

The 2018 Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: Osceola

Date Certified: October 1, 2018

Taxing Authority: SOUTH FL WATER MANAGEMENT

Check one of the following:

- County Municipality
 School District
 Independent Special District

Separate Reports for MSTUs, Dependent Districts and Water Management Basins are not required

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.)	34,401,573,315	2,902,565,502	5,756,961	37,309,895,778	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	2,421,861,400	0	0	2,421,861,400	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	2,214,483	0	2,214,483	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.)	10,595,169,180	0	0	10,595,169,180	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	12,884,697,700	0	0	12,884,697,700	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	8,499,845,035	0	3,094,703	8,502,939,738	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	2,196,877,807	0	0	2,196,877,807	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	326,363,097	0	0	326,363,097	13
14 Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	371,355,823	0	0	371,355,823	14
Assessed Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	54,425,500	0	0	54,425,500	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	2,214,483	0	2,214,483	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.)	8,398,291,373	0	0	8,398,291,373	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	12,558,334,603	0	0	12,558,334,603	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	8,128,489,212	0	3,094,703	8,131,583,915	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	29,139,540,688	2,902,565,502	5,756,961	32,047,863,151	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	1,514,949,547	0	0	1,514,949,547	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	1,290,639,677	0	0	1,290,639,677	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	139,936,768	935,795	140,872,563	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	1,511,150,062	1,142,393,319	0	2,653,543,381	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.)	749,681,707	103,098,243	0	852,779,950	31
32 Widows / Widowers Exemption (196.202, F.S.)	1,703,691	11,392	0	1,715,083	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	202,057,820	9,552	0	202,067,372	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	4,899,463	0	0	4,899,463	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *	0	0	0	0	35
36 Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0	0	0	36
37 Lands Available for Taxes (197.502, F.S.)	37,629	0	0	37,629	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	573,324	0	0	573,324	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	5,579,198	0	0	5,579,198	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	221,613	0	0	221,613	40
41 Additional Homestead Exemption Age 65 and Older and 25 Year Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	0	0	0	42
Total Exempt Value					
43 Total Exempt Value (add 26 through 42)	5,281,493,731	1,385,449,274	935,795	6,667,878,800	43
Total Taxable Value					
44 Total Taxable Value (25 minus 43)	23,858,046,957	1,517,116,228	4,821,226	25,379,984,351	44

* 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 2018 (tax year) Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

Date Certified: October 1, 2018

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	25,401,418,286
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)	25,401,418,286
5	Other Additions to Operating Taxable Value	11,442,080,935
6	Other Deductions from Operating Taxable Value	11,463,514,870
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	25,379,984,351

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.	800
9	Just Value of Centrally Assessed Railroad Property Value	4,058,527
10	Just Value of Centrally Assessed Private Car Line Property Value	1,698,434

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.	1,020
12	Value of Transferred Homestead Differential	39,207,265

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	163,670	28,365

Property with Reduced Assessed Values

14	Land Classified Agricultural (193.461, F.S.)	2,084	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	15
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.)	52,339	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	30,999	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	2,683	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.)	12	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	74	0

* Applicable only to County or Municipal Local Option Levies