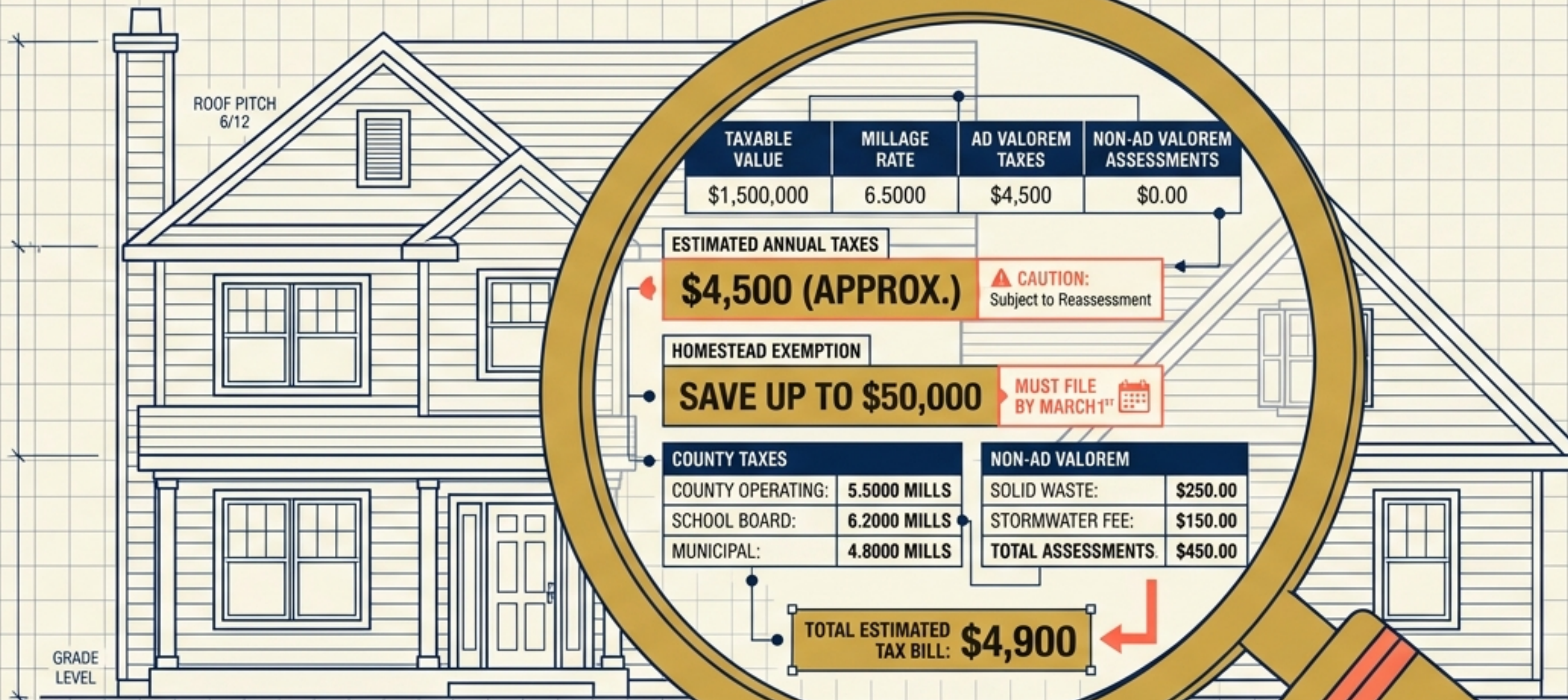


# THE BLUEPRINT FOR FLORIDA PROPERTY TAXES

What first-time homebuyers must know before making an offer



ROOF PITCH  
6/12

GRADE  
LEVEL

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

TAVABLE VALUE	MILLAGE RATE	AD VALOREM TAXES	NON-AD VALOREM ASSESSMENTS
\$1,500,000	6.5000	\$4,500	\$0.00

ESTIMATED ANNUAL TAXES

**\$4,500 (APPROX.)**

**CAUTION:**  
Subject to Reassessment

HOMESTEAD EXEMPTION

**SAVE UP TO \$50,000**

**MUST FILE BY MARCH 1<sup>ST</sup>**

COUNTY TAXES	
COUNTY OPERATING:	5.5000 MILLS
SCHOOL BOARD:	6.2000 MILLS
MUNICIPAL:	4.8000 MILLS

NON-AD VALOREM	
SOLID WASTE:	\$250.00
STORMWATER FEE:	\$150.00
<b>TOTAL ASSESSMENTS:</b>	<b>\$450.00</b>

**TOTAL ESTIMATED TAX BILL: \$4,900**

# THE MOST EXPENSIVE MISTAKE YOU CAN MAKE IS BUYING THE SELLER'S TAX BILL.

## SELLER'S REALITY



- Owned for 15 years.
- Capped assessed value.
- Current Tax Bill: **\$1,200/year.**

