
45 Nassau	7,246,175,600	34,674,037	55,201,713	49,681,542	0	5.037	0	5.037	34,674,037
46 Okaloosa	18,046,515,116	88,395,440	155,983,009	140,384,708	0	5.156	0	5.156	88,395,440
47 Okeechobee	2,270,839,361	10,799,431	37,823,549	34,041,194	0	5.006	0	5.006	10,799,431
48 Orange	92,367,603,422	434,709,652	951,232,639	856,109,375	0	4.954	0	4.954	434,709,652
49 Osceola	21,989,200,577	104,908,277	271,857,027	244,671,324	0	5.022	0	5.022	104,908,277
50 Palm Beach	161,252,193,452	779,581,792	921,898,203	829,708,383	0	5.089	0	5.089	779,581,792
51 Pasco	25,750,555,212	120,382,558	341,013,819	306,912,437	0	4.921	0	4.921	120,382,558
52 Pinellas	75,661,254,861	362,697,357	580,381,999	522,343,799	0	5.046	0	5.046	362,697,357
53 Polk	30,014,236,274	142,852,758	479,988,607	431,989,746	0	5.010	0	5.010	142,852,758
54 Putnam	3,963,942,355	18,881,447	61,307,770	55,176,993	0	5.014	0	5.014	18,881,447
55 St. Johns	22,129,008,582	105,764,490	133,297,119	119,967,407	0	5.031	0	5.031	105,764,490
56 St. Lucie	24,344,463,819	117,046,965	189,454,293	170,508,864	0	5.061	0	5.061	117,046,965
57 Santa Rosa	8,709,973,431	41,761,274	123,989,584	111,590,626	0	5.047	0	5.047	41,761,274
58 Sarasota	59,015,112,897	272,472,776	225,680,084	203,112,076	69,360,700	4.860	1.237	3.623	203,121,166
59 Seminole	29,886,314,133	141,988,384	350,669,452	315,602,507	0	5.001	0	5.001	141,988,384
60 Sumter	4,622,447,404	22,650,455	37,149,193	33,434,274	0	5.158	0	5.158	22,650,455
61 Suwannee	1,512,757,217	7,234,459	28,319,077	25,487,169	0	5.034	0	5.034	7,234,459
62 Taylor	1,264,231,366	5,286,889	15,869,936	14,282,942	0	4.402	0	4.402	5,286,889
63 Union	203,099,015	971,473	12,155,417	10,939,875	0	5.035	0	5.035	971,473
64 Volusia	38,380,036,066	182,049,944	338,232,016	304,408,814	0	4.993	0	4.993	182,049,944
65 Wakulla	1,371,523,210	6,647,636	25,633,029	23,069,726	0	5.102	0	5.102	6,647,636
66 Walton	16,515,893,518	83,518,396	30,280,738	27,252,664	56,265,732	5.323	3.586	1.737	27,253,702
67 Washington	1,006,872,016	4,616,206	18,547,991	16,693,192	0	4.826	0	4.826	4,616,206
68 Washington Special	0	0	3,841,613	3,457,452	0	0.000	0	0.000	0
69 FAMU Lab School	0	0	3,011,624	2,710,462	0	0.000	0	0.000	0
70 FAU Lab School	0	0	3,847,463	3,462,717	0	0.000	0	0.000	0
71 FSU Lab - Broward	0	0	3,476,448	3,128,803	0	0.000	0	0.000	0
72 FSU Lab - Leon	0	0	9,065,643	8,159,079	0	0.000	0	0.000	0
73 UF Lab School	0	0	6,745,525	6,070,973	0	0.000	0	0.000	0
74 Virtual School	0	0	31,390,496	28,251,446	0	0.000	0	0.000	0
State	1,648,441,698,038	7,848,744,960	14,041,784,415	12,637,605,976	490,405,344				7,358,364,845

**Table 18**  
**Save Our Homes (SOH) Impact Analysis**  
**Calculation of RLE Millage when SOH Differential Added to 2006 Taxable Value**  
**Required Average Mills = 3.997**  
**Source: Florida Department of Education**

District	2005 School Taxable Value	2005 Assessment Levels	2005 Equalization Factors	2005-06 Unequalized RLE	2005-06 Equalization Amount	2006 School Taxable Value (SOH Diff. Included)	2006-07 Millage Rate Adjustment	2006-07 Equalized RLE Mills
	-1-	-2-	-3-	-4-	-5-	-6-	-7-	-8-
1 Alachua	9,675,417,960	96.8	0.011364	48,155,039	547,234	13,219,225,224	0.044	4.041
2 Baker	587,273,020	98.1	(0.002039)	2,922,887	(5,960)	827,424,713	(0.008)	3.989
3 Bay	12,673,450,592	94.3	0.038176	63,076,397	2,408,005	21,918,359,465	0.116	4.113
4 Bradford	681,685,195	100.1	(0.021978)	3,392,781	(74,567)	941,440,731	(0.083)	3.914
5 Brevard	31,028,487,900	99.2	(0.013105)	154,430,336	(2,023,810)	53,819,790,842	(0.040)	3.957
6 Broward	133,596,083,095	98.3	(0.004069)	664,914,385	(2,705,537)	211,507,754,165	(0.013)	3.984
7 Calhoun	279,385,618	102.3	(0.043011)	1,390,516	(59,807)	351,680,275	(0.179)	3.818
8 Charlotte	16,124,095,741	98.5	(0.006091)	80,250,431	(488,805)	29,547,036,351	(0.017)	3.980
9 Citrus	8,724,672,100	97.8	0.001022	43,423,129	44,378	14,139,226,295	0.003	4.000
10 Clay	7,482,833,967	97.7	0.002047	37,242,439	76,235	11,361,636,827	0.007	4.004
11 Collier	61,468,215,721	99.5	(0.016080)	305,930,383	(4,919,361)	92,936,160,555	(0.056)	3.941
12 Columbia	1,889,280,479	98.7	(0.008105)	9,403,043	(76,212)	2,658,921,655	(0.030)	3.967
13 Miami-Dade	176,848,473,603	98.0	(0.001020)	880,183,696	(897,787)	271,403,965,285	(0.003)	3.994
14 DeSoto	1,153,866,024	96.9	0.010320	5,742,849	59,266	2,086,948,494	0.030	4.027
15 Dixie	487,228,032	101.4	(0.034517)	2,424,958	(83,702)	653,957,698	(0.135)	3.862
16 Duval	45,840,730,147	99.4	(0.015091)	228,151,606	(3,443,036)	61,428,459,415	(0.059)	3.938
17 Escambia	11,613,884,200	95.0	0.030526	57,802,882	1,764,491	18,198,972,229	0.102	4.099
18 Flagler	7,932,905,478	96.2	0.017672	39,482,467	697,734	12,609,906,382	0.058	4.055
19 Franklin	3,338,590,113	101.8	(0.038310)	16,616,330	(636,572)	4,615,306,617	(0.145)	3.852
20 Gadsden	1,075,425,071	96.2	0.017672	5,352,444	94,588	1,417,923,059	0.070	4.067
21 Gilchrist	460,190,914	97.4	0.005133	2,290,393	11,757	670,719,033	0.018	4.015
22 Glades	560,473,719	103.9	(0.057748)	2,789,506	(161,088)	762,654,644	(0.222)	3.775
23 Gulf	2,653,137,446	102.1	(0.041136)	13,204,798	(543,193)	3,207,498,768	(0.178)	3.819
24 Hamilton	576,993,930	97.3	0.006166	2,871,728	17,707	701,899,029	0.027	4.024
25 Hardee	1,386,469,976	100.2	(0.022954)	6,900,530	(158,395)	1,652,108,680	(0.101)	3.896
26 Hendry	1,925,247,836	96.0	0.019792	9,582,055	189,648	3,174,629,489	0.063	4.060
27 Hernando	7,668,136,229	97.9	0.000000	38,164,697	0	12,188,542,656	0.000	3.997
28 Highlands	4,172,330,426	93.7	0.044824	20,765,897	930,811	7,080,197,706	0.138	4.135
29 Hillsborough	64,575,411,915	96.7	0.012410	321,395,054	3,988,513	98,957,529,654	0.042	4.039
30 Holmes	347,805,597	97.8	0.001022	1,731,046	1,769	463,753,183	0.004	4.001
31 Indian River	14,279,412,670	99.3	(0.014099)	71,069,351	(1,002,007)	21,736,306,897	(0.049)	3.948
32 Jackson	1,178,725,268	100.1	(0.021978)	5,866,575	(128,936)	1,448,625,323	(0.094)	3.903
33 Jefferson	436,094,313	101.4	(0.034517)	2,170,463	(74,918)	574,122,624	(0.137)	3.860
34 Lafayette	171,797,608	98.3	(0.004069)	855,045	(3,479)	252,575,124	(0.014)	3.983
35 Lake	14,297,179,504	100.2	(0.022954)	71,157,777	(1,633,356)	21,921,544,168	(0.078)	3.919
36 Lee	63,982,337,148	96.8	0.011364	318,443,291	3,618,790	106,020,658,051	0.036	4.033
37 Leon	12,662,323,180	94.4	0.037076	63,021,016	2,336,567	17,330,512,075	0.142	4.139
38 Levy	1,615,119,331	99.5	(0.016080)	8,038,530	(129,260)	2,845,231,532	(0.048)	3.949
39 Liberty	212,040,061	95.4	0.026205	1,055,334	27,655	279,654,719	0.104	4.101
40 Madison	515,584,258	97.9	0.000000	2,566,089	0	709,368,854	0.000	3.997
41 Manatee	24,776,838,775	99.2	(0.013105)	123,315,565	(1,616,050)	37,563,279,136	(0.045)	3.952
42 Marion	13,057,730,937	95.5	0.025131	64,988,980	1,633,238	20,789,220,018	0.083	4.080
43 Martin	17,698,917,926	100.1	(0.021978)	88,088,399	(1,936,007)	28,229,565,479	(0.072)	3.925
44 Monroe	21,688,844,165	98.6	(0.007099)	107,946,462	(766,312)	33,053,098,814	(0.024)	3.973
45 Nassau	5,954,234,993	97.3	0.006166	29,634,525	182,726	8,377,628,774	0.023	4.020
46 Okaloosa	13,607,497,614	94.4	0.037076	67,725,196	2,510,979	21,833,858,174	0.121	4.118
47 Okeechobee	1,856,688,966	98.0	(0.001020)	9,240,834	(9,426)	2,592,058,811	(0.004)	3.993
48 Orange	75,373,932,205	99.2	(0.013105)	375,139,829	(4,916,207)	107,403,379,443	(0.048)	3.949
49 Osceola	16,192,861,394	97.6	0.003074	80,592,681	247,742	24,545,764,604	0.011	4.008
50 Palm Beach	130,344,516,337	96.1	0.018730	648,731,175	12,150,735	209,037,506,037	0.061	4.058
51 Pasco	19,949,523,770	100.1	(0.021978)	99,289,777	(2,182,191)	32,493,297,257	(0.071)	3.926
52 Pinellas	62,890,342,232	97.1	0.008239	313,008,378	2,578,876	100,309,941,207	0.027	4.024
53 Polk	23,855,176,388	97.9	0.000000	118,728,406	0	35,496,422,447	0.000	3.997
54 Putnam	3,182,606,632	97.8	0.001022	15,839,992	16,188	4,597,252,180	0.004	4.001
55 St. Johns	17,464,649,690	97.4	0.005133	86,922,435	446,173	26,917,475,094	0.017	4.014
56 St. Lucie	17,680,678,583	96.6	0.013458	87,997,621	1,184,272	29,284,094,106	0.043	4.040
57 Santa Rosa	6,702,089,926	97.0	0.009278	33,356,637	309,483	10,627,762,050	0.031	4.028
58 Sarasota	46,469,418,881	101.6	(0.036417)	231,280,621	(8,422,546)	75,370,612,703	(0.118)	3.879
59 Seminole	24,116,900,198	98.1	(0.002039)	120,031,018	(244,743)	38,298,092,970	(0.007)	3.990
60 Sumter	3,409,984,352	94.3	0.038176	16,971,663	647,910	5,341,494,483	0.128	4.125
61 Suwannee	1,139,998,279	97.3	0.006166	5,673,828	34,985	1,824,023,226	0.020	4.017
62 Taylor	1,116,616,469	112.7	(0.131322)	5,557,456	(729,816)	1,343,287,145	(0.572)	3.425
63 Union	187,254,135	97.4	0.005133	931,973	4,784	227,494,441	0.022	4.019
64 Volusia	30,002,303,241	98.3	(0.004069)	149,322,963	(607,595)	49,428,144,571	(0.013)	3.984
65 Wakulla	1,158,819,798	95.9	0.020855	5,767,504	120,281	1,587,121,236	0.080	4.077
66 Walton	12,823,805,149	90.9	0.077008	63,824,719	4,915,014	17,562,515,384	0.295	4.292
67 Washington	652,227,331	103.5	(0.054106)	3,246,168	(175,637)	1,065,117,167	(0.174)	3.823
68 Washington Special	0	0.0	0.000000	0	0	0	0.000	0.000
69 FAMU Lab School	0	0.0	0.000000	0	0	0	0.000	0.000
70 FAU Lab School	0	0.0	0.000000	0	0	0	0.000	0.000
71 FSU Lab - Broward	0	0.0	0.000000	0	0	0	0.000	0.000
72 FSU Lab - Leon	0	0.0	0.000000	0	0	0	0.000	0.000
73 UF Lab School	0	0.0	0.000000	0	0	0	0.000	0.000
74 Virtual School	0	0.0	0.000000	0	0	0	0.000	0.000
State	1,319,533,253,751	97.9		6,567,382,978	2,942,216	2,052,821,735,443		3.997

