

The Florida Senate
COMMITTEE MEETING EXPANDED AGENDA
FINANCE AND TAX
Senator Avila, Chair
Senator Gaetz, Vice Chair

MEETING DATE: Wednesday, December 3, 2025
TIME: 11:00 a.m.—12:30 p.m.
PLACE: 301 Senate Building

MEMBERS: Senator Avila, Chair; Senator Gaetz, Vice Chair; Senators Bernard, Hooper, Jones, Mayfield, Passidomo, and Rouson

TAB		BILL NO. and INTRODUCER	BILL DESCRIPTION and SENATE COMMITTEE ACTIONS	COMMITTEE ACTION
		Presentation on the Ad Valorem Valuation and Exemption Process by the Property Appraisers' Association of Florida		Discussed
		Other Related Meeting Documents		

Ad Valorem Valuation & Exemption Process

Senate Finance & Tax Committee
December 3, 2025

The Property Appraisers' Association of Florida, Inc.

Property Tax Calculation

Taxable Value x Millage (tax rate) = Property Taxes

Taxable Value = Just Value (FMV) - Assessment Differential - Exemptions

Independent Constitutional Officer

- Property Appraisers are elected independent county constitutional officers. Art VIII, § 1(d), Fla. Const. Sheriffs, Clerks of the Circuit Court, Supervisors of Election, and Tax Collectors also are elected constitutional officers.
- 2018 constitutional amendment precludes charter counties from abolishing the constitutional officers, transferring any duties, changing the length of the four-year term, or establishing any method of selection other than election.
- Property appraisers are not county employees, and their offices are not departments of the county.

Statutory Duties

- Value all real and tangible personal property located within the county, except inventory, whether such property is taxable, wholly or partially exempt, or subject to classification reflecting a value less than its just value at its present highest and best use. § 192.011, Fla. Stat. (2025).
- Administer exemptions. All real and tangible personal property is subject to taxation unless expressly exempt. § 196.001, Fla. Stat. (2025).
- Administer homestead and non-homestead assessment capping. §§ 193.155, 193.1554, 193.1555, Fla. Stat. (2025).
- Administer classified use (agricultural) status of property. § 193.461, Fla. Stat. (2025).

Additional Statutory Duties

- Obtain aerial photography.
- Maintain Geographic Information System (GIS) data.
- Maintain name-address-legal and parcel identification information.
- Collect and aggregate land and building data.
- Collect and maintain property sales data.
- Maintain confidential parcel status.
- Prepare annual school and non-school assessment rolls, which extends the millage rate adopted by the taxing authorities against the taxable value for each parcel. These rolls are certified to the tax collector, who mails the tax bills by November 1. § 197.333, Fla. Stat. (2025).

Valuation as of January 1

- All real and tangible personal property, except inventory, shall be assessed according to its just value on January 1. § 192.042, Fla. Stat. (2025).
- Real property improvements or portions not substantially completed on January 1 shall have no value placed thereon. "Substantially completed" shall mean that the improvement or some self-sufficient unit within it can be used for the purpose for which it was constructed.
- Tangible personal property except construction work in progress shall have no value placed thereon until substantially completed as defined in s. 192.001(11)(d).

Exemptions and Classified Use Status as of January 1

- Entitlement to exemptions and classified use status is based on ownership and use as of January 1. §§ 196.011, 193.461, Fla. Stat. (2025).
- Property owner must apply for an exemption and classified use status by March 1 or, if can demonstrate that was unable to apply in a timely manner or extenuating circumstances may apply within 25 days after mailing of TRIM notice.
- The failure to apply constitutes a waiver of the exemption or classified use status for that year.
- Counties may authorize exemptions and classified use status, once granted in the initial year, to be automatically renewed in subsequent tax years provided there is no change in ownership or use.

Just Valuation

- All real and tangible personal property must be assessed at just value, which is legally synonymous with fair market value (FMV). Art. VII, § 4, Fla. Const.
- FMV is defined as the price at which a property, if offered for sale on the open market, with a reasonable time for the seller to find a purchaser, would transfer for cash or its equivalent under prevailing market conditions between parties who have knowledge of the uses to which the property may be put, both seeking to maximize their gains and neither being in a position to take advantage of the exigencies of the other. Fla. Admin. Code R. 12D-1.002(2) (2025).
- “Sales chasing” is prohibited. Assessments of similar types of sold and unsold property should be similar.

Just Valuation Criteria

- Section 193.011 delineates eight criteria that must be considered in arriving at just valuation.

