

NOTICE OF CERTIFICATION OF TAX ROLL

Pursuant to Section 193.122, Florida Statutes,
Katrina S. Scarborough, Property Appraiser of
Osceola County, hereby gives notice
that the Tax Rolls, both real and personal property,
for Osceola County
were certified to the Tax Collector
on the 10th day of June, 2026
for the collection of taxes.
This is the second and final certification for the
2025 tax roll.

NOTICE OF CERTIFICATION OF TAX ROLL

Pursuant to Section 193.122, Florida Statutes,
Katrina S. Scarborough, Property Appraiser of
Osceola County hereby gives notice
that the Tax Rolls, both real and personal property,
for Osceola County
were certified to the Tax Collector
on the 3rd day of October, 2025
for the collection of taxes.

This is the First Certification.



2025

DR - 403
R. 08/09

TAX ROLL CERTIFICATION

I, Katrina S Scarborough, the Property Appraiser of Osceola County, Florida, certify that all data reported on this form and accompanying forms DR-403AC, DR-403AM, DR-403CC, DR-403BM, DR-403PC, and DR-403EB, is a true recapitulation of the values of the assessment rolls of

Osceola County, Florida

and that every figure submitted is correct to the best of my knowledge. I certify that changes to the values of the assessment rolls, as initially reported on forms DR-489AC, DR-489AM, DR-489PC, and DR-489EB, are documented or can be verified with

- 1) A validated change of value or change of exemption order from the value adjustment board (Form DR-485),
- 2) A document which authorizes official corrections of the assessment rolls (Form DR-409), or
- 3) Otherwise in writing.


Signature of Property Appraiser

Oct 3, 2025
Date

Value Adjustment Board Hearings

The value adjustment board hearings are completed and adjusted values have been included.

☐

Yes

☒

No



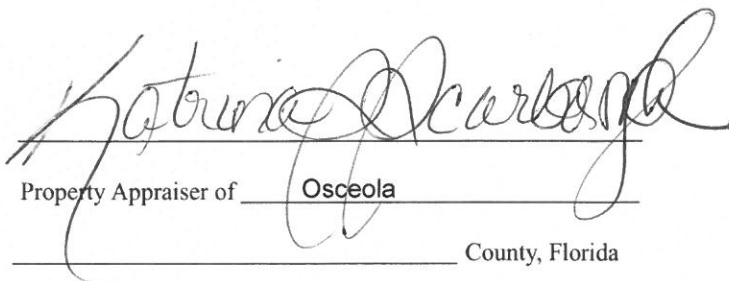
DR-408
R. 06/91

Certificate to Roll

I, the undersigned, hereby certify that I am the duly qualified and acting Property Appraiser in and for
Osceola County, Florida; as such I have satisfied myself that all property included or
includable on the Real Property Assessment Roll for the aforesaid county is properly
real, tangible personal
taxed so far as I have been able to ascertain; that the said roll was certified and delivered to me by the Value
Adjustment Board on the 3rd day of October, 2025; and that all required
tax year
extensions on the above described roll to show the tax attributable to all taxable property included therein have been
made pursuant to law.

I further certify that upon completion of this certificate and the attachment of same to the herein described
Assessment Roll as a part thereof, that said Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of
the above described Assessment Roll this the 3rd day of October, 2025.
tax year


Property Appraiser of Osceola
County, Florida



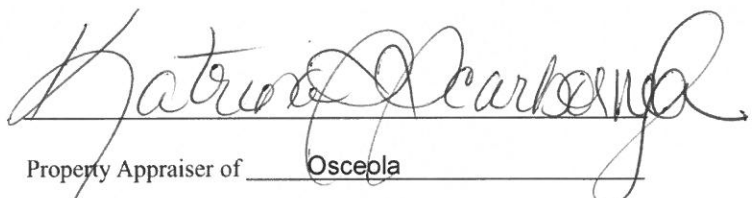
DR-408
R. 06/91

Certificate to Roll

I, the undersigned, hereby certify that I am the duly qualified and acting Property Appraiser in and for
Osceola County, Florida; as such I have satisfied myself that all property included or
includable on the Tangible Property Assessment Roll for the aforesaid county is properly
real, tangible personal
taxed so far as I have been able to ascertain; that the said roll was certified and delivered to me by the Value
Adjustment Board on the 3rd day of October, 2025; and that all required
tax year
extensions on the above described roll to show the tax attributable to all taxable property included therein have been
made pursuant to law.

I further certify that upon completion of this certificate and the attachment of same to the herein described
Assessment Roll as a part thereof, that said Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of
the above described Assessment Roll this the 3rd day of October, 2025.
tax year


Property Appraiser of Osceola
County, Florida



INITIAL CERTIFICATION OF THE VALUE ADJUSTMENT BOARD

Section 193.122(1), Florida Statutes

DR-488P
N. 12/09

Rule 12D-16.002
Florida Administrative Code

Tax Roll Year

2	0	2	5
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The Value Adjustment Board of _____ Osceola County has not completed its hearings and certifies on order of the Board of County Commissioners according to sections 197.323 and 193.122(1), F.S., that the

Check one.



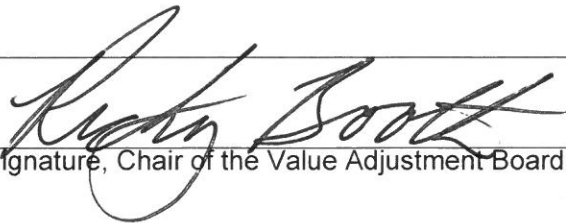
Real Property



Tangible Personal Property

assessment roll for our county has been presented by the property appraiser to include all property and information required by the statutes of the State of Florida and the requirements and regulations of the Department of Revenue.