**Table 19**  
**Save Our Homes (SOH) Impact Analysis**  
**Calculation of RLE Millage and Tax when SOH Differential Added to 2006 Taxable Value**  
**Source: Florida Department of Education**

District	2006 Tax Roll (SOH Diff. Included)	Unequalized Required Local Effort	Gross State & Local FEFP	90% Gross State & Local FEFP	Unequalized RLE Amount Above 90% FEFP	Equalized or Average Millage	Less: Millage to 90%	2006-07 Adjusted RLE Millage	2006-07 Total Required Local Effort
	-1-	-2-	-3-	-4-	-5-	-6-	-7-	-8-	-9-
1 Alachua	13,219,225,224	50,747,945	149,040,138	134,136,124	0	4.041	0	4.041	50,747,945
2 Baker	827,424,713	3,135,567	25,638,672	23,074,805	0	3.989	0	3.989	3,135,567
3 Bay	21,918,359,465	85,642,702	137,532,410	123,779,169	0	4.113	0	4.113	85,642,702
4 Bradford	941,440,731	3,500,559	19,796,730	17,817,057	0	3.914	0	3.914	3,500,559
5 Brevard	53,819,790,842	202,316,667	389,551,177	350,596,059	0	3.957	0	3.957	202,316,667
6 Broward	211,507,754,165	800,514,548	1,390,735,153	1,251,661,638	0	3.984	0	3.984	800,514,548
7 Calhoun	351,680,275	1,275,580	13,021,728	11,719,555	0	3.818	0	3.818	1,275,580
8 Charlotte	29,547,036,351	111,717,344	87,949,857	79,154,871	32,562,473	3.980	1.16	2.820	79,156,510
9 Citrus	14,139,226,295	53,729,060	53,729,060	79,511,709	0	4.000	0	4.000	53,729,060
10 Clay	11,361,636,827	43,217,394	190,121,829	171,109,646	0	4.004	0	4.004	43,217,394
11 Collier	92,936,160,555	347,948,338	240,917,353	216,825,618	131,122,720	3.941	1.485	2.456	216,838,650
12 Columbia	2,658,921,655	10,020,545	54,050,151	48,645,136	0	3.967	0	3.967	10,020,545
13 Miami-Dade	271,403,965,285	1,029,788,065	1,897,859,483	1,708,073,535	0	3.994	0	3.994	1,029,788,065
14 DeSoto	2,086,948,494	7,983,935	27,099,589	24,389,630	0	4.027	0	4.027	7,983,935
15 Dixie	653,957,698	2,399,305	11,269,112	10,142,201	0	3.862	0	3.862	2,399,305
16 Duval	61,428,459,415	229,810,010	672,743,984	605,469,586	0	3.938	0	3.938	229,810,010
17 Escambia	18,198,972,229	70,867,708	213,459,156	192,113,240	0	4.099	0	4.099	70,867,708
18 Flagler	12,609,906,382	48,576,512	60,768,136	54,691,322	0	4.055	0	4.055	48,576,512
19 Franklin	4,615,306,617	16,889,253	6,263,158	5,636,842	11,252,411	3.852	2.566	1.286	5,638,520
20 Gadsden	1,417,923,059	5,478,358	33,154,009	29,838,608	0	4.067	0	4.067	5,478,358
21 Gilchrist	670,719,033	2,558,290	16,006,539	14,405,885	0	4.015	0	4.015	2,558,290
22 Glades	762,654,644	2,735,070	7,386,914	6,648,223	0	3.775	0	3.775	2,735,070
23 Gulf	3,207,498,768	11,636,966	10,486,975	9,438,278	2,198,688	3.819	0.722	3.097	9,436,943
24 Hamilton	701,899,029	2,683,220	10,226,493	9,203,844	0	4.024	0	4.024	2,683,220
25 Hardee	1,652,108,680	6,114,785	26,195,145	23,575,631	0	3.896	0	3.896	6,114,785
26 Hendry	3,174,629,489	12,244,546	40,137,924	36,124,132	0	4.060	0	4.060	12,244,546
27 Hernando	12,188,542,656	46,281,725	114,574,927	103,117,434	0	3.997	0	3.997	46,281,725
28 Highlands	7,080,197,706	27,812,787	62,540,631	56,286,568	0	4.135	0	4.135	27,812,787
29 Hillsborough	98,957,529,654	379,704,989	1,031,669,734	928,502,761	0	4.039	0	4.039	379,704,989
30 Holmes	463,753,183	1,762,703	17,795,037	16,175,533	0	4.001	0	4.001	1,762,703
31 Indian River	21,736,306,897	81,524,193	86,131,717	77,518,545	4,005,648	3.948	0.194	3.754	77,518,191
32 Jackson	1,448,625,323	5,371,285	39,031,327	35,128,194	0	3.903	0	3.903	5,371,285
33 Jefferson	574,122,624	2,105,308	6,884,173	6,195,756	0	3.860	0	3.860	2,105,308
34 Lafayette	252,575,124	955,706	5,717,239	5,145,515	0	3.983	0	3.983	955,706
35 Lake	21,921,544,168	81,615,005	196,145,669	176,531,102	0	3.919	0	3.919	81,615,005
36 Lee	106,020,658,051	406,202,248	416,425,549	374,782,994	31,419,254	4.033	0.312	3.721	374,777,725
37 Leon	17,330,512,075	68,144,440	175,049,900	157,544,910	0	4.139	0	4.139	68,144,440
38 Levy	2,845,231,532	10,674,028	33,516,395	30,164,756	0	3.949	0	3.949	10,674,028
39 Liberty	279,654,719	1,089,521	8,544,405	7,689,965	0	4.101	0	4.101	1,089,521
40 Madison	709,368,854	2,693,580	16,481,381	14,833,243	0	3.997	0	3.997	2,693,580
41 Manatee	37,563,279,136	141,027,575	220,420,181	198,378,163	0	3.952	0	3.952	141,027,575
42 Marion	20,789,220,018	80,579,017	216,109,856	194,498,870	0	4.080	0	4.080	80,579,017
43 Martin	28,229,565,479	105,260,992	93,387,112	84,048,401	21,212,591	3.925	0.791	3.134	84,047,885
44 Monroe	33,053,098,814	124,753,964	43,090,582	38,781,524	85,972,440	3.973	2.738	1.235	38,779,548
45 Nassau	8,377,628,774	31,994,164	55,201,713	49,681,542	0	4.020	0	4.020	31,994,164
46 Okaloosa	21,833,858,174	85,416,237	155,983,009	140,384,708	0	4.118	0	4.118	85,416,237
47 Okeechobee	2,592,058,811	9,832,586	37,823,549	34,041,194	0	3.993	0	3.993	9,832,586
48 Orange	107,403,379,443	402,929,148	951,232,639	856,109,375	0	3.949	0	3.949	402,929,148
49 Osceola	24,545,764,604	93,460,453	271,857,027	244,671,324	0	4.008	0	4.008	93,460,453
50 Palm Beach	209,037,506,037	805,860,490	921,898,203	829,708,383	0	4.058	0	4.058	805,860,490
51 Pasco	32,493,297,257	121,190,251	341,013,819	306,912,437	0	3.926	0	3.926	121,190,251
52 Pinellas	100,309,941,207	383,464,843	580,381,999	522,343,799	0	4.024	0	4.024	383,464,843
53 Polk	35,496,422,447	134,785,240	479,988,607	431,989,746	0	3.997	0	3.997	134,785,240
54 Putnam	4,597,252,180	17,473,926	61,307,770	55,176,993	0	4.001	0	4.001	17,473,926
55 St. Johns	26,917,475,094	102,644,408	133,297,119	119,967,407	0	4.014	0	4.014	102,644,408
56 St. Lucie	29,284,094,106	112,392,353	189,454,293	170,508,864	0	4.040	0	4.040	112,392,353
57 Santa Rosa	10,627,762,050	40,668,194	123,989,584	111,590,626	0	4.028	0	4.028	40,668,194
58 Sarasota	75,370,612,703	277,744,476	225,680,084	203,112,076	74,632,400	3.879	1.042	2.837	203,135,107
59 Seminole	38,298,092,970	145,168,921	350,669,452	315,602,507	0	3.990	0	3.990	145,168,921
60 Sumter	5,341,494,483	20,931,982	37,149,193	33,434,274	0	4.125	0	4.125	20,931,982
61 Suwannee	1,824,023,226	6,960,746	28,319,077	25,487,169	0	4.017	0	4.017	6,960,746
62 Taylor	1,343,287,145	4,370,721	15,869,936	14,282,942	0	3.425	0	3.425	4,370,721
63 Union	227,494,441	868,585	12,155,417	10,939,875	0	4.019	0	4.019	868,585
64 Volusia	49,428,144,571	187,075,642	338,232,016	304,408,814	0	3.984	0	3.984	187,075,642
65 Wakulla	1,587,121,236	6,147,159	25,633,029	23,069,726	0	4.077	0	4.077	6,147,159
66 Walton	17,562,515,384	71,609,400	30,280,738	27,252,664	44,356,736	4.292	2.659	1.633	27,245,608
67 Washington	1,065,117,167	3,868,346	18,547,991	16,693,192	0	3.823	0	3.823	3,868,346
68 Washington Special	0	0	3,841,613	3,457,452	0	0.000	0	0.000	0
69 FAMU Lab School	0	0	3,011,624	2,710,462	0	0.000	0	0.000	0
70 FAU Lab School	0	0	3,847,463	3,462,717	0	0.000	0	0.000	0
71 FSU Lab - Broward	0	0	3,476,448	3,128,803	0	0.000	0	0.000	0
72 FSU Lab - Leon	0	0	9,065,643	8,159,079	0	0.000	0	0.000	0
73 UF Lab School	0	0	6,745,525	6,070,973	0	0.000	0	0.000	0
74 Virtual School	0	0	31,390,496	28,251,446	0	0.000	0	0.000	0
State	2,052,821,735,443	7,797,949,609	14,041,784,415	12,637,605,976	438,735,361				7,359,237,122