(1) The present cash value of the property, which is the amount a willing purchaser would pay a willing seller, exclusive of reasonable fees and costs of purchase, . . . in a transaction at arm's length;

(2) The highest and best use to which the property can be expected to be put in the immediate future and the present use of the property, taking into consideration the legally permissible use of the property, including any applicable judicial limitation, local or state land use regulation, or historic preservation ordinance, and any zoning changes, concurrency requirements, and permits necessary to achieve the highest and best use, . . . ;

(3) The location of the property;

Just Valuation Criteria

- (4) The quantity or size of the property;
- (5) The cost of the property and the present replacement value of any improvements thereon;
- (6) The condition of the property;
- (7) The income from the property;
- (8) The net proceeds of the sale of the property, as received by the seller, after deduction of the usual and reasonable fees and costs of the sale, including the costs and expenses of financing, and allowance for unconventional or atypical terms of financing arrangements. . . . Any portion of such net proceeds attributable to payments for household furnishings or other items of personal property must be excluded.

Department of Revenue

- The Department of Revenue (DOR) has general supervision of the assessment and valuation of property so that all property will be placed on the tax rolls and shall be valued according to its just valuation, as required by the constitution. § 195.002, Fla. Stat. (2025).
- DOR's supervision consists primarily of aiding and assisting county officers in the assessing and collection functions, with particular emphasis on the more technical aspects. DOR conducts schools to upgrade assessment skills of both state and local assessment personnel.

Assessment Roll Oversight

- DOR is required to conduct, no less frequently than once every two years, an in-depth review of the real property assessment roll of each county. The department need not individually study every use-class of property but shall, at a minimum, study the level of assessment in relation to just value of each classification. § 195.096, Fla. Stat. (2025).
- Property appraisers submit their assessment rolls to DOR for approval by July 1. § 193.1142(1), Fla. Stat. (2025).
- DOR must approve or disapprove the assessment rolls within 50 days of a complete submission of the roll. § 193.1142(5), Fla. Stat. (2025).
- DOR randomly samples all sales in the county to determine whether those sales were properly qualified or disqualified as arms length transactions. If DOR finds that more than 10 percent of sales qualification decisions do not fall within the applicable criteria, it shall issue a post-audit notification of defects. § 193.0995, Fla. Stat. (2025).

Budgetary Oversight

- Property appraisers submit proposed budgets to DOR each year by June 1. § 195.087(1), Fla. Stat. (2025).
- DOR reviews all budgets and notifies property appraiser and board of county commissioners of tentative budget decision by July 15.
- Property appraiser and the board may submit additional information to DOR before August 15, at which date DOR issues its final budget amendments/changes.
- The property appraiser's budget is proportionately funded by the taxing authorities within the county except for municipalities and the school board. § 192.091(1), Fla. Stat. (2025).
- Counties may appeal DOR's decision to approve the property appraiser's budget to the Administration Commission. § 195.087(1), Fla. Stat. (2025).
- The property appraiser is required to post the budget on the website for the office within 30 days after adoption. § 195.087(6), Fla. Stat. (2025)

Statutory Duties Involving Millage

- Provide preliminary assessment roll information to taxing authorities by June 1 for budget planning purposes. § 200.065(8), Fla. Stat. (2025).
- Certify the assessment roll to the taxing authorities by July 1. § 200.065(1), Fla. Stat. (2025).
- The certification includes instructions to the taxing authorities on how to calculate the **rolled-back rate**, which is the millage rate, exclusive of new construction, additions to structures, deletions, increases in the value of improvements that have undergone a substantial rehabilitation which increased the assessed value of such improvements by at least 100 percent, property added due to geographic boundary changes, total taxable value of tangible personal property within the jurisdiction in excess of 115 percent of the previous year's total taxable value, and any dedicated increment value, **will provide the same ad valorem tax revenue for each taxing authority as was levied during the prior year** less the amount, if any, paid or applied as a consequence of an obligation measured by the dedicated increment value.

Statutory Duties Involving Millage

- Prepare and mail the Notice of Proposed Property Taxes and Non-Ad Valorem Assessments (TRIM notice). § 200.069, Fla. Stat. (2025). TRIM notices are typically are mailed in mid August.
- TRIM notice reflects the just, assessed, and taxable values for the property, advises owners of the “rolled-back rate,” the millage rate if the proposed budget is adopted, the taxes paid in the prior year, and the taxes payable under the proposed budget.
- TRIM notice advises property owners of the dates, times, and locations of the budget hearings conducted by the taxing authorities.
- TRIM notice also advises the property owner of the right to contest the assessment of its property by filing a petition to the value adjustment board (VAB).

