

The 2023 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Value Data

Taxing Authority: 0060 ST JOHN'S WATER MGMT DIST

County: VOLUSIA

Date Certified: 07/01/2023

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.)	92,788,604,976	4,910,880,523	78,121,859	97,777,607,358
Just Value of All Property in the Following Categories					
2	Just Value of Land Classified Agricultural (193.461, F.S.)	1,244,997,237	0	0	1,244,997,237
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.)	*	0	0	0
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)	4	0	0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)	0	76,825,014	0	76,825,014
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.)	*	0	0	0
7	Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0
8	Just Value of Homestead Property (193.155, F.S.)	49,537,138,479	0	0	49,537,138,479
9	Just Value of Non-Homestead Residential Property (193.1554, F.S.)	22,925,573,700	0	0	22,925,573,700
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	19,080,895,556	0	58,315,497	19,139,211,053
11	Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0
Assessed Value of Differentials					
12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	20,940,153,912	0	0	20,940,153,912
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	3,468,225,198	0	0	3,468,225,198
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	1,471,009,136	0	0	1,471,009,136
Assessed Value of All Property in the Following Categories					
15	Assessed Value of Land Classified Agricultural (193.461, F.S.)	42,467,410	0	0	42,467,410
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.)	*	0	0	0
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	4	0	0	4
18	Assessed Value of Pollution Control Devices (193.621, F.S.)	0	7,681,194	0	7,681,194
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.)	*	0	0	0
20	Assessed Value of Historically Significant Property(193.505, F.S.)	0	0	0	0
21	Assessed Value of Homestead Property (193.155, F.S.)	28,596,984,567	0	0	28,596,984,567
22	Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	19,457,348,502	0	0	19,457,348,502
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	17,609,886,420	0	58,315,497	17,668,201,917
24	Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0
Total Assessed Value					
25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	65,706,686,903	4,841,736,703	78,121,859	70,626,545,465
Exemptions					
26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	3,670,195,600	0	0	3,670,195,600
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	3,334,368,178	0	0	3,334,368,178
28	Additional Homestead Exemption Age 65 & Older up to \$50,000 (196.075, F.S.)	*	0	0	0
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	229,758,145	1,615,778	231,373,923
30	Governmental Exemption (196.199, 196.1993, F.S.)	3,299,143,101	212,189,228	0	3,511,332,329
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, 196.1989, 196.1999, 196.2001, 196.2002, F.S.)	2,586,306,446	288,030,036	0	2,874,336,482
32	Widows / Widowers Exemption (196.202, F.S.)	62,759,559	0	0	62,759,559
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	1,081,616,678	0	0	1,081,616,678
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	21,292,405	0	0	21,292,405
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.)	*	0	0	0
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.)	*	216,466	0	216,466
37	Lands Available for Taxes (197.502, F.S.)	517,718	0	0	517,718
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	5,257,583	0	0	5,257,583
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	68,531,680	0	0	68,531,680
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	1,271,723	0	0	1,271,723
41	Additional Homestead Exemption Age 65 and Older and 25 Year Residence (196.075, F.S.)	*	0	0	0
42	Renewable Energy Source Devices 80% Exemption (195.182, F.S.)	0	126,983,237	0	126,983,237
Total Exempt Value					
43	Total Exempt Value (add lines 26 through 42)	14,131,477,137	856,960,646	1,615,778	14,990,053,561
Total Taxable Value					
44	Total Taxable Value (line 25 minus 43)	51,575,209,766	3,984,776,057	76,506,081	55,636,491,904

* 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 2023 Preliminary Recapitulation of the Ad Valorem Assessment Roll
Parcels and Accounts**

County: VOLUSIA

Date Certified: 07/01/2023

Taxing Authority: 0060 ST JOHN'S WATER MGMT DIST

Additions/Deletions

	Just Value	Taxable Value
1 New Construction	1,661,804,534	1,426,436,687
2 Additions	26,490,680	23,306,723
3 Annexations	0	0
4 Deletions	31,208,087	31,208,087
5 Rehabilitative Improvements Increasing Assessed Value by at Least 100%	0	0
6 Total TPP Taxable Value in Excess of 115% of Previous Year Total TPP Taxable Value	0	0
7 Net New Value (1 + 2 + 3 - 4 + 5 + 6 = 7)	1,657,087,127	1,418,535,323

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.	3,560,963
9 Just Value of Centrally Assessed Railroad Property Value	69,421,519
10 Just Value of Centrally Assessed Private Car Line Property Value	8,700,340

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	3,009
12 Value of Transferred Homestead Differential	284,556,998

Total Parcels or Accounts

	Column 1		Column 2	
	Real Property		Personal Property	
	Parcels		Accounts	
13 Total Parcels or Accounts	306,033		50,561	

Property with Reduced Assessed Value

14 Land Classified Agricultural (193.461, F.S.)	7,407	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.)	1	0
17 Pollution Control Devices (193.621, F.S.)	0	22
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.)	143,642	0
21 Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	74,878	0
22 Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	11,978	0
23 Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

24 Lands Available for Taxes (197.502, F.S.)	7	0
25 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	88	0
26 Disabled Veterans' Homestead Discount (196.082, F.S.)	900	0

* Applicable only to County or Municipal Local Option Levies