On behalf of the entire board, I certify that we have ordered this certification to be attached as part of the assessment roll. We will issue a Certification of the Value Adjustment Board (Form DR-488) under section 193.122(1) and (3), F.S., when the hearings are completed. The property appraiser will make all extensions to show the tax attributable to all taxable property under the law.



Signature, Chair of the Value Adjustment Board

08/21/25

Date



INITIAL CERTIFICATION OF THE VALUE ADJUSTMENT BOARD

Section 193.122(1), Florida Statutes

DR-488P
N. 12/09

Rule 12D-16.002
Florida Administrative Code

Tax Roll Year

2	0	2	5
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Signature, Chair of the Value Adjustment Board

08/21/25

Date

THE VALUE AND NUMBER OF PARCELS ON THE REAL PROPERTY COUNTYWIDE ASSESSMENT ROLL BY CATEGORY

Osceola County, Florida

Date Certified: October 3, 2025

(Locally assessed real property only. Do not include personal property or centrally assessed property.)

		Code 00 Vacant Residential	Code 01 Single Family Residential	Code 02 Mobile Homes	Code 08 Multi-Family Less Than 10 Units	Code 03 Multi-Family 10 Units or More	Code 04 Condominiums
1	Just Value	\$ 1,109,068,764	49,339,378,802	956,469,502	375,473,200	4,569,751,658	6,098,062,634
2	Taxable Value for Operating Purposes	\$ 974,747,514	34,809,865,327	501,686,603	302,196,128	3,880,237,198	5,679,173,125
3	Number of Parcels	# 28,700	137,118	5,453	1,064	958	13,807
		Code 05 Cooperatives	Codes 06, 07, and 09 Ret. Homes and Misc. Res.	Code 10 Vacant Commercial	Codes 11-39 Improved Commercial	Code 40 Vacant Industrial	Codes 41-49 Improved Industrial
4	Just Value	\$ 0	16,457,288	915,441,699	7,179,606,342	93,463,800	1,482,988,902
5	Taxable Value for Operating Purposes	\$ 0	14,232,509	781,817,686	6,211,136,746	60,759,569	1,290,936,489
6	Number of Parcels	# 0	9,415	1,976	4,754	249	474
		Codes 50-69 Agricultural	Codes 70-79 Institutional	Codes 80-89 Government	Code 90 Leasehold Interests	Codes 91-97 Miscellaneous	Code 99 Non-Agricultural Acreage
7	Just Value	\$ 3,210,588,200	1,154,645,227	2,733,344,922	7,342,000	197,812,376	216,725,606
8	Taxable Value for Operating Purposes	\$ 236,229,400	419,641,496	12,817,839	5,168,402	64,014,884	181,010,320
9	Number of Parcels	# 2,376	496	2,602	5	1,168	261
10	Total Real Property:	Just Value	79,656,620,922 ; (Sum Lines 1, 4, and 7)	Taxable Value for Operating Purposes	55,425,671,235 ; (Sum Lines 2, 5, and 8)	Parcels	210,876 (Sum Lines 3, 6, and 9)

Note: Total real property Just Value above should equal page 1 of County form DR403V, column I, line 1; Taxable value should equal page 1 of County form DR403V, column I, line 43; Parcels should equal page 2 of County form DR403V, column 1, line 13

* The following entries are for informational purposes only and are optional. Value amounts and parcel counts should be reported under the proper code above.

		Code H. Header	Code N. Notes	Code S. Spaces
11	Just Value	\$ 0	0	0
12	Taxable Value for Operating Purposes	\$ 0	0	0
13	Number of Parcels	# 0	0	0
		Time Share Fee	Time Share Non-Fee	Common Area
14	Just Value	\$ 3,175,507,205		
15	Taxable Value for Operating Purposes	\$ 3,155,430,961		
16	Number of Parcels	# 298		
17	Number of Units per year	#		

