

The 2016 (tax year) Revised Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: Osceola

Date Certified: October 4th, 2016

Taxing Authority: SOUTH FL WATER MANAGEMENT

Check one of the following:

- County Municipality
 School District Independent Special District

Just Value

	Column I Real Property Including Subsurface Rights	Column II Personal Property	Column III Centrally Assessed Property	Column IV Total Property	
1 Just Value (193.011, F.S.)	28,699,877,547	2,360,607,173	5,561,640	31,066,046,360	1

Just Value of All Property in the Following Categories

2 Just Value of Land Classified Agricultural (193.461, F.S.)	2,568,045,400	0	0	2,568,045,400	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	3
4 Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)	0	0	0	0	4
5 Just Value of Pollution Control Devices (193.621, F.S.)	0	649,575	0	649,575	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0	0	0	6
7 Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8 Just Value of Homestead Property (193.155, F.S.)	8,227,385,147	0	0	8,227,385,147	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	11,047,949,959	0	0	11,047,949,959	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	6,856,497,041	0	3,499,849	6,859,996,890	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(h), State Constitution)	0	0	0	0	11

Assessed Value of Differentials

12 Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	1,582,262,167	0	0	1,582,262,167	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	274,545,312	0	0	274,545,312	13
14 Certain Residential and Nonresidential Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	54,554,619	0	0	54,554,619	14

Assessed Value of All Property in the Following Categories

15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	57,211,000	0	0	57,211,000	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	0	0	0	0	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)	0	649,575	0	649,575	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0	0	0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	6,645,122,980	0	0	6,645,122,980	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	10,773,404,647	0	0	10,773,404,647	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	6,801,942,422	0	3,499,849	6,805,442,271	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(h), State Constitution)	0	0	0	0	24

Total Assessed Value

25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	24,277,681,049	2,360,607,173	5,561,640	26,643,849,862	25
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Exemptions

26 \$25,000 Homestead Exemption (196.031(a), F.S.)	1,363,168,647	0	0	1,363,168,647	26
27 Additional \$25,000 Homestead Exemption (196.031(b), F.S.)	1,101,376,218	0	0	1,101,376,218	27
28 Additional Homestead Exemption Age 65 & Older up to \$50,000 (196.075, F.S.) *	0	0	0	0	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	150,654,096	794,517	151,448,613	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	1,389,600,664	805,046,470	0	2,194,647,134	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	634,281,549	70,334,946	0	704,616,495	31
32 Widows / Widowers Exemption (196.202, F.S.)	1,649,810	13,500	0	1,663,310	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.202, 196.24, F.S.)	126,155,365	18,406	0	126,173,771	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	1,700,359	0	0	1,700,359	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *	0	0	0	0	35
36 Economic Development Exemption (196.095, 196.1995, F.S.) *	0	0	0	0	36
37 Lands Available for Taxes (197.502, F.S.)	89,409	0	0	89,409	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	449,550	0	0	449,550	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	3,533,204	0	0	3,533,204	39
40 Deployed Servicemen's Homestead Discount (196.173, F.S.)	205,074	0	0	205,074	40
41 Additional Homestead Exemption Age 65 and Older and 25 Year Residence (196.075, F.S.) *	0	0	0	0	41

Total Exempt Value

42 Total Exempt Value (add 26 through 41)	4,622,209,849	1,026,067,418	794,517	5,649,071,784	42
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Total Taxable Value

43 Total Taxable Value (25 minus 42)	19,655,471,200	1,334,539,755	4,767,123	20,994,778,078	43
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* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2016 (tax year) Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

Date Certified: October 4th, 2016

County: Osceola

Taxing Authority: SOUTH FL WATER MANAGEMENT

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	20,988,889,414
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	0
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	0
4	Subtotal (1 + 2 - 3 = 4)	20,988,889,414
5	Other Additions to Operating Taxable Value	7,023,201,808
6	Other Deductions from Operating Taxable Value	7,017,313,144
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	20,994,778,078

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	141,800
9	Just Value of Centrally Assessed Railroad Property Value	4,194,688
10	Just Value of Centrally Assessed Private Car Line Property Value	1,366,952

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential.	753
12	Value of Transferred Homestead Differential	20,404,308

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	155,572	29,303

Property with Reduced Assessed Values

14	Land Classified Agricultural (193.461, F.S.)	2,331	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	0	0
17	Pollution Control Devices (193.621, F.S.)	0	16
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	48,185	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	29,565	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	620	0
23	Working Waterfront Property (Art. VII, s.4(h), State Constitution)	0	0

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	4	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	10	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	52	0

* Applicable only to County or Municipal Local Option Levies