## BUYER'S REALITY



- Year 1 of new ownership.
- Assessed at current market value.
- Future Tax Bill: **Uncapped.**

**YOU DO NOT BUY THE SELLER'S OLD TAX BILL. YOU BUY THE PROPERTY.**

# WHEN OWNERSHIP CHANGES, THE TAX PROTECTIONS ACTIONS RESET TO ZERO.



Seller's exemptions and caps remain in place through the end of the calendar year.

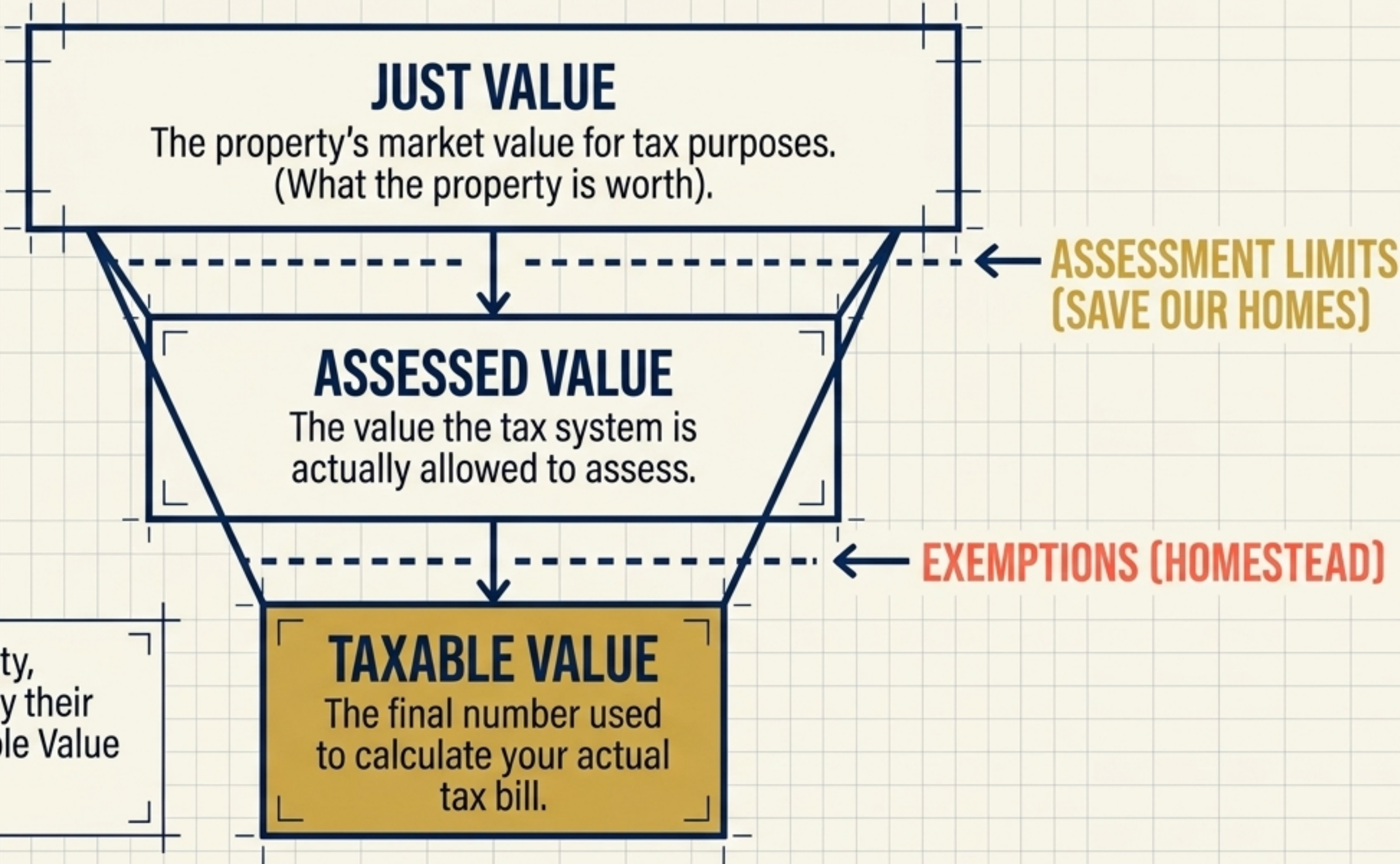
**JANUARY 1**  
THE RESET TRIGGER



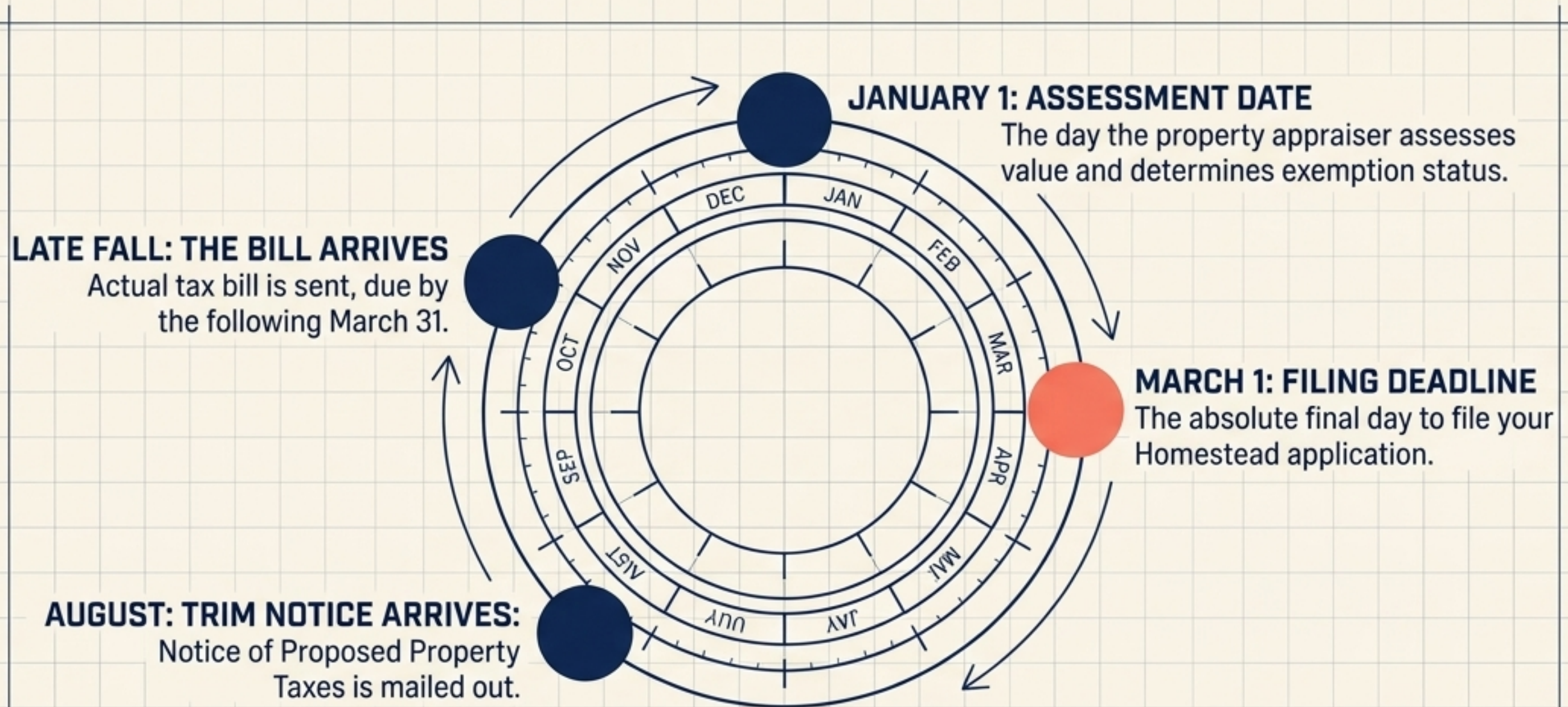
The Florida Property Appraiser removes prior exemptions and reassesses the property so the Assessed Value equals the current Just Value.

THE CURRENT TAX BILL IS ONLY A CLUE, NOT A GUARANTEE. THE FIRST YEAR AFTER PURCHASE IS WHEN BUYERS GET SURPRISED.

# EVERY FLORIDA PROPERTY IS TRACKED BY THREE DIFFERENT VALUES.



# THE ANNUAL RHYTHM OF FLORIDA PROPERTY TAXES



“January 1 is the key date for assessment. March 1 is the key date to protect yourself.”