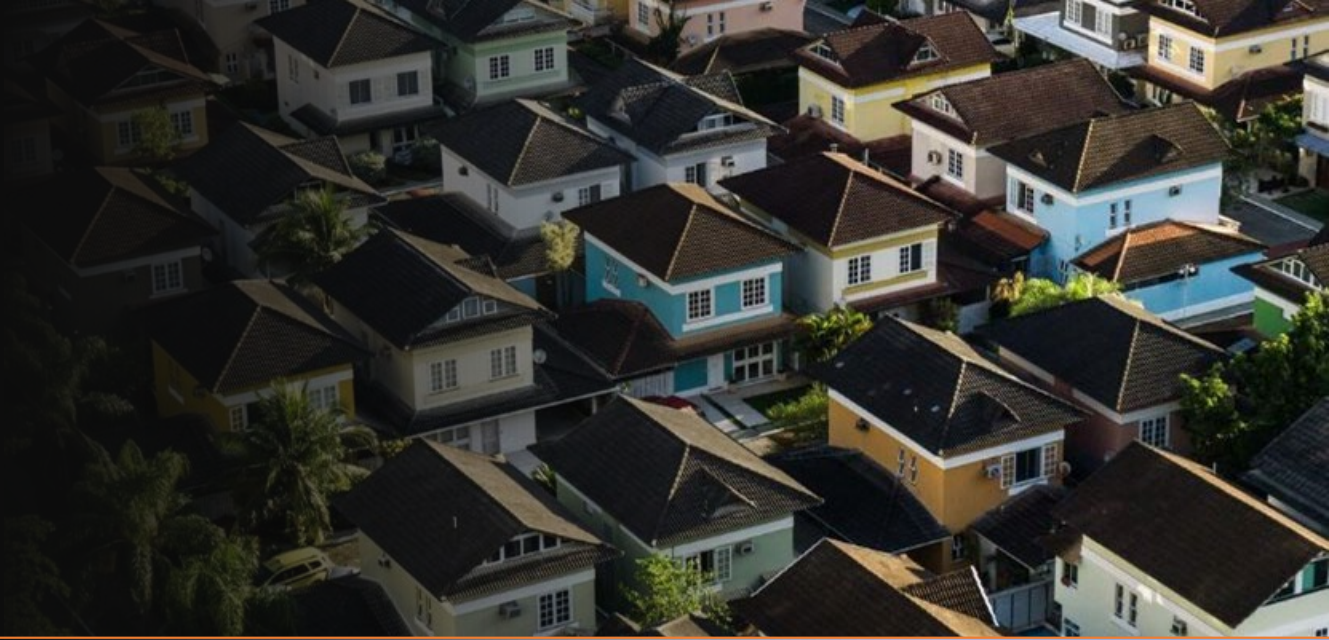
Assessment Challenges

- Property owners may challenge the property appraiser's valuation, exemption, classified use status, or assessment cap decisions.
- By filing a petition with the Value Adjustment Board (VAB); and/or
- By filing suit in circuit court. §§ 194.011, 194.036(2), Fla. Stat. (2025).
- If the taxpayer is dissatisfied with the decision of the VAB, it may file suit in circuit court. Property appraisers may appeal an adverse VAB decision, provided that any value reduction exceeds the statutory threshold or an exemption or classified use decision violates the applicable statutes, constitutional provision, or administrative rule. § 194.036(1), Fla. Stat. (2025).
- The circuit court review is de novo, which is a trial anew without any deference given to the VAB's decision.

**Mass
Appraisal**

versus

**Single
Property
Appraisal**



Definitions

Single-Property Appraisal

“Systematic appraisal of properties one at a time.”

(IAAO Glossary for Property Appraisal and Assessment)

Mass Appraisal

“The process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing.”

(USPAP, 2024 ed.)

Purpose of Mass Appraisal

Equitable and efficient appraisal of all property within a jurisdiction for ad valorem tax purposes

In order to conduct proper mass appraisal, an office must have adequate:

