

**Revenue Estimating Conference  
Ad Valorem Assessments  
Jan. 8, 2026  
Executive Summary**

Estimates of the statewide property tax roll are primarily used in the appropriations process to calculate the Required Local Effort (RLE) millage rates. These are the expected rates local school districts must levy in order to generate the required local funding for participation in the Florida Education Finance Program. The 2025 Final tax roll now shows a value of \$3,826.18 billion. Using the latest revisions to the underlying ad valorem data and updated national and state economic forecasts, the Revenue Estimating Conference has convened and adopted a new ad valorem forecast. For the 2026 tax year, the estimate for statewide school taxable value is \$3,971.87 billion, which is \$25.20 billion (0.63%) lower than the previous estimate. At 96 percent, the value of one mill is now projected to be \$3,812.99 million.

Housing market concerns continue to play an important role in the forecast with lower average prices for existing homes from the Economic Estimating Conference. Total just value is still projected to increase at a rate of 2.44% in 2026, but this is revised downward from the previous estimate of 3.15%. New Construction is expected to slow to \$92.48 billion, down 5.29% from the prior year and down 1.04% from the prior estimate. Overall, school taxable value (inclusive of tangible personal property and centrally assessed property) is expected to grow 3.81% over the prior year in 2026.

County (non-school) taxable value is lower than school taxable value due to the greater number of exemptions available to property owners. In recent years, the Revenue Estimating conference has been forecasting county taxable value and school taxable value separately.

**Certified School Taxable Value**

<i>(billions of dollars)</i>	2025 School Taxable Value as of January 2026	August 2025 Estimate of July 1, 2026 Certified School Taxable Value	January 2026 Estimate of July 1, 2026 Certified School Taxable Value	Change in Estimates (Jan 26 vs Aug 25)	Change from 2025 Value	Percentage Change from 2025 Value
<b>School Taxable Value</b>	3,826.18	3,997.06	3,971.87	-25.20	145.68	3.81%
<b>Real Property</b>	3,634.46	3,802.30	3,771.55	-30.75	137.10	3.77%
<b>Personal Property</b>	189.49	192.60	198.05	5.44	8.55	4.51%
<b>Centrally Assessed Property</b>	2.23	2.16	2.27	0.11	0.04	1.73%
<b>Value of one mill at 96 percent</b>	3.67	3.84	3.81	-0.02	0.14	3.81%

*\*Total school taxable value includes Value Adjustment Board changes and other tax roll adjustments (including measures due to passage of new bills). Components may not add up to the total due to rounding.*

### County Taxable Value

<i>(billions of dollars)</i>	2025 County Taxable Value as of January 2026	August 2025 Estimate of 2026 County Taxable Value	January 2026 Estimate of 2026 County Taxable Value	Change in Estimates (Jan 26 vs Aug 25)	Change from 2025 Value	Percentage Change from 2025 Value
<b>County Taxable Value</b>	3,478.10	3,655.46	3,638.87	-16.58	160.77	4.62%
<b>Real Property</b>	3,286.38	3,460.70	3,438.56	-22.14	152.18	4.63%
<b>Personal Property</b>	189.49	192.60	198.05	5.44	8.55	4.51%
<b>Centrally Assessed Property</b>	2.23	2.16	2.27	0.11	0.04	1.73%

*\*Total county taxable value includes Value Adjustment Board changes and other tax roll adjustments (including measures due to passage of new bills). Components may not add up to the total due to rounding.*

<b>CERTIFIED SCHOOL TAXABLE VALUE GROWTH RATES</b>		
Year	Aug-2025	Jan-2026
2025	5.38%	5.30%
2026	4.37%	3.81%
2027	5.36%	5.47%
2028	5.65%	5.89%
2029	6.07%	6.23%
2030	6.20%	6.62%
2031	6.19%	6.64%