**Table 20**  
**Save Our Homes (SOH)**  
**Impact Analysis**  
**Source: Florida Department of Education**

District	2006 School Taxable Value				2006-07 RLE Millage Rate				2006-07 RLE			
	with SOH	without SOH	Diff (2 - 1)	% Diff (2 - 1)	with SOH	without SOH	Diff (6 - 5)	% Diff (6 - 5)	with SOH1	without SOH1	Diff (10 - 9)	% Diff (10 - 9)
	-1-	-2-	-3-	-4-	-5-	-6-	-7-	-8-	-9-	-10-	-11-	-12-
1 Alachua	11,357,500,164	13,219,225,224	1,861,725,060	16.39%	5.061	4.041	(1.020)	-20.15%	54,606,293	50,747,945	(3,858,348)	-7.07%
2 Baker	699,206,345	827,424,713	128,218,368	18.34%	5.001	3.989	(1.012)	-20.24%	3,321,894	3,135,567	(186,327)	-5.61%
3 Bay	18,869,456,228	21,918,359,465	3,048,903,237	16.16%	5.144	4.113	(1.031)	-20.04%	92,211,259	85,642,702	(6,568,557)	-7.12%
4 Bradford	809,041,156	941,440,731	132,399,575	16.36%	4.913	3.914	(0.999)	-20.33%	3,776,078	3,500,559	(275,519)	-7.30%
5 Brevard	39,294,006,872	53,819,790,842	14,525,783,970	36.97%	4.956	3.957	(0.999)	-20.16%	185,004,043	202,316,667	17,312,624	9.36%
6 Broward	158,690,637,790	211,507,754,165	52,817,116,375	33.28%	4.992	3.984	(1.008)	-20.19%	752,574,481	800,514,548	47,940,067	6.37%
7 Calhoun	322,038,098	351,680,275	29,642,177	9.20%	4.815	3.818	(0.997)	-20.71%	1,473,083	1,275,580	(197,503)	-13.41%
8 Charlotte	24,321,071,778	29,547,036,351	5,225,964,573	21.49%	3.426	2.820	(0.606)	-17.69%	79,157,792	79,156,510	(1,282)	0.00%
9 Citrus	11,637,462,135	14,139,226,295	2,501,764,160	21.50%	5.014	4.000	(1.014)	-20.22%	55,432,723	53,729,060	(1,703,663)	-3.07%
10 Clay	9,122,880,536	11,361,636,827	2,238,756,291	24.54%	5.019	4.004	(1.015)	-20.22%	43,498,351	43,217,394	(280,957)	-0.65%
11 Collier	77,238,074,548	92,936,160,555	15,698,086,007	20.32%	2.955	2.456	(0.499)	-16.89%	216,826,585	216,838,650	12,065	0.01%
12 Columbia	2,314,067,974	2,658,921,655	344,853,681	14.90%	4.975	3.967	(1.008)	-20.26%	10,936,864	10,020,545	(916,319)	-8.38%
13 Miami-Dade	213,825,364,287	271,403,965,285	57,578,600,998	26.93%	5.006	3.994	(1.012)	-20.22%	1,016,889,285	1,029,788,065	12,898,780	1.27%
14 DeSoto	1,758,121,481	2,086,948,494	328,827,013	18.70%	5.045	4.027	(1.018)	-20.18%	8,426,237	7,983,935	(442,302)	-5.25%
15 Dixie	591,757,218	653,957,698	62,200,480	10.51%	4.861	3.862	(0.999)	-20.55%	2,732,705	2,399,305	(333,400)	-12.20%
16 Duval	51,951,142,035	61,428,459,415	9,477,317,380	18.24%	4.940	3.938	(1.002)	-20.28%	243,806,710	229,810,010	(13,996,700)	-5.74%
17 Escambia	14,927,916,899	18,198,972,229	3,271,055,330	21.91%	5.134	4.099	(1.035)	-20.16%	72,807,929	70,867,708	(1,940,221)	-2.66%
18 Flagler	10,886,648,601	12,609,906,382	1,723,257,781	15.83%	5.077	4.055	(1.022)	-20.13%	52,507,939	48,576,512	(3,931,427)	-7.49%
19 Franklin	4,113,401,327	4,615,306,617	501,905,290	12.20%	1.442	1.286	(0.156)	-10.82%	5,634,948	5,638,520	3,572	0.06%
20 Gadsden	1,236,476,463	1,417,923,059	181,446,596	14.67%	5.091	4.067	(1.024)	-20.11%	5,980,157	5,478,358	(501,799)	-8.39%
21 Gilchrist	570,275,461	670,719,033	100,443,572	17.61%	5.032	4.015	(1.017)	-20.21%	2,726,145	2,558,290	(167,855)	-6.16%
22 Glades	683,411,698	762,654,644	79,242,946	11.60%	4.762	3.775	(0.987)	-20.73%	3,091,686	2,735,070	(356,616)	-11.53%
23 Gulf	2,905,749,172	3,207,498,768	301,749,596	10.38%	3.419	3.097	(0.322)	-9.42%	9,438,019	9,436,943	(1,076)	-0.01%
24 Hamilton	663,890,212	701,899,029	38,008,817	5.73%	5.038	4.024	(1.014)	-20.13%	3,177,445	2,683,220	(494,225)	-15.55%
25 Hardee	1,556,504,727	1,652,108,680	95,603,953	6.14%	4.903	3.896	(1.007)	-20.54%	7,249,966	6,114,785	(1,135,181)	-15.66%
26 Hendry	2,823,903,339	3,174,629,489	350,726,150	12.42%	5.081	4.060	(1.021)	-20.09%	13,630,840	12,244,546	(1,386,294)	-10.17%
27 Hernando	9,901,079,038	12,188,542,656	2,287,463,618	23.10%	5.010	3.997	(1.013)	-20.22%	47,124,186	46,281,725	(842,461)	-1.79%
28 Highlands	5,840,455,726	7,080,197,706	1,239,741,980	21.23%	5.178	4.135	(1.043)	-20.14%	28,729,786	27,812,787	(916,999)	-3.19%
29 Hillsborough	78,793,903,491	98,957,529,654	20,163,626,163	25.59%	5.063	4.039	(1.024)	-20.23%	378,986,857	379,704,989	718,132	0.19%
30 Holmes	424,269,500	463,753,183	39,483,683	9.31%	5.014	4.001	(1.013)	-20.20%	2,020,923	1,762,703	(258,220)	-12.78%
31 Indian River	17,930,192,137	21,736,306,897	3,806,114,760	21.23%	4.551	3.754	(0.797)	-17.51%	77,520,289	77,518,191	(2,098)	0.00%
32 Jackson	1,349,707,707	1,448,625,323	98,917,616	7.33%	4.909	3.903	(1.006)	-20.49%	6,294,429	5,371,285	(923,144)	-14.67%
33 Jefferson	518,623,632	574,122,624	55,498,992	10.70%	4.858	3.860	(0.998)	-20.54%	2,393,500	2,105,308	(288,192)	-12.04%
34 Lafayette	213,297,993	252,575,124	39,277,131	18.41%	4.993	3.983	(1.010)	-20.23%	1,011,747	955,706	(56,041)	-5.54%
35 Lake	18,975,642,475	21,921,544,168	2,945,901,693	15.52%	4.919	3.919	(1.000)	-20.33%	88,674,126	81,615,005	(7,059,121)	-7.96%
36 Lee	89,502,215,901	106,020,658,051	16,518,442,150	18.46%	4.408	3.721	(0.687)	-15.59%	374,799,479	374,777,725	(21,754)	-0.01%
37 Leon	14,675,884,867	17,330,512,075	2,654,627,208	18.09%	5.178	4.139	(1.039)	-20.07%	72,192,145	68,144,440	(4,047,705)	-5.61%
38 Levy	2,346,565,082	2,845,231,532	498,666,450	21.25%	4.952	3.949	(1.003)	-20.25%	11,039,181	10,674,028	(365,153)	-3.31%
39 Liberty	249,946,513	279,654,719	29,708,206	11.89%	5.126	4.101	(1.025)	-20.00%	1,217,165	1,089,521	(127,644)	-10.49%
40 Madison	644,263,621	709,368,854	65,105,233	10.11%	5.010	3.997	(1.013)	-20.22%	3,066,373	2,693,580	(372,793)	-12.16%
41 Manatee	30,735,678,005	37,563,279,136	6,827,601,131	22.21%	4.955	3.952	(1.003)	-20.24%	144,680,520	141,027,575	(3,652,945)	-2.52%
42 Marion	17,429,268,825	20,789,220,018	3,359,951,193	19.28%	5.109	4.080	(1.029)	-20.14%	84,593,828	80,579,017	(4,014,811)	-4.75%