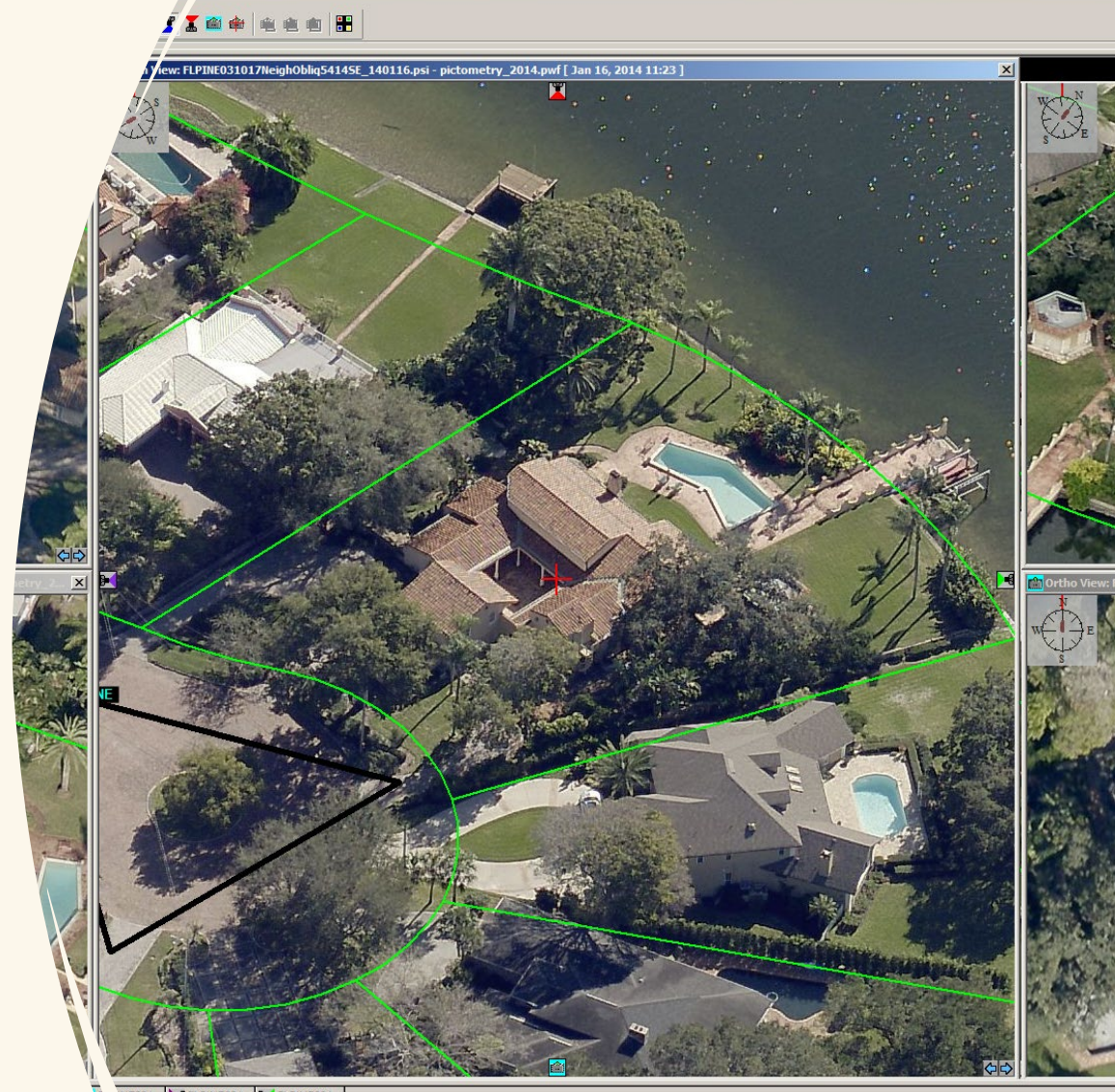
1. Parcel Count
2. Budget
3. Staff
4. Resources
5. Computer-Assisted Mass Appraisal (CAMA) System

Sample of County Property Appraiser Budget Changes

Avg Increase / Year (2012 – 2025)	Pinellas	Charlotte
Countywide Taxable Value	12.2%	9.3%
Property Appraiser Budget	4.0%	2.9%
CPI	2.7%	2.7%

Valuation Date & Review Cycle

- Florida properties are valued every year in all 67 counties
- Effective date of value is January 1
- Sales and Permit activity physically reviewed as they occur
- Statutory 5-yr review cycle (physical or aerial) for all properties



Steps in Mass Appraisal

1. Define the Valuation Problem
 - a) Value Type | Date of Value | ID property & property rights
2. Determine the Scope of Work
 - a) Type & extent of research and analysis required to develop credible appraisal results
3. Create a Preliminary Analysis & Plan
 - a) Plan to put data collection and valuation tools and resources into action to accomplish valuation and maintenance of the assessment roll
4. Data Collection
 - a) Select & Collect Data (Market, Property & Comparative Data)

Steps in Mass Appraisal

5. Determine Highest and Best Use - As Vacant | As Improved

- 1) Legally Permissible
- 2) Physically Possible
- 3) Financially Feasible
- 4) Maximally Productive

Current use is typically the highest and best use for ad valorem

Steps in Mass Appraisal

6. Apply Appropriate Valuation Approaches (in fee simple)

a) *Cost Approach*

- *Replacement Cost New – Depreciation + Land Value = Value*

b) *Income Capitalization Approach*

- *Net Operating Income / Cap Rate = Value*

c) *Sales Comparison Approach*

- *Indicator of value from comparables X Quantity (e.g. square footage) = Value*

7. Reconcile Value Indications & Report Opinion of Value

Residential vs. Commercial

Apply Appropriate Valuation Approaches

Residential

- a. Sales Comparison Approach
 - a. Number of comparable sales
- b. Cost Approach
 - a. Age of property

Commercial

- a. Income Capitalization Approach
 - a. Typically, best mirrors purchaser actions for income producing property
- b. Sales Comparison Approach
- c. Cost Approach

Assessment Challenges

Property owners have 3 opportunities to contest their value or a denial of a classification or exemption:

1. Informal Meeting(s) with the Property Appraiser's Office
2. Value Adjustment Board (VAB) Process
 - a) Administered by the Clerk of the Court*
3. File a lawsuit in Circuit Court

While we appraise using the mass appraisal process due to volume, our offices defend our values using the single property appraisal process

Work Processes



Mass Appraisal

- Generally, requires various people to contribute to the process
- Conduct research and use standardized procedures to develop data for multiple properties
- Typically, no interior inspection
- Quality is measured using statistical testing that evaluates appraised values against sale prices



Single Property Appraisal

- Typically, only one person
- Required to research and analyze data and make appraisal judgments and decisions
- Interior inspection typical
- Quality of the appraiser's findings is measured by the comparability of the sales

Quality Control – Mass Appraisal

Quality is measured using statistical testing that evaluates appraised values against sale prices.