Statutory Authority		Property Roll Effected	Type of Exemption	Real Property		Personal Property		
				Number of Exemptions	Value of Exemption	Number of Exemptions	Value of Exemption	
1	§196.031(1)(a)	Real	\$25,000 Homestead Exemption	86,460	2,160,884,144	0	0	1
2	§196.031(1)(b)	Real	Additional \$25,000 Homestead Exemption	86,460	2,050,530,898	0	0	2
3	§196.075	Real	Additional Homestead Exemption Age 65 and Older	5,847	137,785,956	0	0	3
4	§196.081	Real	Totally & Permanently Disabled Veterans & Surviving Spouse	3,673	939,924,994	0	0	4
5	§196.091	Real	Totally Disabled Veterans Confined to Wheelchairs	0	0	0	0	5
6	§196.095	Real	Licensed Child Care Facility in Enterprise Zone	0	0	0	0	6
7	§196.101	Real	Quadriplegic, Paraplegic, Hemiplegic, & Totally & Permanently Disabled & Blind (Meeting Income Test)	97	16,274,763	0	0	7
8	§196.183	Personal	\$25,000 Tangible Personal Property Exemption	0	0	27,280	144,000,263	8
9	§196.196	Real & Personal	Constitutional Charitable, Religious, Scientific or Literary	519	431,813,259	280	19,925,067	9
10	§196.1961	Real	Historic Property for Commercial or Nonprofit Purposes	0	0	0	0	10
11	§196.197	Real & Personal	Charitable Hospitals, Nursing Homes & Homes for Special Services	42	275,038,079	60	172,214,493	11
12	§196.1975	Real & Personal	Charitable Homes for the Aged	9	102,600,019	3	9,427	12
13	§196.1977	Real	Proprietary Continuing Care Facilities	0	0	0	0	13
14	§196.1978(1)(a)&(2)	Real & Personal	Affordable Housing Property	22	314,048,683	23	2,175,571	14
15	§196.198	Real & Personal	Educational Property	99	319,952,895	28	15,590,434	15
16	§196.1983	Real & Personal	Charter School	0	0	0	0	16
17	§196.1985	Real	Labor Union Educational Property	0	0	0	0	17
18	§196.1986	Real	Community Center	0	0	0	0	18
19	§196.1987	Real & Personal	Biblical History Display Property	0	0	0	0	19
20	§196.199(1)(a)	Real & Personal	Federal Government Property	7	12,717,000	0	0	20
21	§196.199(1)(b)	Real & Personal	State Government Property	713	862,311,967	0	0	21
22	§196.199(1)(c)	Real & Personal	Local Government Property	4,308	1,547,185,530	14	1,598,383,819	22
23	§196.199(2)	Real & Personal	Leasehold Interests in Government Property	0	0	0	0	23
24	§196.1993	Real	Agreements with Local Governments for use of Public Property	0	0	0	0	24
25	§196.1995	Real & Personal	Parcels Granted Economic Development Exemption	0	0	0	0	25
26	§196.1997	Real	Historic Property Improvements	0	0	0	0	26
27	§196.1998	Real	Historic Property Open to the Public	0	0	0	0	27
28	§196.1999	Personal	Space Laboratories & Carriers	0	0	0	0	28
29	§196.2001	Real & Personal	Non-for-Profit Sewer & Water Company	0	0	0	0	29
30	§196.2002	Real & Personal	Non-for-profit Water & Waste Water Systems Corporation	0	0	0	0	30
31	§196.202	Real & Personal	Blind Exemption	35	165,000	1	590	31
32	§196.202	Real & Personal	Total and Permanent Disability Exemption	2,871	14,307,722	3	1,393	32
33	§196.202	Real & Personal	Widow's Exemption	3,745	18,661,116	12	8,988	33
34	§196.202	Real & Personal	Widower's Exemption	527	2,623,446	5	3,234	34
35	§196.24	Real & Personal	Disabled Ex-Service Member Exemption	2,533	12,651,571	3	1,841	35
36	§196.26(2)	Real	Land Dedicated in Perpetuity for Conservation Purposes (100%)	21	1,704,625	0	0	36
37	§196.26(3)	Real	Land Dedicated in Perpetuity for Conservation Purposes (50%)	89	1,904,657	0	0	37
38	§196.173	Real	Deployed Service Member's Homestead Exemption	4	287,124	0	0	38
39	§196.075	Real	Additional Homestead Exemption Age 65 and Older and 25 Year Residence	397	10,822,280	0	0	39
40	§196.102	Real	Totally & Permanently Disabled First Responders & Surviving Spouse	14	3,405,815	0	0	40
41	§196.182	Personal	Renewable Energy Source Devices (80% exemption)	0	0	0	0	41
42	§196.1978(3)	Real & Personal	Affordable Housing Property (State), Newly Constructed	8	96,084,051	0	0	42
43	§196.1978(1)(b)	Real	Leased Land for Affordable Housing	0	0	0	0	43
44	§196.1979	Real & Personal	Affordable Housing Property (County)	0	0	0	0	44

Note: Centrally assessed property exemptions should be included in this table.

RECAPITULATION OF TAXES AS EXTENDED ON THE 2025 TAX ROLLS; MUNICIPALITIES

- A.
 1. Municipal Levy
 2. Municipality Levying for a Dependent Special District that is Municipal Wide
 3. Municipality Levying for a Dependent Special District that is Less than Municipal Wide
 4. Municipal Levy Less Than Municipal Wide

- B.
1. Operating Millage
 2. Debt Service Millage
 3. Non-Ad Valorem
Assessment Rate/Basis

- C.
 1. Millage Subject to a Cap
 2. Millage not Subject to a Cap
 3. Non-Ad Valorem Assessment Rate/Basis

- D.
1. Non-voted Millage
 2. Voted Millage
 3. Non-Ad Valorem Assessment Rate/Basis

NOTICE: All independent special districts should be reported on DR-403CC

The codes listed above are intended to describe the nature of the taxing authority and the type of millage. Enter the appropriate number in each of the four code columns. Be as descriptive as possible; separately list the various millages of each municipal taxing authority according to the characteristics coded above. Total the levies for all municipalities included herein. All dependent special districts and voter approved debt payments should be listed with the appropriate municipality. Round all amounts to the nearest whole dollar. List all non-ad valorem assessments included on the tax rolls. A separate levy entry should be reported for each DR-420, DR-420S and DR-420DEBT form provided to a taxing authority.