43 Martin	21,343,775,570	28,229,565,479	6,885,789,909	32.26%	4.145	3.134	(1.011)	-24.39%	84,046,452	84,047,885	1,433	0.00%
44 Monroe	26,872,672,507	33,053,098,814	6,180,426,307	23.00%	1.519	1.235	(0.284)	-18.70%	38,778,610	38,779,548	938	0.00%
45 Nassau	7,246,175,600	8,377,628,774	1,131,453,174	15.61%	5.037	4.020	(1.017)	-20.19%	34,674,037	31,994,164	(2,679,873)	-7.73%
46 Okaloosa	18,046,515,116	21,833,858,174	3,787,343,058	20.99%	5.156	4.118	(1.038)	-20.13%	88,395,440	85,416,237	(2,979,203)	-3.37%
47 Okeechobee	2,270,839,361	2,592,058,811	321,219,450	14.15%	5.006	3.993	(1.013)	-20.24%	10,799,431	9,832,586	(966,845)	-8.95%
48 Orange	92,367,603,422	107,403,379,443	15,035,776,021	16.28%	4.954	3.949	(1.005)	-20.29%	434,709,652	402,929,148	(31,780,504)	-7.31%
49 Osceola	21,989,200,577	24,545,764,604	2,556,564,027	11.63%	5.022	4.008	(1.014)	-20.19%	104,908,277	93,460,453	(11,447,824)	-10.91%
50 Palm Beach	161,252,193,452	209,037,506,037	47,785,312,585	29.63%	5.089	4.058	(1.031)	-20.26%	779,581,792	805,860,490	26,278,698	3.37%
51 Pasco	25,750,555,212	32,493,297,257	6,742,742,045	26.18%	4.921	3.926	(0.995)	-20.22%	120,382,558	121,190,251	807,693	0.67%
52 Pinellas	75,661,254,861	100,309,941,207	24,648,686,346	32.58%	5.046	4.024	(1.022)	-20.25%	362,697,357	383,464,843	20,767,486	5.73%
53 Polk	30,014,236,274	35,496,422,447	5,482,186,173	18.27%	5.010	3.997	(1.013)	-20.22%	142,852,758	134,785,240	(8,067,518)	-5.65%
54 Putnam	3,963,942,355	4,597,252,180	633,309,825	15.98%	5.014	4.001	(1.013)	-20.20%	18,881,447	17,473,926	(1,407,521)	-7.45%
55 St. Johns	22,129,008,582	26,917,475,094	4,788,466,512	21.64%	5.031	4.014	(1.017)	-20.21%	105,764,490	102,644,408	(3,120,082)	-2.95%
56 St. Lucie	24,344,463,819	29,284,094,106	4,939,630,287	20.29%	5.061	4.040	(1.021)	-20.17%	117,046,965	112,392,353	(4,654,612)	-3.98%
57 Santa Rosa	8,709,973,431	10,627,762,050	1,917,788,619	22.02%	5.047	4.028	(1.019)	-20.19%	41,761,274	40,668,194	(1,093,080)	-2.62%
58 Sarasota	59,015,112,897	75,370,612,703	16,355,499,806	27.71%	3.623	2.837	(0.786)	-21.69%	203,121,166	203,135,107	13,941	0.01%
59 Seminole	29,886,314,133	38,298,092,970	8,411,778,837	28.15%	5.001	3.990	(1.011)	-20.22%	141,988,384	145,168,921	3,180,537	2.24%
60 Sumter	4,622,447,404	5,341,494,483	719,047,079	15.56%	5.158	4.125	(1.033)	-20.03%	22,650,455	20,931,982	(1,718,473)	-7.59%
61 Suwannee	1,512,757,217	1,824,023,226	311,266,009	20.58%	5.034	4.017	(1.017)	-20.20%	7,234,459	6,960,746	(273,713)	-3.78%
62 Taylor	1,264,231,366	1,343,287,145	79,055,779	6.25%	4.402	3.425	(0.977)	-22.19%	5,286,889	4,370,721	(916,168)	-17.33%
63 Union	203,099,015	227,494,441	24,395,426	12.01%	5.035	4.019	(1.016)	-20.18%	971,473	868,585	(102,888)	-10.59%
64 Volusia	38,380,036,066	49,428,144,571	11,048,108,505	28.79%	4.993	3.984	(1.009)	-20.21%	182,049,944	187,075,642	5,025,698	2.76%
65 Wakulla	1,371,523,210	1,587,121,236	215,598,026	15.72%	5.102	4.077	(1.025)	-20.09%	6,647,636	6,147,159	(500,477)	-7.53%
66 Walton	16,515,893,518	17,562,515,384	1,046,621,866	6.34%	1.737	1.633	(0.104)	-5.99%	27,253,702	27,245,608	(8,094)	-0.03%
67 Washington	1,006,872,016	1,065,117,167	58,245,151	5.78%	4.826	3.823	(1.003)	-20.78%	4,616,206	3,868,346	(747,860)	-16.20%
State	1,648,441,698,038	2,052,821,735,443	404,380,037,405	24.53%	5.010	3.997	(1.013)	-20.22%	7,358,364,845	7,359,237,122	872,277	0.01%

In general, the redistribution of the RLE among counties is proportional to the change in the roll due to eliminating the SOH assessment growth limitation. Counties in which the elimination of the SOH assessment growth limitation results in a change in taxable value greater than the statewide average would experience an increase in required local effort dollars levied and counties with a roll change less than the statewide average would see a reduction in their RLE contribution. This can be seen in a comparison of columns 4 and 12 in Table 20.

Exceptions to the general rule are the 10 counties in which the RLE millage is reduced to the rate that would collect only 90% of the total FEFP funds for the school district. These counties would see no change in the total property tax revenue contributed to the FEFP, but would see a reduction in the millage required due to the fact that the tax roll is now higher. Again, this reduction would be proportional to the taxable value added due to the elimination of the SOH assessment growth limitation. At least for 2006, the number of counties that qualify under the FEFP's 90% provision would not be changed as a result of eliminating the SOH assessment growth limitation.

## **VI. Fiscal Impact of Save Our Homes Portability**

The term "Save Our Homes portability" refers to the concept of allowing the Save Our Homes assessment differential to be transferred by the owner of one homesteaded property to another homesteaded property of the owner. Such transfers are not permitted under the current constitutional language establishing Save Our Homes assessments. Numerous "portability" proposed constitutional amendments have been offered in recent years. The Department of Revenue has worked closely with the Revenue Estimating Conference in the development of fiscal estimates on the impact of these proposals. For purposes of this report, the Department, continuing to work closely with the Revenue Estimating Conference, has undertaken a detailed study of the underlying data and assumptions associated with the portability estimates. The estimates and assumptions presented herein are a work in progress that will be completed when official estimates are adopted by the Conference.