STANDARD ON RATIO STUDIES (IAAO)

Uses of Ratio Studies

- Measurement and evaluation of the level and uniformity of mass appraisal models
- Internal quality assurance and identification of appraisal priorities
- Determination of whether administrative or statutory standards have been met
- Determination of time trends
- Adjustments of appraised values between reappraisals

STANDARD ON RATIO STUDIES (IAAO)

- Sale Ratio Calculation – Divide the appraised value by the sale price for each observation in the sample.
- Measures of Appraisal Level (LOA) Level of Assessment are based on measures of central tendency:
Median Ratio, Mean Ratio and Weighted Mean Ratio
- DOR - Overall Value – Weighted Median LOA
- **Measures of Variability – (Horizontal Dispersion) Uniformity of the Ratios**
- Coefficient of Dispersion (COD) – Measures the average percentage deviation of the ratios from the median or mean ratio
- Standard Deviation
- Coefficient of Variation (COV)
- **Vertical Equity**
- Price-Related Differential (PRD) is measured by dividing the mean ratio by the weighted mean ratio. (.98-1.03)
- Measures above 1.00 tend to indicate regressivity (High value properties are under appraised relative to low-value properties)
- Measures below 1.00 tend to indicate progressivity (High value properties are relatively over appraised)

Department of Revenue

Property Tax Oversight

Statutes and Rules

- 193.1142 Approval of assessment rolls.
- 195.002 Supervision by Department of Revenue.
- 195.096 Review of assessment rolls.
- 195.0995 Use of sales transactions data; qualification; review.
- 12D-8.001 All Property to Be Assessed.
- 12D-8.002 Completion and Submission of Assessment Rolls.
- 12D-8.007 Preparation of Assessment Rolls.
- 12D-8.020 Approval of Assessment Rolls by the Department of Revenue.

2025 Tax Roll Production, Submission, and Evaluation Standards



Florida Department of Revenue
Property Tax Oversight
March 2025

11 Assessment Roll Evaluation Standards

The Department will process each assessment roll in the order received and will approve in-depth assessment rolls based on the median level of assessment (LOA) for each stratum studied and the overall value-weighted mean LOA. The Department will approve non-in-depth assessment rolls based on the overall value-weighted median LOA for all studied strata and the overall value-weighted mean LOA. The overall value-weighted mean LOA will be transmitted to the Department of Education for indirect equalization of K-12 schools per s. 195.096, F.S.

11.1 Time Adjustment Factors

As a recommended best practice by the International Association of Assessing Officers (IAAO), the Department uses time adjustment factors as part of the sales ratio study for residential improved and residential unimproved property (stratum 1 and 4). An analysis of the prior year's sales is conducted to develop the time adjustment factors for each county. After the Department's analysis of the April Sales Data File (SDF) submission is completed, annual rates of change and/or time adjustment factors may be shared with property appraisers prior to the submission of preliminary tax rolls. The Department provides annual training and individual county level assistance to property appraisers and their staff on the process used to develop the factors. Please contact Lizette Kelly at Lizette.Kelly@floridarevenue.com or (850) 617-8865 for questions regarding the development of time adjustment factors or training.

11.2 Sale Qualification Study

The Department annually develops a random sample from sales submitted on the April 1 SDF to determine whether those sales are properly qualified or disqualified (s. 195.0995, F.S.). Any county with a percent correct rate less than 90 percent will be subject to a notification of defect. To consider changing its initial sale qualification decision, the Department requires documentation from the property appraiser. The property appraiser is responsible for providing this documentation to the Department for review.

The Department compares the sale qualification study sample drawn from the April 1 SDF to the preliminary SDF to ensure that the property appraiser made the changes for those sampled sales that they agreed to change. For any other sampled sale with a qualification decision change, the property appraiser must submit documentation explaining the change to the Department. Please contact Sonja Hinton at sonja.hinton@floridarevenue.com or (850) 617-8844 with any questions.

11.3 Strata Classification

Property groups, or strata, are used in subclassifying properties for analysis purposes. The Department does not study all property types during the in-depth study. Per s. 195.096(3)(a), F.S., only those groups which constituted 5 percent or more of the total assessed value of real property in a county must be studied.