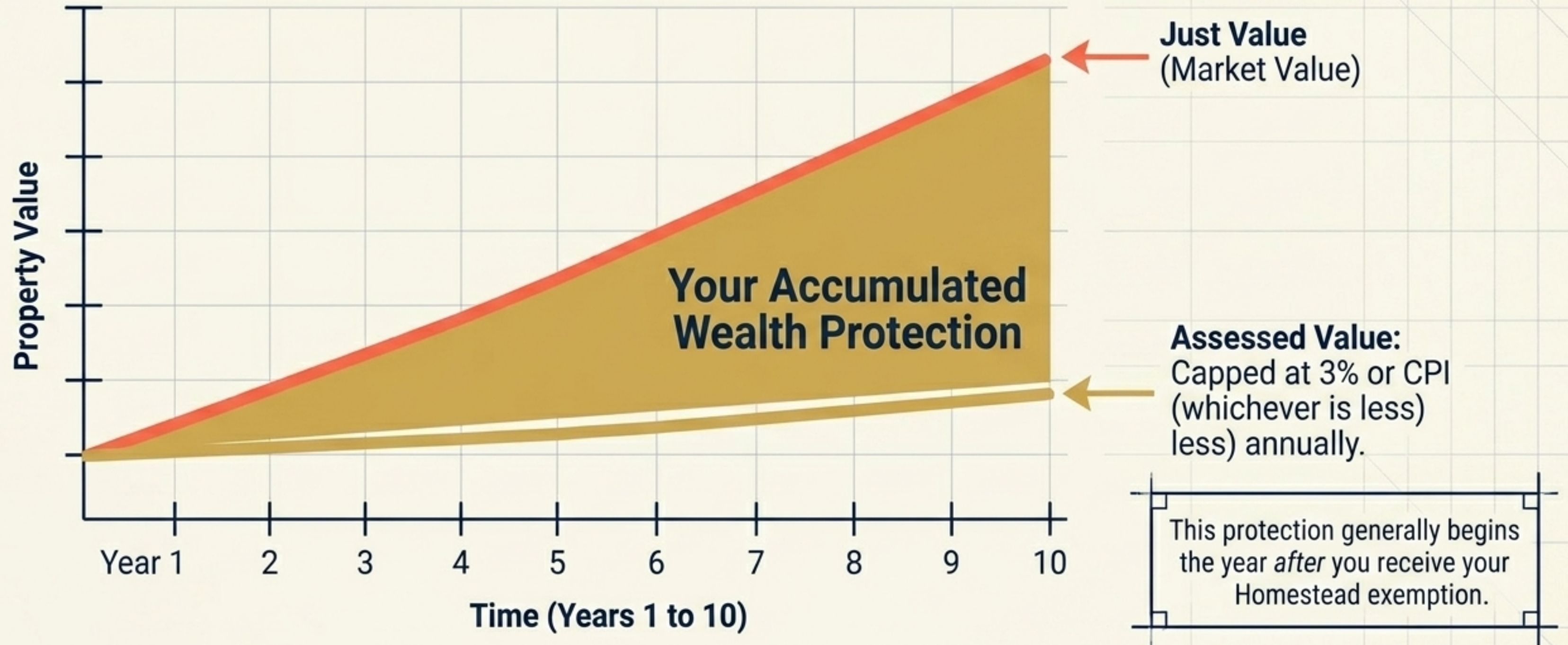
# THE DOORWAY: HOMESTEAD EXEMPTION LOWERS YOUR TAXABLE VALUE TODAY

THE BASICS	MYTH VS. REALITY	
Reduces taxable value by up to \$50,000. To qualify, you must own the property, make it your permanent residence by Jan 1, and file Form DR-501 by March 1.	Myth: Homestead starts automatically.	Reality: Only the property appraiser grants it. You must apply.
	Myth: You pay no property taxes.	Reality: It only lowers the taxable value; you still pay taxes on the remainder.
	Myth: You can rent the house out.	Reality: If the home is no longer your permanent residence, you lose the exemption.

“Homestead is not just about owning the home. It is about proving it is your permanent residence.”



# THE SHIELD: SAVE OUR HOMES PROTECTS YOU FROM INFLATION OVER TIME.





# THE SUITCASE: PORTABILITY LETS YOU TAKE YOUR TAX BENEFIT TO YOUR NEXT HOME.



You can transfer up to **\$500,000** of your accumulated assessment difference. While you may not need this as a first-time buyer today, it is the key to moving affordably in the future.

