

BASIC INFORMATION ON PROPERTY TAXES

The calculation of the assessed value of property and then how much of this value is subject to ad valorem taxes varies from state to state. In Florida, each county has an elected Property Appraiser whose office supervises the valuation process following the appropriate State laws and regulations and professional guidelines.

In Florida the assessed value and related taxable value of all property is determined as of January 1st of each year. Ad valorem taxes are levied by the various taxing authorities on a millage basis. One (1) mill is equal to \$1.00 per \$1,000 of taxable value. The amount of taxes on each property is determined by multiplying the taxable assessed value of the property divided by 1,000 by the millage levied. See the example given below.

Exemptions

In Florida, property taxes cannot be levied against the entire value of the property if a property exemption has been granted. Some of the more frequently used exemptions are:

Homestead - For all permanent residents of Florida, the first \$25,000 of value of an owner-occupied residence is exempt.

Additional Homestead Exemption - Every property that receives an ad valorem homestead exemption is also entitled to an additional exemption of up to \$25,000. The additional exemption is applied to the assessed value greater than \$50,000. This additional exemption does not apply to school taxing districts.

Government - All property owned by a government is exempt.

Widowed Persons - In addition to any other exemptions, an additional \$500 in value is exempt if the residential owner is a widowed permanent resident.

Disability - In addition to any other exemptions, an additional \$500 in value is exempt for totally and permanently disabled or blind residents.

Institutional - All properties of non-profit organizations used for literary, scientific, educational or charitable purposes are exempt.

Senior Citizen - In addition to all other exemptions, income eligible senior citizens may receive an exemption, not to exceed \$25,000, from the local governing body.

Computing Property Taxes

To compute the property tax on a parcel, you need to know three factors: the assessed value as determined by the Property Appraiser; the amount of the value which is not subject to the tax, also known as exemptions; and the millage rate at which the property tax is to be levied. For example:

A single-family residence in unincorporated Brevard County with a median taxable value of \$117,250 and entitled to the Homestead Exemption (\$25,000) and the Additional Homestead Exemption (\$25,000).

Taxable Property Value	\$62,750
Divide the Taxable Property Value by 1,000	\$67.25

Then multiply this result by the millage to be levied. For example, using a countywide aggregate millage rate of 7.1360, the countywide property tax for this property would be:

$$\$67.25 \times 7.1360 \text{ mills} = \$479.90$$

Examples of the effect of the County's Adopted Millages, within each Commission District, on a representative single family residence with a FY 2011-2012 median taxable value as determined by the Property Appraiser based on the geographic location of the residence (Unincorporated Brevard or municipality) may be found on the Brevard County Budget Office website located at www.brevardcounty.us/Budget.