The Department takes each parcel's use code provided on the assessment roll and combines them into one of 13 strata. Only strata 1-7 are considered appropriate to include in the in-depth study. The definition of each strata is listed on the table below.

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Property Currently Included in Statistical Analysis:		
STRATUM	DEFINITION	USE CODES
1	Residential property consisting of one primary living unit, including, but not limited to, single-family residences, condominiums, cooperatives, and mobile homes	001, 002, 004, And 005
2	Retirement homes and residential property that consists of two to nine primary living units	006 and 008
3	Non-homestead agricultural and other use-valued property	050 - 069 and 097
4	Vacant and miscellaneous residential	000 and 007
5	Non-agricultural acreage and other undeveloped parcels	010, 040, and 099
6	Improved commercial and industrial property (including multifamily residential with 10 units or more)	003, 011 - 039, and 041 - 049
7	Taxable institutional or governmental, utility, locally assessed railroad, oil, gas and mineral land, subsurface rights, and other real property	070 - 096 and 098 (where taxable value is greater than \$0.00)
Property Currently Excluded from Statistical Analysis:		
STRATUM	DEFINITION	USE CODES
8	When one or more of the above strata constitutes less than five percent of the total assessed value of all suitable real property in a county	All use codes if conditions are met
9	Homestead agricultural	050 - 069 and 097
10	Government/institutional use codes where taxable value = \$0	070 - 096 and 098 where taxable value is \$0.00
11	New construction greater than just value	All non-agricultural use codes if conditions are met
12	New construction greater than assessed value - agricultural properties	All agricultural use codes (050 - 069, and 097) if conditions are met
13	Residential common area/elements	Use code 009

11.4 Stratum Re-grouping

In conjunction with the sub-stratification by value groups, the Department re-groups any stratum at the beginning of an in-depth cycle year when there is an insufficient population to ensure an adequate sample size in all four groups at the conclusion of the study. The current threshold is that each group have a minimum of 10 parcels at the beginning of the in-depth cycle. Additionally, for in-depth stratum, if during the Department's statistical analysis of the preliminary roll submission, a group has an insufficient number of samples (sales or appraisals), that stratum will be re-grouped into fewer than four groups until a sufficient number of samples exists. For more information regarding this change, please contact Charlie Gordon at charlie.gordon@floridarevenue.com or (850) 617-8901.

11.5 Level of Assessment

Under Section 4, Article VII of the Florida Constitution, and s. 193.011, F.S., property appraisers must assess property at just value. The Department reviews and approves rolls for two purposes: performance monitoring and indirect equalization of K-12 schools.

If a county is subject to an in-depth review, for performance monitoring purposes, the Department will approve in-depth study county assessment rolls based on a minimum median LOA standard of 90 percent for each stratum studied.

If a county is subject to a non-in-depth review, for performance monitoring purposes, the Department will approve non-in-depth study county assessment rolls based on the overall value-weighted median LOA of the county's studied strata. The minimum acceptable overall value-weighted median LOA is 0.90 (90 percent).

For both in-depth and non-in-depth counties, for indirect equalization purposes, the Department will approve assessment rolls based on the overall value-weighted mean LOA of the county's studied strata. The minimum acceptable overall value-weighted mean LOA is 0.90 (90 percent).

The Department will return any roll to the property appraiser for correction and resubmission that does not meet the in-depth or non-in-depth level of assessment standards. If the property appraiser does not make the necessary corrections in the time allotted, the Department may disapprove all or any part of any roll not assessed in substantial compliance with the law (s. 193.1142(2)(a), F.S.). This will trigger the procedure for an interim assessment roll, outlined in s. 193.1145, F.S., unless the disapproval is because of a material mistake of fact relating to physical characteristics under s. 193.1142(2)(b), F.S. If the reason for disapproval is noncompliance due to material mistakes of fact relating to physical characteristics of property, the executive director may issue an administrative order as provided in s. 195.097, F.S. In such event, the millage adoption process, extension of tax rolls, and tax collection shall proceed and the interim roll procedures of s. 193.1145, F.S. shall not be invoked.

11.6 Uniformity Standards

The Department uses the coefficient of dispersion (COD) and ratio study uniformity standards listed in Table 2-3 of the *Standard on Ratio Studies* ([p. 34 IAAO, April 2013](#)) as guidance when analyzing tax rolls during the post-roll analysis process.

Note: The highest acceptable COD for agricultural lands is 25.0. Current COD standards for studied strata and county groups are shown in the following table. Please see [Addendum M](#) for current county grouping designations. Please note, the department completed its triennial review in 2024.