CODES				NAME OF MUNICIPALITY OF DISTRICT, AND NATURE OF SPECIAL LEVY, IF APPLICABLE	MILLAGE or Other Basis of Levy	TOTAL TAXABLE VALUE	TAXABLE VALUE EXCLUDED FROM LEVY PURSUANT TO § 197.212 F.S.	TOTAL TAXES LEVIED	PENALTIES UNDER § 193.072
A	B	C	D						
1	1	1	1	KISSIMMEE	4.62530000	7,066,262,829.00	7,781.00	32,683,586.24	18,675.99
1	1	1	1	SAINT CLOUD	5.11280000	6,554,487,474.00	10,835.00	33,511,777.84	5,546.37
				TOTAL:				66,195,364.08	

RECAPITULATION OF TAXES AS EXTENDED ON THE

2025

TAX ROLLS; COUNTY COMMISSION, SCHOOL BOARD, AND TAXING DISTRICTS

- A.

1. County Commission Levy
2. School Board Levy
3. Independent Special District Levy
4. County Commission Levy for a Dependent Special District
5. MSBU/MSTU
- B.

1. County-Wide Levy
2. Less than County-Wide Levy
3. Multi-County District Levying County-Wide
4. Multi-County District Levying Less than County-Wide
- C.

1. Operating Millage
2. Debt Service Millage
3. Non-Ad Valorem Assessment Rate/Basis
- D.

1. Millage Subject to a Cap
2. Millage not Subject to a Cap
3. Non-Ad Valorem Assessment
- E.

1. Non-voted Millage
2. Voted Millage
3. Non-Ad Valorem Assessment

The codes listed above are intended to describe the nature of the taxing authority and the type of millage. Enter the appropriate number in each of the five code columns. Be as descriptive as possible; separately list each taxing authority in your county according to the characteristics above. List all county commission millages first, then, all school district millages, all dependent special district millages, including municipal service taxing unit millages, and all independent special district millages, including water management district and basin millages. **Millages with like characteristics, i.e. voted or non-voted, county-wide or less than county-wide, should be listed together within the above categories. Total all taxes levied.** All voter approved debt payments should be specified and listed with the appropriate taxing authority or special district. Round all amounts to the nearest whole dollar. List all non-ad valorem assessments that are included on the tax rolls. A separate levy entry should be reported for each DR-420, DR-420S and DR-420DEBT form provided to a taxing authority.

CODES					NAME OF TAXING AUTHORITY, AND NATURE OF SPECIAL LEVY, IF APPLICABLE	MILLAGE or other Basis of Levy	TOTAL TAXABLE VALUE	TAXABLE VALUE EXCLUDED FROM LEVY PURSUANT TO § 197.212 F.S.	TOTAL TAXES LEVIED	PENALTIES UNDER § 193.072
A	B	C	D	E						
5	2	1	1	1	EMERGENCY MEDICAL SERVICE	1.0682000	43,151,860,958.00	133,883.00	46,094,818.83	22,393.51
5	2	1	1	1	ANORADA	2.7500000	6,717,859.00	2.00	18,474.11	0.00
3	4	1	1	1	SFWMD EVERGLADES CONST	0.0327000	57,515,994,431.00	144,495.00	1,880,778.63	812.88
5	2	1	1	1	BELLALAGO MSTU	0.1450000	731,391,064.00	711.00	106,051.86	0.00
5	2	1	1	1	BLACKSTONE LANDING PHASE 1 MSTU	0.9250000	99,678,580.00	36.00	92,202.79	0.00
1	1	1	1	1	OSCEOLA COUNTY	6.7000000	57,589,330,996.00	152,695.00	385,848,454.56	174,775.33
2	1	1	1	1	SCHOOL DISTRICT - LOCAL BOARD	2.2480000	62,367,317,002.00	159,889.00	140,201,686.46	58,641.41
5	2	1	1	1	EMERALD LAKES MSTU	0.5050000	9,213,610.00	0.00	4,652.88	0.00
3	4	1	1	1	SOUTH FL WATER MANAGEMENT	0.0948000	57,515,994,431.00	144,495.00	5,452,525.40	2,354.66
3	4	1	1	1	SFWMD OKEECHOBEE BASIN	0.1026000	57,515,994,431.00	144,495.00	5,901,139.54	2,548.51
5	2	1	1	1	HAMMOCK TRAILS MSTU	1.0450000	93,181,027.00	26.00	97,374.23	0.00
5	2	1	1	1	HIDDEN HEIGHTS TRAIL MSTU	0.0000000	1,517,817.00	0.00	0.00	0.00
5	2	1	1	1	HAMMOCK POINT MSTU	0.3000000	40,469,456.00	12.00	12,140.78	0.00
5	2	1	1	1	INDIAN RIDGE MSTU	4.3355000	100,808,401.00	146.00	437,054.87	0.00
5	2	1	1	1	INTERCESSION CITY	0.3337000	33,917,952.00	23.00	11,318.40	0.00
5	2	1	1	1	INDIAN WELLS MSTU	4.3345000	137,192,530.00	2.00	594,661.04	0.00

RECAPITULATION OF TAXES AS EXTENDED ON THE

2025

TAX ROLLS; COUNTY COMMISSION, SCHOOL BOARD, AND TAXING DISTRICTS

- A.