BREVARD COUNTY, FLORIDA - MILLAGES AND TAXABLE PROPERTY VALUES - FY 2011-2012

Final Tax Rates as Adopted by the
BoCC on September 27, 2011

Tax District or Unit	FY 2010-2011		FY 2011-2012		FY 2011-2012 Certified (6/24/211) New Constr. Gross Taxable Property Value	FY 2011-2012 Adopted Millages	% Millage Inc./(Dec.) Compared to Rolled B/F Millages	Adopted		FY 2011-2012 Tax Revenues from Adopted Millages	FY 2011-2012 Inc./(Dec.) Compared to 2010-2011	FY 2011-2012 New Constr. Tax Revenues from Adopted Millages
	Rolled Back	Adopted Millages	Gross Taxable Property Value	Certified (6/24/11) Taxable Property Value				FY 2011-2012 Adopted Millages	FY 2011-2012 Tax Revenues from Adopted Millages			
General Revenue - Countywide	5.0073	4.2717	\$24,940,629,760	\$210,398,625		4.9063	(2.02%)	\$122,365,215	(\$1,960,261)	\$1,032,270		\$1,032,270
Library District	0.5986	0.5097	\$25,186,120,520	\$210,398,625		0.5986	0.00%	\$15,076,412	\$126,498	\$125,945		\$125,945
Mosquito Control District	0.2151	0.1832	\$25,186,120,520	\$210,398,625		0.2151	0.00%	\$5,417,535	\$44,130	\$45,257		\$45,257
Fire Control MSTU	0.8135	0.7022	\$11,979,901,085	\$96,822,280		0.8135	0.00%	\$9,745,650	\$67,593	\$78,765		\$78,765
Recreation District #1 MSTU	0.6896	0.5990	\$3,086,476,496	\$20,232,390		0.6896	0.00%	\$2,128,434	\$51,035	\$13,952		\$13,952
Recreation Dist. #4 O & M	0.4696	0.4122	\$2,826,334,888	\$19,540,981		0.4696	0.00%	\$1,327,247	(\$10,115)	\$9,176		\$9,176
TICO Airport Authority	-	-	\$10,718,003,529	\$62,710,990		-	0.00%	\$0	\$0	\$0		\$0
Law Enforcement Countywide MSTU	1.3574	1.1558	\$11,227,855,779	\$69,737,260		1.3574	0.00%	\$15,240,691	\$324,664	\$94,661		\$94,661
Road & Bridge Dist. #1 MSTU	0.5712	0.4563	\$1,719,698,136	\$7,332,660		0.5712	0.00%	\$982,292	\$4,194	\$4,188		\$4,188
Road & Bridge Dist. #2 MSTU	0.3107	0.2727	\$3,002,639,826	\$22,214,840		0.3107	0.00%	\$932,920	\$6,928	\$6,902		\$6,902
Road & Bridge Dist. #3 MSTU	0.3764	0.3322	\$1,290,003,833	\$4,543,130		0.3322	(11.74%)	\$428,539	(\$55,312)	\$1,509		\$1,509
Road & Bridge Dist. #4 MSTU	0.3377	0.2961	\$3,214,279,819	\$41,807,180		0.3377	0.00%	\$1,085,462	\$14,003	\$14,118		\$14,118
Road & Bridge Dist. #5 MSTU	0.4566	0.4041	\$1,056,075,085	\$2,430,300		0.4566	0.00%	\$482,204	\$1,088	\$1,110		\$1,110
Rd & Bridge Dist #4 MSTU Beaches	0.3407	0.3123	\$404,167,937	\$862,790		0.3407	0.00%	\$137,700	\$276	\$294		\$294
Rd & Bridge Dist #4 MSTU MISo.	0.1540	0.1366	\$120,480,029	\$1,041,780		0.1540	0.00%	\$18,554	\$162	\$160		\$160
Environ. Endangered Land ('91)	0.0435	0.0370	\$25,186,120,520	\$210,398,625		-	(100.00%)	\$0	(\$1,085,240)	\$0		\$0
Environ. Endangered Land ('04)	0.0422	0.0359	\$25,186,120,520	\$210,398,625		0.0422	0.00%	\$1,062,854	\$9,878	\$8,879		\$8,879
PSJ/CanGroves Recreation MSTU	-	-	\$547,605,990	(\$221,940)		-	0.00%	\$0	\$0	\$0		\$0
N. Brevard Special Recreation Dist.	-	-	\$2,186,190,533	\$14,856,280		-	0.00%	\$0	\$0	\$0		\$0
Merritt Island Recreation MSTU	-	-	\$2,353,936,471	\$7,076,750		-	0.00%	\$0	\$0	\$0		\$0
S. Brevard Special Recreation Dist.	0.1276	0.1089	\$14,195,325,636	\$146,020,425		0.1089	(14.66%)	\$1,545,871	(\$246,842)	\$15,902		\$15,902
Sub - Total Operating	7.3391							\$177,977,580	(\$2,707,320)	\$1,453,089		\$1,453,089
Environ. Endangered Land ('91)	0.0435	0.0574	\$25,186,120,520	\$210,398,625		-	(100.00%)	\$0	(\$1,683,589)	\$0		\$0
Environ. Endangered Land ('04)	0.1577	0.1300	\$25,186,120,520	\$210,398,625		0.1577	0.00%	\$3,971,851	\$158,846	\$33,180		\$33,180
PSJ/CanGroves Recreation MSTU	0.6008	0.4713	\$547,605,990	(\$221,940)		0.6008	0.00%	\$329,002	(\$10,813)	(\$133)		(\$133)
N. Brevard Special Recreation Dist.	0.8000	0.8000	\$2,186,190,533	\$14,856,280		0.8000	0.00%	\$1,748,952	(\$389,477)	\$11,885		\$11,885
Merritt Island Recreation MSTU	0.8000	0.8000	\$2,353,936,471	\$7,076,750		0.8000	0.00%	\$1,883,149	(\$244,610)	\$5,661		\$5,661
S. Brevard Special Recreation Dist.	0.4911	0.4911	\$14,195,325,636	\$146,020,425		0.4911	0.00%	\$6,971,324	(\$1,113,168)	\$71,711		\$71,711
Sub - Total Debt Service	0.7559							\$14,904,279	(\$3,282,812)	\$122,304		\$122,304
Total Operating and Debt Service								\$192,881,859	(\$5,990,132)	\$1,575,393		\$1,575,393

6.2087
7.3391
7.1360
(2.77%)
14.94%

Aggregate FY 2010-2011 (CURRENT) Operating Millage
Aggregate FY 2011-2012 ROLLED BACK/FORWARD Operating Millage
Aggregate FY 2011-2012 Adopted Operating Millage
Percent Change from FY 2011-2012 A aggregate ROLLED BACK/FORWARD Operating Millage
Percent Change from Aggregate FY 2010-2011 (CURRENT) Operating Millage