**Scope of Work:** As discussed above, there have been many different proposals regarding Save Our Homes portability. While presenting a framework in which estimates on a wide variety of proposals can be made, this report will limit the estimates of the fiscal impacts to two major proposals:

1. "Pure" portability: The full dollar value of a homestead owner's assessment differential can be transferred to a subsequently purchased homestead, regardless of whether the new homestead has a higher or lower just value. For example, a homestead with a just value of \$300,000 and an assessed value of \$200,000 can transfer the full \$100,000 value of the differential to a newly purchased homestead. If the value of the new homestead is \$400,000, the new assessed value would be \$300,000. If the new homestead's value is \$180,000, the new assessed value would be \$80,000.

2. “Mixed” portability: The dollar value of a homestead owner’s assessment differential can be transferred to a subsequently purchased homestead if the new just value is higher than the previous homestead’s just value. However, if the new homestead’s just value is less than the previous one, only a portion of the differential can be transferred. This portion is calculated as the percentage of the new just value equal to the percentage that the differential on the previous homestead was of the previous just value. For example, a homestead with a just value of \$300,000 and an assessed value of \$200,000 can transfer the \$100,000 value to the next homestead if the new homestead’s just value is greater than \$300,000. If the new homestead’s value is less than \$300,000, the difference between the new just and assessed value will be the same percentage as for the previous homestead, in this example, 66.67%. If the new homestead’s value is \$180,000, the new assessed value would be \$120,000.

**Assumptions:** The following assumptions are crucial for estimating the impact of portability. As stated above, these assumptions have been developed in conjunction with the Revenue Estimating Conference but have not yet been adopted by the Conference.

1. **Turnover rate:** The most important assumption is the “turnover rate”. This represents the percentage of owners of homestead properties who move and buy another property in Florida which then becomes their homestead. It is this group of people who would be eligible to transfer their SOH differential under the various portability proposals. The turnover rate was calculated based on the parcel ID and social security number of the homestead owners as contained on tax rolls submitted to the Department by property appraisers. A homestead was considered “turned over” if the social security number of the new owner matched the social security number of the owner of a different homestead in either of the two previous years. Two years were allowed for the turnover determination because in many cases, especially for sales late in the year, owners do not buy their new home until the following year. This means the sale will have occurred in, for example, 2004 but the seller will not show on the tax roll as having bought a new homestead until 2006.

The table below presents the turnover rates calculated for 2002 through 2005. The turnover rate for homes sold in 2002 through 2004 averaged just above 3.5%. However, there was a steady decline from 2003 to 2005 in the number of homes purchased during the same year. Since data for homes purchased in the next year will not be available until the 2007 roll is submitted, alternative estimates for 2005 are presented. The first is based on the average of the previous three years. The second is calculated based on the rate of decline as for the previous years. Averaged together, this would yield an estimate of the turnover rate of about 3.25%. It is, of course, unknown whether this decline will continue or whether the rate will stabilize in the future.

Year of Sale of HX Homes	# of HX Homes bought w/in the year of sale	# of HX Homes bought w/in one years	Total # of HX homes w/ valid SSN's	Turn- over Rate
2002	98,474	47,107	3,948,404	3.69%
2003	103,156	45,509	3,812,383	3.90%
2004	90,470	48,029	4,018,394	3.45%
2005	83,188	na	3,948,404	Na
Average	93,822	46,882	3,931,896	3.68%

Alternative Estimates for 2005 Turnover Rate:

2005	83,188	46,882	3,948,404	3.29%
2005	83,188	44,163	3,948,404	3.23%

It should be noted that there are some, hopefully minor, shortcomings to the above methodology:

- a. The tax roll data does not distinguish between a SOH differential and an agricultural use differential. Therefore, homesteads that are located on parcels that are sold but continue to receive an agricultural use differential are not counted in the turnover rate calculation.
  - b. In instances where the homesteaded property is jointly owned by two people who subsequently separate, an over count may exist if both purchase a different homestead.
  - c. Similarly, an undercount may exist if two homestead owners living separately jointly purchase a new homestead. In these latter two cases, the fiscal impact would depend on the specific implementing legislation.
2. **Upsizing vs. downsizing:** Some basic portability proposals would only permit homestead owners to transfer a portion of their SOH differential when their new homestead is of lesser value. Based on an analysis of the tax roll data from 2002 through 2005, roughly 3 out of 4 owners of homesteaded properties purchasing a new homestead buy a more expensive one. At the same time, however, the SOH differential at the time of sale is only slightly higher for those that purchase more expensive homesteads versus those purchasing less expensive homesteads. The results of the Department's analysis with regard to these statistics are presented in the table below:

Year of Sale	New Home w/ Higher Just Value	New Home w/ Lower Just Value	Percent New Homes w/ Higher Just Value	Percent New Homes w/ Lower Just Value
2002	104,487	41,094	71.8%	28.2%
2003	108,866	39,799	73.2%	26.8%
2004	103,494	35,005	74.7%	25.3%
2005	61,732	21,456	74.2%	25.8%
Average			73.5%	26.5%
Year of Sale	SOH Differential	SOH Differential	SOH Differential	SOH Differential
2002	1,608,890,478	1,471,738,491	52.2%	47.8%
2003	2,366,517,972	2,007,853,498	54.1%	45.9%
2004	2,937,867,384	2,465,721,472	54.4%	45.6%
2005	2,480,869,928	2,141,295,370	53.7%	46.3%
Average	2,348,536,441	2,021,652,208	53.6%	46.4%

**Current Law Baseline Estimate for Homestead Properties:** To estimate the potential impacts of portability, the underlying property tax base for homesteaded property is estimated. The table below shows the major assumptions used in the forecast:

Tax Roll Year	Percent Sold	Percent Unsold	Change in CPI	Growth in Value	New Homes	Parcel Growth
2001						
2002			2.8%	8.1%	8.4%	
2003	6.4%	93.6%	1.6%	10.6%	6.3%	
2004	6.7%	93.3%	2.3%	12.1%	4.8%	
2005	7.1%	92.9%	2.7%	17.0%	3.9%	
2006	6.8%	93.2%	3.0%	25.2%	4.4%	
2007	5.3%	94.7%	3.0%	3.7%	4.3%	2.1%
2008	6.0%	94.0%	2.2%	4.0%	4.6%	2.1%
2009	6.5%	93.5%	2.0%	4.4%	4.7%	2.1%
2010	7.2%	92.8%	1.8%	4.7%	4.9%	2.1%
2011	7.1%	92.9%	1.8%	5.3%	4.9%	2.1%
2012	7.0%	93.0%	1.8%	5.2%	4.9%	2.1%
2013	6.9%	93.1%	1.9%	5.1%	4.9%	2.1%
2014	6.8%	93.2%	1.9%	5.0%	4.9%	2.1%
2015	6.7%	93.3%	1.9%	4.7%	4.9%	2.1%
2016	6.7%	93.3%	1.9%	4.7%	4.9%	2.1%

All homesteaded properties can be divided into two groups: those that sell in a given year and those that do not. Based on historical averages, the Revenue Estimating Conference (REC) adopted an estimate of 6.7% of homesteaded properties which sell every year.

The REC also adopted a much lower long run growth rate of 4.7% for the just value increases of homesteaded properties. The just value growth attributable to new homes was estimated to be 4.9% of the previous year's just value. Based on historical averages, the Department estimates a 2.1% growth rate in homestead parcels.

**Portability Estimates:**

1. "Full" Portability: For full portability, the following assumptions were used in calculating the estimate:

<b>Assumptions:</b>	
<b>Percent of homestead properties sold</b>	<b>6.7%</b>
<b>Percent of homestead properties unsold</b>	<b>93.3%</b>
<b>Percent of sales portability eligible</b>	<b>50%</b>
<b>Portability allowance:</b>	<b>100%</b>

These resulted in the estimates presented in the table below:

	Reduction in Taxable Value	Tax Impact at 19.6 mills
<b>2008</b>	\$ (13,603,219,767)	(266,623,107.43)
<b>2009</b>	\$ (26,812,389,308)	(525,522,830.44)
<b>2010</b>	\$ (39,852,551,744)	(781,110,014.17)
<b>2011</b>	\$ (52,408,088,113)	(1,027,198,527.01)
<b>2012</b>	\$ (65,001,494,478)	(1,274,029,291.77)

	Total Taxable Value REC – Nov. 2006	Official REC Growth Rates	Change as % of Tax Base
<b>2007</b>	\$ 1,795,449,000,000	9.2%	
<b>2008</b>	\$ 1,936,479,000,000	7.9%	-0.7%
<b>2009</b>	\$ 2,098,129,000,000	8.3%	-1.3%
<b>2010</b>	\$ 2,280,667,000,000	8.7%	-1.7%
<b>2011</b>	\$ 2,488,898,000,000	9.1%	-2.1%
<b>2012</b>	\$ 2,729,348,000,000	9.7%	-2.4%

Full portability, if implemented with the 2008 roll, would reduce the ad valorem tax base by \$13.6 billion in the first year. This reduction in taxable value would grow to \$65.0 billion in the fifth year. At the 2005 average weighted millage of 19.6 mills, these tax base reductions would amount to reduced revenues of \$267 million in 2008 and \$1.3 billion in 2012, if millage rates are held constant. During these five years, the tax base reduction would increase from 0.7% in 2008 to 2.4% in 2012.

2. "Mixed" Portability: For the mixed portability estimates, the following assumptions were used.