	DOR COD Standards 2025-2027	IAAO Low	IAAO High
		Stratum low/high from table Page 34 of 2013 IAAO SRS	
STRATUM 1 & 2		5 to 10	5 to 20
County Group #			
1	5 to 20		
2	5 to 20		
3	5 to 15		
4	5 to 10		
STRATUM 3	5 to 25	N/A	N/A
STRATUM 4		5 to 15	5 to 25
County Group #			
1	5 to 25		
2	5 to 25		
3	5 to 20		
4	5 to 15		
STRATUM 5		5 to 20	5 to 30
County Group #			
1	5 to 30		
2	5 to 30		
3	5 to 25		
4	5 to 20		
STRATUM 6		5 to 15	5 to 25
County Group #			
1	5 to 25		
2	5 to 25		
3	5 to 20		
4	5 to 15		

The Department uses the price-related bias (PRB) statistic in addition to the price-related differential (PRD) as an additional test of vertical equity. The PRB is a better indicator of vertical equity when the appropriate statistical significance is present. When the PRD is out of standards, the Department notes and analyzes the PRB to confirm vertical inequity. A PRB coefficient less than -0.05 or greater than 0.05 and statistically significant at a 95 percent confidence level is an indication of unacceptable vertical inequities. Additional information on the coefficient of PRB is available in *Appendix B of IAAO's Fundamentals of Mass Appraisal* (2011).

The established standards for the price-related differential (PRD) are:

Stratum	PRD Standard
Strata 1, 2, 4, 5, and 6	0.98 to 1.03
Stratum 3	0.90 to 1.10

For the detection of selective reappraising activity, the Department compares the average just value change for sold parcels against the general population in a stratum from the prior year to the current year.

Stratum	Average Just Value Change Standard
Stratum 1	Five percent
Stratum 4	Seven percent
Strata 2, 5 and 6	Ten percent

11.7 Post-Roll Analysis - Notification of Defect with Administrative Order (s. 195.097, F.S.)

During the post-roll analysis process, the Department will determine if problems underlie the statistics. The Department uses stratum CODs, PRDs, PRBs, and Comparison of Average Value Changes (commonly known as Just Value Comparison) outside the established standards as indicators of systemic problems, possibly resulting in a notification of defect. The Department may find non-systemic assessment issues and will advise the property appraiser to review and, if necessary, correct these issues. The Department will also offer aid and assistance to help correct the issues. A Notification of Defect with Administrative Order will be issued for recurring and systemic issues.

RATIO STUDY RESULTS				
TAX YEAR	2025	Overall Value-Weighted Median LOA	98.3	
COUNTY	Charlotte	Prior Year Value-Weighted Median LOA	98.3	
TYPE OF STUDY	Non-In-Depth	Overall Weighted Mean LOA	97.4	
		Prior Year Weighted Mean LOA	98.2	
STUDIED STRATA				
	STRATUM 1- IMPROVED RESIDENTIAL	STRATUM 3- AGRICULTURAL	STRATUM 4- VACANT RESIDENTIAL	STRATUM 6- COMMERCIAL/ INDUSTRIAL
Methodology	Time Trended Sales (12)		Time Trended Sales (12)	Prior Year LOA
Sample Size	4,431		3,119	
Median Ratio	99.2		95.2	92.7
95% CI Lower Limit	98.8		95.0	
95% CI Upper Limit	99.5		96.0	
Weighted Mean Ratio	98.2		92.0	95.0
95% CI Lower Limit	97.8		90.4	
95% CI Upper Limit	98.6		93.6	
Coefficient of Dispersion (COD)	8.1		14.7	
Price Related Differential (PRD)	1.01		1.04	
Price Related Bias (PRB)	-0.92%		-3.51%	
95% CI Lower Limit	-1.40%		-4.18%	
95% CI Upper Limit	-0.43%		-2.84%	
PA Growth Rate (excluding new construction)	-7.82%		0.89%	
DOR Estimated Annual Rate of Change in Sale Prices	-8.68%		0.00%	