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CODES					NAME OF TAXING AUTHORITY, AND NATURE OF SPECIAL LEVY, IF APPLICABLE	MILLAGE or other Basis of Levy	TOTAL TAXABLE VALUE	TAXABLE VALUE EXCLUDED FROM LEVY PURSUANT TO § 197.212 F.S.	TOTAL TAXES LEVIED	PENALTIES UNDER § 193.072
A	B	C	D	E						
5	2	1	1	1	INDIAN RIDGE VILLAS	0.0000000	75,854,211.00	12.00	0.00	0.00
5	2	1	1	1	ISLE OF BELLALAGO MSTU	0.7280000	73,589,469.00	41.00	53,573.14	0.00
1	4	1	1	1	ST JOHNS RIVER WATER MNGMNT	0.1793000	199,950,674.00	8,200.00	35,851.20	225.15
5	2	1	1	1	KISSIMMEE ISLES	0.5155000	13,630,563.00	0.00	7,026.60	0.00
4	1	1	1	1	COUNTY LIBRARY DIST	0.3000000	57,737,939,232.00	152,695.00	17,321,332.23	7,826.89
5	2	1	1	1	LINDFIELDS MSTU	1.1486000	246,276,393.00	109.00	282,873.04	0.00
5	2	1	1	1	LIVE OAK SPRINGS MSTU	0.5500000	14,747,841.00	0.00	8,111.36	0.00
5	2	1	1	1	THE OAKS MSTU	0.1295000	87,967,612.00	50.00	11,391.81	0.00
5	2	1	1	1	ORANGE VISTA MSTU	1.1824000	9,591,325.00	0.00	11,340.73	0.00
5	2	1	1	1	QUAIL RIDGE MSTU	1.0671000	57,323,075.00	18.00	61,169.60	0.00
5	2	1	1	1	REMINGTON MSTU	0.3250000	325,364,186.00	7.00	105,743.81	0.00
2	1	1	1	1	SCHOOL DISTRICT - STATE LAW	3.0580000	62,367,317,002.00	159,889.00	190,719,278.35	79,771.05
5	2	1	1	1	RESERVES AT PLEASANT HILL MSTU	0.4650000	13,804,451.00	2.00	6,419.10	0.00
5	2	1	1	1	RAINTREE PARK MSTU	1.0000000	99,449,029.00	14.00	99,449.36	0.00
5	2	1	1	1	ROYAL OAKS PHS 2,3,4,5	0.7775000	6,097,095.00	0.00	4,740.44	0.00
1	1	2	1	2	SAVE OSCEOLA MAINTENANCE SAVE	0.2500000	57,737,939,232.00	152,695.00	14,434,614.27	6,522.33
1	1	2	1	2	OSCEOLA DEBT SERVICE	0.0000000	57,737,939,232.00	152,695.00	0.00	0.00

RECAPITULATION OF TAXES AS EXTENDED ON THE 2025 TAX ROLLS; COUNTY COMMISSION, SCHOOL BOARD, AND TAXING DISTRICTS

- A.

 - 1. County Commission Levy
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 - 2. Voted Millage
 - 3. Non-Ad Valorem Assessment

The codes listed above are intended to describe the nature of the taxing authority and the type of millage. Enter the appropriate number in each of the five code columns. Be as descriptive as possible; separately list each taxing authority in your county according to the characteristics above. List all county commission millages first, then, all school district millages, all dependent special district millages, including municipal service taxing unit millages, and all independent special district millages, including water management district and basin millages. **Millages with like characteristics, i.e. voted or non-voted, county-wide or less than county-wide, should be listed together within the above categories. Total all taxes levied.** All voter approved debt payments should be specified and listed with the appropriate taxing authority or special district. Round all amounts to the nearest whole dollar. List all non-ad valorem assessments that are included on the tax rolls. A separate levy entry should be reported for each DR-420, DR-420S and DR-420DEBT form provided to a taxing authority.

CODES					NAME OF TAXING AUTHORITY, AND NATURE OF SPECIAL LEVY, IF APPLICABLE	MILLAGE or other Basis of Levy	TOTAL TAXABLE VALUE	TAXABLE VALUE EXCLUDED FROM LEVY PURSUANT TO § 197.212 F.S.	TOTAL TAXES LEVIED	PENALTIES UNDER § 193.072
A	B	C	D	E						
5	2	1	1	1	SHADOW OAKS MSTU	0.6140000	5,734,799.00	0.00	3,521.17	0.00
5	2	1	1	1	ST JAMES'S PARK MSTU	2.4466000	8,612,790.00	2.00	21,072.04	0.00
5	2	1	1	1	WINNERS PARK MSTU	2.1000000	3,421,559.00	0.00	7,185.27	0.00
5	2	1	1	1	WESTMINSTER GARDENS MSTU	0.0000000	6,108,436.00	6.00	0.00	0.00
5	2	1	1	1	WINDMILL POINT MSTU	0.2000000	55,704,717.00	35.00	11,141.12	0.00
5	2	1	1	1	WINDWARD CAY MSTU	0.4800000	30,262,249.00	2.00	14,525.80	0.00
3	4	1	1	1	CFTOD	8.5836000	933,444,682.00	196.00	8,012,315.74	0.05
3	4	1	1	1	CFTOD-DEBT	3.8400000	933,444,682.00	196.00	3,584,427.60	0.02
					TOTAL:				821,570,438.16	355,871.79

Value Data

Date Certified: October 3, 2025

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

* 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 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

Date Certified: October 3, 2025

County: Osceola

Taxing Authority: OSCEOLA COUNTY

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	57,655,239,298
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)	57,655,239,298
5	Other Additions to Operating Taxable Value	44,011,322,489
6	Other Deductions from Operating Taxable Value	44,077,230,791
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	57,589,330,996

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.	0
9	Just Value of Centrally Assessed Railroad Property Value	5,888,086
10	Just Value of Centrally Assessed Private Car Line Property Value	1,350,517