<b>Assumptions:</b>	
<b>Percent of homestead properties sold</b>	<b>6.7%</b>
<b>Percent of homestead properties unsold</b>	<b>93.3%</b>
<b>Percent of sales portability eligible</b>	<b>50%</b>
<b>Portability: Upsizing</b>	<b>54%</b>
<b>Portability: Downsizing</b>	<b>46%</b>
<b>Portability allowance:</b>	<b>100%</b>
<b>Diminished effect of downsizing:</b>	<b>62.5%</b>

These resulted in the estimates presented in the table below:

	Reduction in Taxable Value	Tax Impact at 19.6 mills
<b>2008</b>	\$ (11,256,664,357)	(220,630,621.40)
<b>2009</b>	\$ (22,187,252,153)	(434,870,142.19)
<b>2010</b>	\$ (32,977,986,568)	(646,368,536.73)
<b>2011</b>	\$ (43,367,692,913)	(850,006,781.10)
<b>2012</b>	\$ (53,788,736,681)	(1,054,259,238.94)

	Total Taxable Value REC – Nov. 2006	Official REC Growth Rates	Change as % of Tax Base
<b>2007</b>	\$ 1,795,449,000,000	9.2%	
<b>2008</b>	\$ 1,936,479,000,000	7.9%	-0.6%
<b>2009</b>	\$ 2,098,129,000,000	8.3%	-1.1%
<b>2010</b>	\$ 2,280,667,000,000	8.7%	-1.4%
<b>2011</b>	\$ 2,488,898,000,000	9.1%	-1.7%
<b>2012</b>	\$ 2,729,348,000,000	9.7%	-2.0%

Mixed portability, if implemented with the 2008 roll, would reduce the ad valorem tax base by \$11.2 billion in the first year. This reduction in taxable value would grow to \$53.8 billion in the fifth year. At the 2005 average weighted millage of 19.6 mills, these tax base reductions would amount to reduced revenues of \$221 million in 2008 and \$1.1 billion in 2012, if millage rates are held constant. During these five years, the tax base reduction would increase from 0.6% in 2008 to 2.0% in 2012.

## VII. Local Government TRIM Analysis

Table 21 presents data on taxes levied by school and non-school taxing jurisdictions from 1974 to 2006. Taxes levied include both operating and debt service levies from all taxing jurisdictions. Millage rates are calculated as a weighted average. The rolled-back rates included in the table are calculated from the statewide data but, because debt service levies are included, are not strictly according to the definition in statute. However, because debt service levies commonly show a large increase in the initial year of levy but in subsequent years are reduced to only raise the amount needed for the bond payments,

**Table 21**  
**Taxes Levied and Millage Rates 1974 - 2006**  
**Florida Taxing Jurisdictions by Type**

	All Jurisdictions					Non-Public School Levies					Public School Levies				
	Taxes Levied (1)	% Increase (2)	Actual Millage (3)	Rolled Back Rate (4)	% Actual Over/Under RBR (5)	Taxes Levied (6)	% Increase (7)	Actual Millage (8)	Rolled Back Rate (9)	% Actual Over/Under RBR (10)	Taxes Levied (11)	% Increase (12)	Actual Millage (13)	Rolled Back Rate (14)	% Actual Over/Under RBR (15)
1974	1,489,062,250	11.5%	18.32	17.77	3.1%	848,142,604	16.6%	10.44	9.68	7.9%	640,919,646	5.4%	7.89	8.09	-2.6%
1975	1,747,814,709	17.4%	19.39	17.67	9.8%	984,902,975	16.1%	10.93	10.06	8.6%	762,911,734	19.0%	8.47	7.60	11.3%
1976	1,920,110,925	9.9%	19.50	18.49	5.5%	1,092,277,175	10.9%	11.09	10.42	6.5%	827,833,750	8.5%	8.41	8.07	4.2%
1977	2,156,794,922	12.3%	20.01	18.36	9.0%	1,254,769,643	14.9%	11.64	10.44	11.5%	902,025,279	9.0%	8.37	7.91	5.8%
1978	2,291,733,049	6.3%	19.48	19.09	2.0%	1,329,757,811	6.0%	11.30	11.11	1.8%	961,975,238	6.6%	8.18	7.98	2.4%
1979	2,349,081,616	2.5%	18.42	18.65	-1.2%	1,455,555,954	9.5%	11.41	10.82	5.5%	893,525,662	-7.1%	7.00	7.83	-10.5%
1980	2,958,028,401	25.9%	19.99	16.63	20.2%	1,821,337,439	25.1%	12.31	10.31	19.4%	1,136,690,962	27.2%	7.68	6.33	21.4%
1981	3,582,734,590	21.1%	18.54	16.18	14.6%	2,164,874,128	18.9%	11.20	9.96	12.4%	1,417,860,462	24.7%	7.34	6.22	18.0%
1982	3,694,615,402	3.1%	16.30	16.56	-1.5%	2,202,505,968	1.7%	9.72	10.01	-2.9%	1,492,109,434	5.2%	6.58	6.55	0.5%
1983	4,217,028,491	14.1%	17.32	15.79	9.7%	2,518,383,280	14.3%	10.34	9.41	9.9%	1,698,645,211	13.8%	6.98	6.38	9.4%
1984	4,579,282,455	8.6%	17.21	16.44	4.7%	2,679,498,096	6.4%	10.07	9.82	2.5%	1,899,784,359	11.8%	7.14	6.62	7.8%
1985	5,111,132,535	11.6%	17.27	16.09	7.3%	2,951,652,033	10.2%	9.97	9.41	5.9%	2,159,480,502	13.7%	7.29	6.68	9.3%
1986	5,846,398,555	14.4%	18.11	16.54	9.5%	3,399,677,025	15.2%	10.53	9.55	10.2%	2,446,721,530	13.3%	7.58	6.99	8.4%
1987	6,631,899,157	13.4%	18.82	17.31	8.7%	3,921,874,686	15.4%	11.13	10.06	10.6%	2,710,024,471	10.8%	7.69	7.24	6.2%
1988	7,367,536,253	11.1%	19.45	18.24	6.7%	4,360,034,090	11.2%	11.51	10.78	6.7%	3,007,502,163	11.0%	7.94	7.45	6.6%
1989	8,500,379,961	15.4%	20.50	18.46	11.1%	4,901,332,213	12.4%	11.82	10.92	8.2%	3,599,047,748	19.7%	8.68	7.53	15.2%
1990	9,500,332,611	11.8%	21.15	19.59	8.0%	5,429,491,137	10.8%	12.09	11.30	7.0%	4,070,841,474	13.1%	9.06	8.30	9.3%
1991	9,982,353,757	5.1%	20.90	20.50	2.0%	5,578,192,190	2.7%	11.68	11.72	-0.3%	4,404,161,567	8.2%	9.22	8.79	5.0%
1992	10,199,375,366	2.2%	21.13	21.15	-0.1%	5,696,184,538	2.1%	11.80	11.82	-0.1%	4,503,190,828	2.2%	9.33	9.33	0.0%
1993	10,631,243,125	4.2%	21.65	21.17	2.3%	5,985,718,735	5.1%	12.19	11.82	3.1%	4,645,524,390	3.2%	9.46	9.35	1.2%
1994	11,244,028,512	5.8%	21.85	21.18	3.2%	6,212,511,985	3.8%	12.07	11.92	1.2%	5,031,516,527	8.3%	9.78	9.25	5.6%
1995	11,691,949,616	4.0%	21.78	21.44	1.5%	6,452,091,621	3.9%	12.02	11.85	1.4%	5,239,257,995	4.1%	9.76	9.60	1.7%
1996	12,294,465,465	5.2%	21.91	21.40	2.4%	6,742,333,350	4.5%	12.01	11.81	1.7%	5,552,132,115	6.0%	9.89	9.59	3.2%
1997	12,885,218,441	4.8%	21.66	21.22	2.1%	7,186,880,086	6.6%	12.08	11.64	3.8%	5,698,338,355	2.6%	9.58	9.58	0.0%
1998	13,631,308,237	5.8%	21.56	20.94	3.0%	7,596,072,287	5.7%	12.02	11.68	2.9%	6,035,235,950	5.9%	9.55	9.26	3.1%
1999	14,293,756,120	4.9%	21.10	20.72	1.8%	8,178,473,705	7.7%	12.08	11.55	4.6%	6,115,282,415	1.3%	9.03	9.18	-1.6%
2000	15,293,717,243	7.0%	20.96	20.19	3.8%	8,787,541,759	7.4%	12.04	11.55	4.2%	6,506,175,484	6.4%	8.92	8.64	3.2%
2001	16,681,826,393	9.1%	20.72	19.60	5.7%	9,607,555,121	9.3%	11.94	11.26	6.0%	7,074,271,272	8.7%	8.79	8.34	5.4%
2002	18,209,516,216	9.2%	20.57	19.49	5.6%	10,559,408,223	9.9%	11.93	11.22	6.3%	7,650,107,993	8.1%	8.64	8.26	4.6%
2003	20,297,761,858	11.5%	20.60	19.08	8.0%	11,879,716,334	12.5%	12.06	11.06	9.0%	8,418,045,524	10.0%	8.54	8.02	6.6%
2004	22,415,176,965	10.4%	20.18	18.87	6.9%	13,291,890,534	11.9%	11.97	11.04	8.4%	9,123,286,431	8.4%	8.21	7.83	5.0%
2005	25,699,660,431	14.7%	19.60	17.66	11.0%	15,332,443,338	15.4%	11.69	10.47	11.7%	10,367,217,093	13.6%	7.91	7.19	10.0%
2006	30,454,725,795	18.5%	18.47	16.14	14.4%	18,152,946,026	18.4%	11.01	9.63	14.3%	12,301,779,769	18.7%	7.46	6.51	14.6%

A 1979 - Legislature reduced school required local effort to provide tax relief and to rebalance state and local funding shares.

B 1980 - TRIM legislation enacted. Homestead exemption for school taxes raised from \$5,000 to \$25,000. Homestead exemption for non-school taxes raised from \$5,000 to \$15,000.

C 1980 - Legislature imposed 8% cap on city, county and special district property tax increases. May be overridden by majority plus one vote of governing body.

D 1981 - Homestead exemption for non-school taxes raised from \$15,000 to \$20,000.

E 1982 - Legislature imposed cap on city and county millages due to increased sales tax revenue sharing. Cap, generally, equal to the rolled back rate minus dollars equal to expected revenue from sales tax.

F 1982 and thereafter - Homestead exemption for non-school taxes raised from \$20,000 to \$25,000

G 1995 - Save Our Homes citizens constitutional amendment adopted in 1992 first impacts the tax roll.

H 1999 - Legislature adopts .42 mill reduction in the school required local effort to provide tax relief.