# THE COMPLETE FLORIDA TAX PROTECTION SYSTEM



## HOMESTEAD

Lowers today's taxable value and establishes your permanent residency.



## SAVE OUR HOMES

Locks in long-term protection by capping annual assessment increases at 3%.



## PORTABILITY

Allows you to detach that accumulated protection and carry it to your next Florida home.

“Florida property taxes reward strategic, long-term homeowners who understand how to activate these three tools in sequence.”

# THE STRATEGIC BUYER'S PRE-OFFER CHECKLIST

## QUESTIONS TO ASK YOUR REAL ESTATE PLANNER:

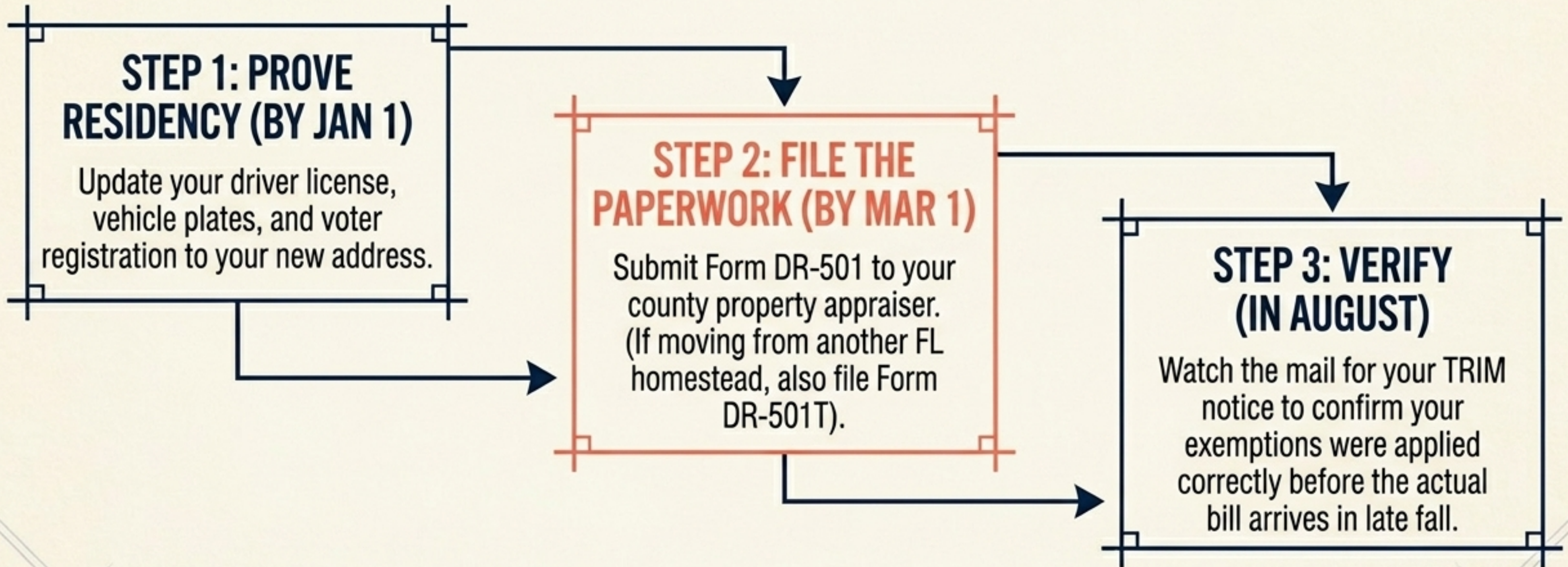
- Did the current seller have a Homestead exemption?
- How long has the seller owned the property? (Identifies risk of massive SOH reassessment).
- Is the home inside city limits or county-only?
- Are there non-ad valorem assessments attached?

## THE AFFORDABILITY TEST:

**PRINCIPAL + INTEREST + INSURANCE**  
**+ [ESTIMATED POST-PURCHASE TAXES]**  
**= TRUE MONTHLY PAYMENT.**

A good planner does not let you buy based on the seller's old tax situation.  
A good planner helps you estimate your future ownership cost.

# SECURING YOUR PROTECTION AFTER YOU GET THE KEYS.



**DO NOT FALL IN LOVE WITH A PAYMENT UNTIL TAXES HAVE BEEN ESTIMATED FOR YOUR OWNERSHIP, NOT THE SELLER'S OWNERSHIP.**