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.	1,167
12	Value of Transferred Homestead Differential	130,914,503

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	210,878	27,278

Property with Reduced Assessed Values

14	Land Classified Agricultural (193.461, F.S.)	2,377	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.)	69,925	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	39,162	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,793	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.)	3	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	20	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	96	0

* Applicable only to County or Municipal Local Option Levies

The 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: Osceola

Date Certified: October 3, 2025

Taxing Authority: OSCEOLA COUNTY SCHOOL DISTRICT

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.)	79,656,620,922	4,133,987,162	7,238,603	83,797,846,687	1
Just Value of All Property in the Following Categories						
2	Just Value of Land Classified Agricultural (193.461, F.S.)	3,024,923,600	0	0	3,024,923,600	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	28,933,672	0	28,933,672	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.)	29,500,181,997	0	0	29,500,181,997	8
9	Just Value of Non-Homestead Residential Property (193.1554, F.S.)	28,456,151,457	0	0	28,456,151,457	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	18,675,363,868	0	4,558,100	18,679,921,968	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.)	9,091,328,694	0	0	9,091,328,694	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	0	0	0	0	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	0	0	0	0	14
Assessed Value of All Property in the Following Categories						
15	Assessed Value of Land Classified Agricultural (193.461, F.S.)	80,758,300	0	0	80,758,300	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	3,682,788	0	3,682,788	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.)	20,408,853,303	0	0	20,408,853,303	21
22	Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	28,456,151,457	0	0	28,456,151,457	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	18,675,363,868	0	4,558,100	18,679,921,968	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)]	67,621,126,928	4,108,736,278	7,238,603	71,737,101,809	25
Exemptions						
26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,160,884,144	0	0	2,160,884,144	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	0	0	0	0	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	143,307,450	692,813	144,000,263	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	2,561,232,110	1,598,383,819	0	4,159,615,929	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	1,675,352,611	209,914,992	0	1,885,267,603	31
32	Widows / Widowers Exemption (196.202, F.S.)	21,284,562	12,222	0	21,296,784	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	986,729,865	3,824	0	986,733,689	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	3,792,957	0	0	3,792,957	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.)	11,600	0	0	11,600	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	1,399,460	0	0	1,399,460	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	6,463,402	0	0	6,463,402	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	318,976	0	0	318,976	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)	7,417,469,687	1,951,622,307	692,813	9,369,784,807	43
Total Taxable Value						
44	Total Taxable Value (25 minus 43)	60,203,657,241	2,157,113,971	6,545,790	62,367,317,002	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 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

Date Certified: October 3, 2025

County: Osceola

Taxing Authority: OSCEOLA COUNTY SCHOOL DISTRICT

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	62,467,875,038
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)	62,467,875,038
5	Other Additions to Operating Taxable Value	47,709,482,168
6	Other Deductions from Operating Taxable Value	47,810,040,204
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	62,367,317,002

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.	0
9	Just Value of Centrally Assessed Railroad Property Value	5,888,086
10	Just Value of Centrally Assessed Private Car Line Property Value	1,350,517

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.	1,167
12	Value of Transferred Homestead Differential	130,914,503

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	210,878	27,278

Property with Reduced Assessed Values

14	Land Classified Agricultural (193.461, F.S.)	2,377	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.)	69,925	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	39,162	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,793	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.)	3	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	20	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	96	0

* Applicable only to County or Municipal Local Option Levies

The 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: Osceola

Date Certified: October 3, 2025

Taxing Authority: KISSIMMEE

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.)	10,148,787,790	1,526,418,665	1,850,465	11,677,056,920	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	28,325,500	0	0	28,325,500	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	50,346	0	50,346	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.)	3,275,209,781	0	0	3,275,209,781	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	2,958,384,997	0	0	2,958,384,997	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	3,886,867,512	0	1,157,913	3,888,025,425	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.)	1,270,837,871	0	0	1,270,837,871	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	205,458,616	0	0	205,458,616	13
14 Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	307,839,408	0	0	307,839,408	14
Assessed Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	199,600	0	0	199,600	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	5,651	0	5,651	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.)	2,004,371,910	0	0	2,004,371,910	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	2,752,926,381	0	0	2,752,926,381	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	3,579,028,104	0	1,157,913	3,580,186,017	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)]	8,336,525,995	1,526,373,970	1,850,465	9,864,750,430	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	272,864,002	0	0	272,864,002	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	258,217,536	0	0	258,217,536	27
28 Additional Homestead Exemption Age 65 & Older up to \$50,000 (196.075, F.S.) *	24,049,734	0	0	24,049,734	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	24,344,382	131,987	24,476,369	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	404,867,863	1,180,354,235	0	1,585,222,098	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	509,810,582	63,680,578	0	573,491,160	31
32 Widows / Widowers Exemption (196.202, F.S.)	3,199,504	1,079	0	3,200,583	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	56,380,557	1,256	0	56,381,813	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0	0	0	0	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.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	429,601	0	0	429,601	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	154,705	0	0	154,705	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)	1,529,974,084	1,268,381,530	131,987	2,798,487,601	43
Total Taxable Value					
44 Total Taxable Value (25 minus 43)	6,806,551,911	257,992,440	1,718,478	7,066,262,829	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 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

Date Certified: October 3, 2025

County: Osceola

Taxing Authority: KISSIMMEE

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	7,089,214,444
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)	7,089,214,444
5	Other Additions to Operating Taxable Value	5,290,097,656
6	Other Deductions from Operating Taxable Value	5,313,049,271
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	7,066,262,829