Note: Tax levy, millage and rolled-back rate information includes both operating and debt service levies.



**Table 22**  
**Percent Increase in Taxes Levied Allowed Under Rolled-Back Rate**  
**1974 - 2006**

	Taxable Value	New Construction	% Increase In Taxes Levied Allowed Under Rolled-Back Rate
1974	81,262,609,759	6,117,577,542	8.1%
1975	90,123,837,311	5,834,179,570	6.9%
1976	98,472,436,732	3,932,714,089	4.2%
1977	107,774,941,095	3,172,723,091	3.0%
1978	117,654,233,056	4,667,908,570	4.1%
1979	127,558,180,383	4,667,908,570	3.8%
1980	148,001,921,409	6,765,763,559	4.8%
1981	193,294,996,578	10,480,663,145	5.7%
1982	226,613,433,780	10,262,486,319	4.7%
1983	243,493,977,991	9,494,059,841	4.1%
1984	266,127,205,941	9,169,227,032	3.6%
1985	296,038,391,464	12,288,286,593	4.3%
1986	322,911,815,982	12,023,409,118	3.9%
1987	352,410,756,034	13,247,461,985	3.9%
1988	378,120,253,152	13,053,359,591	3.6%
1989	413,319,481,553	13,283,456,318	3.3%
1990	449,090,832,444	13,453,786,209	3.1%
1991	475,097,131,780	11,891,024,006	2.6%
1992	479,972,405,943	9,019,505,770	1.9%
1993	488,623,956,960	8,426,028,460	1.8%
1994	511,827,537,933	11,653,367,313	2.3%
1995	535,608,626,220	11,529,101,016	2.2%
1996	559,202,016,807	12,532,359,957	2.3%
1997	592,850,840,886	13,388,871,936	2.3%
1998	630,754,819,381	16,397,517,409	2.7%
1999	675,635,635,204	19,465,934,876	3.0%
2000	729,705,531,194	21,483,071,663	3.0%
2001	804,905,843,592	24,914,097,757	3.2%
2002	885,107,267,260	28,665,165,887	3.3%
2003	985,299,937,144	30,664,558,687	3.2%
2004	1,110,743,583,523	34,991,468,068	3.3%
2005	1,315,193,484,802	43,443,105,847	3.4%
2006	1,648,658,586,195	56,739,468,652	3.6%

on a statewide basis it is thought that these effects offset and do not appreciably bias the rolled-back rate calculation.

The rolled-back rate is the millage that would raise the same revenues as in the previous year when levied on the current year's tax roll less new construction. Thus, levying the rolled-back rate should yield revenues approximately equal to the previous year's revenues plus a percentage increase equal to the percent of new construction on the current year roll. Statewide new construction is displayed in Table 22 along with the percentage increase in taxes levied that would be allowed under the rolled-back rate for each year. For the 33 year period from 1974 to 2006, Florida taxing jurisdictions as a whole levied below the rolled-back rate in three years (see Table 21, column (5)). These included 1979, a year in which the Legislature provided a substantial reduction in public school required local effort millage, 1982, a year in which the Legislature imposed millage caps on city and county governments due to new distributions of sales tax moneys, and 1992, a year affected by the economic downturn in the early 1990's. For the entire period, local taxing jurisdictions levied millages that were an average of 6.1% above the rolled-back rate. For public school levies, this average was 5.8% and for the levies of all other taxing jurisdictions, 6.4%.

Tables 23, 24 and 25 display data based on millage levies and rolled-back rates for the years 2001 through 2005. Only non-voted, taxing jurisdiction-wide levies are included in the analysis. Table 23 is for counties, Table 24 for cities and Table 25 for school districts. Data displayed include the statewide weighted average millage rate and rolled-back rate, the number of jurisdictions with millage levies under, the same as, or over the previous year's levy, and counts of jurisdictions by percentage categories levying over or under the rolled-back rate. Appendices A, B and C display the data on which these tables are based. For each city, county and school district for the years 2001 through 2005, the data displayed include the previous year's millage, the current year's proposed millage, the rolled-back rate, the adopted millage, taxable value and taxes levied.

## **VIII. Data Sources**

Three primary data sources were used in preparing this report. First, individual parcel data used in the roll approval process are reported to the Department in a format provided by rule. These data, constituting about 9 million records statewide each year, were used for estimating fiscal impacts of allowing the Save Our Homes differential to be transferred to newly acquired homesteads. The data is available for the years 1999 through 2006. A master parcel ID consistent from year to year has been assigned to each parcel to allow individual parcels to be tracked over time.

Second, property appraisers and tax collectors are required to file a series of "recapitulation" reports summarizing various data on the tax rolls. These reports summarize data on the tax rolls submitted to the Department and also include summaries of data not available from the limited data set reported to the Department for roll approval. Tax roll data from the "recapitulation" reports form the basis for the report's analyses of the distribution of value across property types, both by county and statewide.

**Table 23**  
**County Operating Millage Rates 2001 - 2005**  
**Levied Rates Compared to Previous Year and Rolled-Back Rate**

	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
<b>Statewide</b>					
Agregate Millage Rate	6.1060	6.0887	6.0474	5.9631	5.8089
Agregate Rolled-Back Rate	5.7565	5.7342	5.6278	5.5363	5.1898
Difference: Actual over Rolled-Back					
Mills	0.3495	0.6545	0.4196	0.4268	0.6191
Percent	6.1%	6.2%	7.5%	7.7%	11.9%
<b>Number of Counties</b>					
<b>with Millage Levies .....</b>					
Under Previous Year	19	17	16	24	32
Same as Previous Year	37	39	42	40	33
Over Previous Year	11	11	9	3	2
<b>Numbers of Counties</b>					
<b>with Actual over Rolled-Back % Dif. ...</b>					
<= -10%	0	0	0	0	0
<= -5% and > -10%	1	0	0	1	0
<= 0% and > -5%	2	6	3	1	3
> 0% and <= 5%	25	34	25	25	9
>= 5% and < 10%	25	15	24	27	18
>= 10%	14	12	15	13	37
Total	67	67	67	67	67
<b>County Taxable Value</b>					
Value (billions \$)	802.2	882.2	983.2	1,105.9	1,314.4
% Change	10.3%	10.0%	11.5%	12.5%	18.8%

**Table 24**  
**City Operating Millage Rates 2001 - 2005**  
**Levied Rates Compared to Previous Year and Rolled-Back Rate**

	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
<b>Statewide</b>					
Agregate Millage Rate	4.8504	4.8545	4.8543	4.8879	4.7985
Agregate Rolled-Back Rate	4.4905	4.5015	4.4447	4.4061	4.2288
Difference: Actual over Rolled-Back					
Mills	0.3599	0.3530	0.4096	0.4818	0.5697
Percent	8.0%	7.8%	9.2%	10.9%	13.5%
<b>Number of Cities</b>					
<b>with Millage Levies .....</b>					
Under Previous Year	93	79	91	81	117
Same as Previous Year	204	213	210	226	211
Over Previous Year	72	79	70	65	46
<b>Numbers of Cities</b>					
<b>with Actual over Rolled-Back % Dif. ...</b>					
<= -10%	6	5	4	6	4
<= -5% and > -10%	3	1	2	3	1
<= 0% and > -5%	16	15	12	14	10
> 0% and <= 5%	135	122	111	93	58
>= 5% and < 10%	120	122	119	114	87
>= 10%	89	106	123	142	214
Total	369	371	371	372	374
<b>City Taxable Value</b>					
Value (billions \$)	403.1	449.6	500.9	565.2	676.8
% Change	na	11.5%	11.4%	12.8%	19.7%

**Table 25**  
**School District Operating Millage Rates 2001 - 2005**  
**Levied Rates Compared to Previous Year and Rolled-Back Rate**

	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
<b>Statewide</b>					
Agregate Millage Rate	8.3554	8.3202	8.1474	7.8988	7.7022
Agregate Rolled-Back Rate	7.9674	7.8067	7.6855	7.4560	6.8216
Difference: Actual over Rolled-Back					
Mills	0.3880	0.5136	0.4618	0.4428	0.8806
Percent	4.9%	6.6%	6.0%	5.9%	12.9%
<b>Number of School Districts</b>					
<b>with Millage Levies .....</b>					
Under Previous Year	52	39	51	59	62
Same as Previous Year	2	0	0	1	0
Over Previous Year	13	28	16	7	5
<b>Numbers of School Districts</b>					
<b>with Actual over Rolled-Back % Dif. ...</b>					
<= -10%	2	0	0	1	2
<= -5% and > -10%	1	3	1	1	1
<= 0% and > -5%	4	9	8	9	3
> 0% and <= 5%	30	25	27	28	13
>= 5% and < 10%	25	20	20	21	14
>= 10%	5	10	11	7	34
Total	67	67	67	67	67
<b>School Taxable Value</b>					
Value (billions \$)	804.9	885.1	987.3	1,110.8	1,315.2
% Change	10.3%	10.0%	11.5%	12.5%	18.4%

This data is published each year in the Department's Florida Property Valuations and Tax Data, usually referred to as the Databook. A total of 382 variables are available from these reports. Appendix D contains a copy of this data file for Alachua County for the years 2005 and 2006. This copy includes a list of all variables and the specific "recapitulation" form they came from. Appendix E contains a copy of each report form, again for Alachua County, in 2006. Data for the years 1997 through 2006 were available directly from the Department's current computer files. Data from 1981 through 1996 were available from previous data files provided to the Revenue Estimating Conference. These data have been combined into a single spreadsheet covering all counties for the period from 1981 through 2006. Additionally, the data were improved by correcting errors, filling-in missing data and, in some cases, estimating missing or incorrect data based on trends in previous and following years. Information appearing in the tables for years prior to 1981 was copied from statewide totals in printed issues of the Databook.