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.	0
9	Just Value of Centrally Assessed Railroad Property Value	1,600,373
10	Just Value of Centrally Assessed Private Car Line Property Value	250,092

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.	64
12	Value of Transferred Homestead Differential	5,881,340

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	25,985	5,052

Property with Reduced Assessed Values

14	Land Classified Agricultural (193.461, F.S.)	19	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	3
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.)	9,588	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	6,840	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	1,276	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.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	10	0

* Applicable only to County or Municipal Local Option Levies

The 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: Osceola

Date Certified: October 3, 2025

Taxing Authority: SAINT CLOUD

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	Column II	Column III	Column IV	
		Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
1	Just Value (193.011, F.S.)	9,994,569,864	529,016,828	0	10,523,586,692	1
Just Value of All Property in the Following Categories						
2	Just Value of Land Classified Agricultural (193.461, F.S.)	114,060,400	0	0	114,060,400	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	28,439	0	28,439	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.)	5,875,805,420	0	0	5,875,805,420	8
9	Just Value of Non-Homestead Residential Property (193.1554, F.S.)	2,542,615,186	0	0	2,542,615,186	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	1,462,088,858	0	0	1,462,088,858	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.)	1,677,331,402	0	0	1,677,331,402	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	102,136,940	0	0	102,136,940	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	179,866,584	0	0	179,866,584	14
Assessed Value of All Property in the Following Categories						
15	Assessed Value of Land Classified Agricultural (193.461, F.S.)	860,300	0	0	860,300	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	3,423	0	3,423	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.)	4,198,474,018	0	0	4,198,474,018	21
22	Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	2,440,478,246	0	0	2,440,478,246	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	1,282,222,274	0	0	1,282,222,274	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)]	7,922,034,838	528,991,812	0	8,451,026,650	25
Exemptions						
26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	446,892,284	0	0	446,892,284	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	426,276,151	0	0	426,276,151	27
28	Additional Homestead Exemption Age 65 & Older up to \$50,000 (196.075, F.S.) *	7,833,555	0	0	7,833,555	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	12,779,042	0	12,779,042	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	204,451,489	373,024,240	0	577,475,729	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	158,243,036	12,537,225	0	170,780,261	31
32	Widows / Widowers Exemption (196.202, F.S.)	4,465,795	2,203	0	4,467,998	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	248,741,410	590	0	248,742,000	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0	0	0	0	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.)	0	0	0	0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	60,442	0	0	60,442	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	1,130,148	0	0	1,130,148	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	101,566	0	0	101,566	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)	1,498,195,876	398,343,300	0	1,896,539,176	43
Total Taxable Value						
44	Total Taxable Value (25 minus 43)	6,423,838,962	130,648,512	0	6,554,487,474	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 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

Date Certified: October 3, 2025

County: Osceola

Taxing Authority: SAINT CLOUD

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	6,561,936,405
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)	6,561,936,405
5	Other Additions to Operating Taxable Value	5,563,897,803
6	Other Deductions from Operating Taxable Value	5,571,346,734
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	6,554,487,474

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.	0
9	Just Value of Centrally Assessed Railroad Property Value	0
10	Just Value of Centrally Assessed Private Car Line Property Value	0

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.	273
12	Value of Transferred Homestead Differential	29,747,712

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	33,243	3,274

Property with Reduced Assessed Values

14	Land Classified Agricultural (193.461, F.S.)	99	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	2
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.)	14,190	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	4,152	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	684	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.)	2	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	2	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	22	0

* Applicable only to County or Municipal Local Option Levies

The 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: Osceola

Date Certified: October 3, 2025

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.)	77,962,755,720	4,082,571,704	7,238,603	82,052,566,027	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	2,028,231,900	0	0	2,028,231,900	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	28,933,672	0	28,933,672	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.)	29,437,667,630	0	0	29,437,667,630	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	28,405,804,912	0	0	28,405,804,912	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	18,091,051,278	0	4,558,100	18,095,609,378	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.)	9,065,983,795	0	0	9,065,983,795	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	1,134,204,004	0	0	1,134,204,004	13
14 Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	1,704,582,596	0	0	1,704,582,596	14
Assessed Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	45,702,100	0	0	45,702,100	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	3,682,788	0	3,682,788	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.)	20,371,683,835	0	0	20,371,683,835	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	27,271,600,908	0	0	27,271,600,908	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	16,386,468,682	0	4,558,100	16,391,026,782	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)]	64,075,455,525	4,057,320,820	7,238,603	68,140,014,948	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,153,108,217	0	0	2,153,108,217	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	2,045,339,986	0	0	2,045,339,986	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	142,743,294	692,813	143,436,107	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	2,009,880,994	1,598,383,819	0	3,608,264,813	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	1,447,223,491	209,909,392	0	1,657,132,883	31
32 Widows / Widowers Exemption (196.202, F.S.)	21,206,662	12,222	0	21,218,884	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	985,168,184	3,824	0	985,172,008	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	3,020,182	0	0	3,020,182	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.)	6,050	0	0	6,050	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	1,399,460	0	0	1,399,460	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	5,634,803	0	0	5,634,803	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	287,124	0	0	287,124	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)	8,672,275,153	1,951,052,551	692,813	10,624,020,517	43
Total Taxable Value					
44 Total Taxable Value (25 minus 43)	55,403,180,372	2,106,268,269	6,545,790	57,515,994,431	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 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

Date Certified: October 3, 2025

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	57,600,406,046
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)	57,600,406,046
5	Other Additions to Operating Taxable Value	43,903,500,541
6	Other Deductions from Operating Taxable Value	43,987,912,156
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	57,515,994,431

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.	0
9	Just Value of Centrally Assessed Railroad Property Value	5,888,086
10	Just Value of Centrally Assessed Private Car Line Property Value	1,350,517

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.	1,161
12	Value of Transferred Homestead Differential	130,267,810

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	208,265	27,203

Property with Reduced Assessed Values

14	Land Classified Agricultural (193.461, F.S.)	1,749	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.)	69,654	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	38,252	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,702	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.)	3	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	20	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	96	0

* Applicable only to County or Municipal Local Option Levies

The 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: Osceola

Date Certified: October 3, 2025

Taxing Authority: ST JOHNS RIVER WATER MNGMNT

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	Column II	Column III	Column IV	
		Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
1	Just Value (193.011, F.S.)	1,693,865,202	51,415,458	0	1,745,280,660	1
Just Value of All Property in the Following Categories						
2	Just Value of Land Classified Agricultural (193.461, F.S.)	996,691,700	0	0	996,691,700	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	0	0	0	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.)	62,514,367	0	0	62,514,367	8
9	Just Value of Non-Homestead Residential Property (193.1554, F.S.)	50,346,545	0	0	50,346,545	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	584,312,590	0	0	584,312,590	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.)	25,344,899	0	0	25,344,899	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	12,462,662	0	0	12,462,662	13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	3,480,524	0	0	3,480,524	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.461, F.S.)	35,056,200	0	0	35,056,200	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	0	0	0	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.)	37,169,468	0	0	37,169,468	21
22	Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	37,883,883	0	0	37,883,883	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	580,832,066	0	0	580,832,066	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)]	690,941,617	51,415,458	0	742,357,075	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	7,775,927	0	0	7,775,927	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	5,190,912	0	0	5,190,912	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	564,156	0	564,156	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	412,333,503	0	0	412,333,503	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	114,307,622	5,600	0	114,313,222	31
32	Widows / Widowers Exemption (196.202, F.S.)	77,900	0	0	77,900	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	1,561,681	0	0	1,561,681	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	589,100	0	0	589,100	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.)	0	0	0	0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	0	0	0	0	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	0	0	0	0	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)	541,836,645	569,756	0	542,406,401	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	149,104,972	50,845,702	0	199,950,674	44
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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 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

Date Certified: October 3, 2025

County: Osceola

Taxing Authority: ST JOHNS RIVER WATER MNGMNT

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	199,964,117
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)	199,964,117
5	Other Additions to Operating Taxable Value	132,786,773
6	Other Deductions from Operating Taxable Value	132,800,216
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	199,950,674

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.	0
9	Just Value of Centrally Assessed Railroad Property Value	0
10	Just Value of Centrally Assessed Private Car Line Property Value	0

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.	6
12	Value of Transferred Homestead Differential	646,693

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	2,613	75

Property with Reduced Assessed Values

14	Land Classified Agricultural (193.461, F.S.)	628	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	0
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.)	271	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	910	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	91	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.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	0	0

* Applicable only to County or Municipal Local Option Levies

The 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Value Data

County: Osceola

Date Certified: October 3, 2025

Taxing Authority: CFTOD

Check one of the following:

☐ County
☐ School District
☒ Municipality
☒ 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.)	957,497,106	105,361,756	0	1,062,858,862	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	98,391,000	0	0	98,391,000	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	0	0	0	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.)	0	0	0	0	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	1,209,800	0	0	1,209,800	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	857,896,306	0	0	857,896,306	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.)	0	0	0	0	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	717,536	0	0	717,536	13
14 Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	19,967,816	0	0	19,967,816	14

Assessed Value of All Property in the Following Categories

15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	126,600	0	0	126,600	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	0	0	0	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.)	0	0	0	0	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	492,264	0	0	492,264	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	837,928,490	0	0	837,928,490	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)]	838,547,354	105,361,756	0	943,909,110	25
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Exemptions

26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	0	0	0	0	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	0	0	0	0	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	380,937	0	380,937	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	9,965,606	0	0	9,965,606	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	0	12,585	0	12,585	31
32 Widows / Widowers Exemption (196.202, F.S.)	0	0	0	0	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	0	0	0	0	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	105,300	0	0	105,300	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.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	0	0	0	0	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	0	0	0	0	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)	10,070,906	393,522	0	10,464,428	43
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Total Taxable Value

44 Total Taxable Value (25 minus 43)	828,476,448	104,968,234	0	933,444,682	44
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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 2025 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

Date Certified: October 3, 2025

County: Osceola

Taxing Authority: CFTOD

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	933,444,682
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)	933,444,682
5	Other Additions to Operating Taxable Value	499,234,782
6	Other Deductions from Operating Taxable Value	499,234,782
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	933,444,682

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.	0
9	Just Value of Centrally Assessed Railroad Property Value	0
10	Just Value of Centrally Assessed Private Car Line Property Value	0

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.	0
12	Value of Transferred Homestead Differential	0

Total Parcels or Accounts

		Column 1	Column 2
		Real Property	Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	174	50

Property with Reduced Assessed Values

14	Land Classified Agricultural (193.461, F.S.)	5	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	0
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.)	0	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	10	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	25	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.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	0	0

* Applicable only to County or Municipal Local Option Levies