The third source of data for this report is the preliminary and final TRIM packages submitted to the Department for compliance determination by the individual taxing authorities. From these packages the Department inputs the previous year's millage rate, the proposed millage rate, the rolled-back rate, and the adopted millage rate. These millage rates have been combined with taxable value data from the recapitulation reports for each city, county and school district to calculate statewide weighted average millage rates for the respective governments. Appendix A, B and C display these millages for each city, county and school district for the years 2001 through 2005.

Additional input has been provided by the Department of Education. In order to analyze the effects of Save Our Homes on the distribution of school taxes, at the request of the Department of Revenue the Department of Education recalculated the 2006 tax levy portions of the Florida Education Finance Program using a tax roll with the Save Our Homes differential eliminated.

Special note should be made of adjustments made to residential and non-residential property values. Property values as reported on the recapitulation forms are divided between residential and non-residential based on use code groupings. Residential property includes use codes for single family, mobile home, multi-family, condominium, cooperative and retirement homes. However, the use code for any given parcel is based on the predominate use of the property. For some property, a portion of the parcel may be used as a residence while the primary use is non-residential. Examples would include a farm included under an agricultural use code and a store front with a residence upstairs included under a commercial use code. To the extent that such residential uses exist on parcels coded as non-residential, the residential value would be understated.

Similarly, value from parcels receiving the homestead exemption is recorded as homestead value for the full parcel value even though only a portion may be used as a homestead. The homestead value of a large farm would include the full value of the farm along with any residential portion. Thus, in the homestead value as reported on the recapitulation forms there is some homestead value that is not included in residential

value (because it is not under a residential use code) and there is some non-residential value that should not be reported as residential even though it is recorded as a homestead.

For purposes of adjusting those tables in this report differentiating residential from non-residential property, data was derived from the full parcel by parcel tax rolls recording homestead value and parcel counts by use code. Data was available on a county by county basis for the 2002 – 2006 tax rolls. Based on the assumption that the residential portion of any homestead in a use code other than single family, mobile home, condominium or cooperative was valued at half the average value of a single family house in that county, adjustment factors were calculated that reduced the value reported as homestead and apportioned a piece of the homestead value to residential property and away from non-residential property. These adjustments were made on a county basis for all tables in this report showing county-level data and on a statewide basis for other years. For 2002 through 2006, the adjustments were based on the results from the specific tax rolls. Adjustments in all other years were based on the average adjustments for 2002-2006 stated as a percentage of total just or taxable value. Statewide, adjustments resulted in approximately a half percent of either total just or taxable value being subtracted from total homestead value and a half percent of total just or taxable value being shifted from non-residential to residential.

## Summary

### I. Introduction

- Florida's property tax structure is notable for a number of reasons:
  - Florida's constitution provides a strong just, or market, value standard, requiring all property to be assessed at market value.
  - Florida's constitution caps county, city and school district millages at 10 mills each.
  - Through the homestead exemption and Save Our Homes assessment growth limitation, Florida's constitution provides a large tax preference for owners of homestead property. In 2006, the value removed from the roll due to these provisions equaled more than one-fifth of total just value in the state.
  - Through the Truth In Millage (TRIM) process, Florida provides extensive information to taxpayers on assessments and local government millage levy decisions.
- This report has been prepared by the Department of Revenue pursuant to chapter 2006-311, L.O.F. The law requires the Department to analyze:
  - The effects of the Save Our Homes assessment growth limitation on the distribution of property taxes among and between homestead properties and other types of property;
  - The effect of Save Our Homes on affordable housing as evidenced by the differential tax burden of first-time and long-term homestead property owners and on non-homestead residential property owners;
  - The impact of Save Our Homes on each county;
  - The effects of Save Our Homes on the distribution of school property taxes;
  - The fiscal impacts of allowing the assessments under Save Our Homes to be transferred to newly acquired homes; and
  - The millage rates adopted by local governments compared to the rolled-back rate as advertised in the TRIM notices.
- The Department was required to prepare a draft of this study by November 15, 2006 and to conclude the study by January 2, 2007.

### II. The Distribution of Property Taxes Across Property Types

- There has been a long term trend in Florida toward a greater proportion of residential property on the tax roll. In terms of just value, residential property made up 38.9% of the property tax roll in 1974. In 2006, residential property comprised 67.1% of the roll.
- Save Our Homes has acted to significantly shift tax burden away from homestead property and onto non-homestead residential and non-residential property. In 2006, homestead property comprised 32.1% of taxable property, non-homestead residential property was 34.5% and non-residential property was 32.5%. Without Save Our Homes, these proportions would have been 45.5%, 28.4% and 26.1%, respectively.



- Even with the large shift in taxable value away from homestead property due to Save Our Homes, the counterbalance of the long term trend toward increased value of residential property has kept the taxable value of homestead property as a proportion of total taxable property surprisingly constant, equaling approximately 32% in both 1995 and 2006.

### **III. The Impact of Save Our Homes on Counties**

- There is great variation in the impact of the Save Our Homes assessment growth limitation among counties. In 2006, the reduction in taxable value resulting from the limitation varies from a high of 27.0% in Brevard County to a low of 5.4% in Hamilton County.
- This variation among counties is a function of four main factors. The percentage reduction in taxable value due to Save Our Homes is higher when:
  - a. The ratio of residential to non-residential property is higher.
  - b. The ratio of homestead property to residential property is higher.
  - c. The ratio of tax preferences for non-residential property to the total just value of non-residential property is higher.
  - d. The ratio of the Save Our Homes differential to homestead just value is higher. Differences here are mainly due to differences in property growth rates and homestead turnover rates.

### **IV. The Effect of Save Our Homes on Affordable Housing as Evidenced by Property Tax Data**

- Similarly valued \$150,000 homesteads in 2005 paid monthly taxes of \$204 if purchased in the previous year versus \$84 if purchased in 1999. With a 6.5% mortgage rate, this difference would equate to the ability to purchase a \$20,000, or 13%, higher valued home for those recently purchasing a homestead.
- In 2005, the median taxable value of homesteads purchased in the preceding year was \$125,144 versus \$68,897 for homesteads purchased in earlier years. Without the Save Our Homes assessment growth limitation, the newly purchased homesteads would have paid \$387 less per year in property taxes while the previously purchased homesteads would have paid an additional \$561 in property taxes.

### **V. The Effect of Save Our Homes on the Distribution of School Property Taxes**

- To raise equivalent dollars in 2006 in the absence of the Save Our Homes assessment growth limitation, the required local effort (RLE) school millage could have been reduced from 5.010 to 3.997 mills, or by 20.2%.
- The impact of this reduction varies by county. Generally, required local effort dollars levied would be greater in counties having a higher than average Save Our Homes differential as a proportion of taxable value and less in those counties where the differential is a lower proportion of value.
- For the 10 school districts with reduced RLE millages due to the 90% limitation on the local contribution, millage rates would be further reduced but the same property tax dollars would be collected. The amount of this millage

reduction would vary, again based on the relative size of the Save Our Homes differential.

#### **VI. Fiscal Impact of Save Our Homes Portability**

- Working in conjunction with the Revenue Estimating Conference, preliminary fiscal estimates were produced on two possible “portability” scenarios. Estimates on the turn-over rate of homesteads, the percent of homestead property owners purchasing a different homestead, the value of newly purchased homestead properties that had higher just value than the previous homestead, future growth rates in just value, the value of new construction, and parcel growth were adopted. This work will be useful in estimating a wide variety of possible scenarios.
- For “full” portability, the preliminary fiscal impact would range from a 0.7% reduction in the tax roll in 2008 rising to a 2.4% reduction in 2012. “Full” portability would allow the transfer of the entire Save Our Homes differential to a new homestead, whether of greater or lesser value.
- For “mixed” portability, the preliminary fiscal impact would range from a 0.6% reduction in the tax roll in 2008 to a 2.0% reduction in 2012. “Mixed” portability would allow the transfer of the entire Save Our Homes differential when the new homestead is “upsized”, but only a percentage could be transferred when “downsizing”.

#### **VII. Local Government TRIM Analysis**

- In 2005, local governments as a whole levied tax rates approximately 11% above the rolled-back rate. For non-public school levies this percentage was 11.7% and for public school levies, 10%. In 2006, these increases above the rolled-back rate were 14.4%, 14.3% and 14.6%, respectively.
- For counties in 2005, the most recent year for which rolled-back rate information is available, 32 levied a millage less than the previous year, 33 levied a millage equal to the previous year and 2 levied a millage greater than the previous year. Three counties levied a millage rate equal to or less than the rolled-back rate, 27 levied above the rolled-back rate but were less than a 10% above the rate, and 37 counties levied a rate greater than 10% above the rolled-back rate.
- For cities in 2005, 117 levied a millage less than the previous year, 211 levied a millage equal to the previous year and 46 levied a millage greater than the previous year. Fifteen cities levied a millage rate equal to or less than the rolled-back rate, 145 levied above the rolled-back rate but were less than a 10% above the rate, and 214 cities levied a rate greater than 10% above the rolled-back rate.
- For school districts in 2005, 62 levied a millage less than the previous year, none levied a millage equal to the previous year and 5 levied a millage greater than the previous year. Six school districts levied a millage rate equal to or less than the rolled-back rate, 27 levied above the rolled-back rate but were less than a 10% above the rate, and 34 school districts levied a rate greater than 10% above the rolled-back rate.

## VIII. Data Sources

- Three primary data sources were used in preparing this report.
  - Individual parcel data used in the roll approval process. There are approximately 9 million records statewide each year. The data is available for the years 1999 through 2006.
  - “Recapitulation” reports submitted by property appraisers and tax collectors summarizing tax roll data. This data is published each year in the Department’s Florida Property Valuations and Tax Data book.
  - Preliminary and final TRIM packages submitted by individual taxing authorities.
- In addition, at the request of the Department of Revenue the Department of Education provided a recalculation of the 2006 tax levy portions of the Florida Education Finance Program using a tax roll with the Save Our Homes differential eliminated.