REPORT: OE73 COUNTY: Charlotte		DEPARTMENT OF REVENUE Property Tax Oversight Level of Assessment - Time Trended Sales Ratio Study Analysis Value Group Analysis Excluding Untested Group Totals 3.9.4 - Previous 12 Month Report										LOAD DATE: 6/28/2025 Preliminary	
WEIGHTED MEAN RATIO													
STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL	
1S	1	146,422	277,832	1,973		431,468,914	443,909,331	97.2	39,232	8,589,400,224	97.2	8,836,831,506	
1S	2	277,842	382,729	1,222		396,071,292	395,702,698	100.1	26,734	8,631,153,407	100.1	8,622,530,876	
1S	3	382,738	594,718	839		391,788,231	397,877,380	98.5	18,435	8,611,314,141	98.5	8,742,450,904	
1S	4	594,726	14,930,281	397		365,272,408	376,213,306	97.1	9,345	8,470,564,189	97.1	8,723,547,053	
1	5	850	146,421						15,196	1,698,769,851	untested		
	Stratum		Total:	4,431	10.94	1,584,600,845	1,613,702,715		93,746	34,302,431,961		34,925,360,339	
	COD:		8.1	FRD:	101.1	95%	Conf Intvl	97.8	98.6	Stratum	Ratio:	98.2	
WEIGHTED MEAN RATIO													
STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL	
4S	1	11,476	20,400	1,999		32,878,708	35,148,180	93.5	43,562	710,649,342	93.5	760,052,772	
4S	2	20,402	61,455	792		28,430,678	31,771,045	89.5	18,257	670,973,252	89.5	749,690,784	
4S	3	61,526	186,810	281		26,216,776	28,107,120	93.3	6,946	665,705,150	93.3	713,510,342	
4S	4	187,000	6,936,000	47		21,802,940	23,781,725	91.7	1,693	613,052,077	91.7	668,540,978	
4	5	1	11,475						20,733	191,595,482	untested		
	Stratum		Total:	3,119	18.71	109,329,102	118,808,070		70,478	2,660,379,821		2,891,794,876	
	COD:		14.7	FRD:	104.4	95%	Conf Intvl	90.4	93.6	Stratum	Ratio:	92.0	

REPORT: FFIE COUNTY: Charlotte		DEPARTMENT OF REVENUE Property Tax Oversight Level of Assessment - Full Year Qualified Sales Ratio Study Value Group Analysis Excluding Untested Group Totals										LOAD DATE: 6/26/2025 Test	
WEIGHTED MEAN													
STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL	
1 S	1	146,422	277,832	1,987		434,345,500	467,570,975	92.9	40,213	8,791,220,726	92.9	9,463,100,889	
1 S	2	277,842	382,735	1,222		396,071,292	414,224,210	95.6	27,232	8,791,153,175	95.6	9,195,766,919	
1 S	3	382,738	594,718	840		392,233,067	417,699,180	93.9	18,822	8,791,083,913	93.9	9,362,176,691	
1 S	4	594,726	14,930,281	399		366,863,608	396,467,200	92.5	9,687	8,791,439,885	92.5	9,504,259,335	
1	5	850	146,421						17,696	1,853,557,614	untested		
Stratum		Total:	4,448	11.17		1,589,513,467	1,695,961,565		95,954	35,164,897,699		37,525,303,834	
COD: 8.2		PRD:	101.2	95%		Conf Intvl	93.3	94.1	Stratum	Ratio:	93.7		
WEIGHTED MEAN													
STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL	
4 S	1	11,476	20,400	1,999		32,878,708	35,148,180	93.5	43,611	711,146,253	93.5	760,584,227	
4 S	2	20,402	61,455	797		28,583,709	31,946,825	89.5	18,520	680,624,543	89.5	760,474,349	
4 S	3	61,526	186,810	283		26,390,943	28,258,420	93.4	7,010	672,019,567	93.4	719,507,031	
4 S	4	187,000	6,936,000	47		21,802,940	23,781,725	91.7	1,713	624,735,186	91.7	681,281,555	
4	5	1	11,475						20,737	191,634,697	untested		
Stratum		Total:	3,126	18.71		109,656,300	119,135,150		70,854	2,688,525,549		2,921,847,162	
COD: 14.7		PRD:	104.4	95%		Conf Intvl	90.4	93.6	Stratum	Ratio:	92.0		
WEIGHTED MEAN													
STR	GRP	LOW	HIGH	#SAMP	COV	P.A SAMP VAL	DOR SAMP VAL	RATIO	TOT PAR	P.A JUST VAL	RATIO	DOR JUST VAL	
6 S	1	220,448	1,521,188	42		25,678,405	27,822,200	92.3	1,580	1,031,537,221	92.3	1,117,591,788	
6 S	2	1,526,350	5,753,990						379	1,029,395,500	untested		
6 S	3	5,771,659	16,878,207						111	1,017,250,032	untested		
6 S	4	417,182,368	246,925,000						29	1,052,744,506	untested		
6	5	10	220,320						1,652	219,695,590	untested		
Stratum		Total:	42	19.06		25,678,405	27,822,200		1,580	1,031,537,221		1,117,591,788	
COD: 13.5		PRD:	104.8	95%		Conf Intvl	85.4	99.2	Stratum	Ratio:	92.3		

Contact Information

Loren Levy, General Counsel, Property Appraisers' Association of Florida, Inc.

llevy@levylawtax.com

850-219-0220

Paul Polk, Charlotte County Property Appraiser

Paul.polk@charlottecountyfl.gov

941-743-1470

Mike Twitty, Pinellas County Property Appraiser

mtwitty@pcpao.gov

727-464-3207



The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

12/3/25

Meeting Date

Presentation on AB 1000

Tax

Bill Number or Topic

Committee

Amendment Barcode (if applicable)

Name

Loren Henry

Phone

850-219-0220

Address

1828 Rogers Rd

Email

Henry.Loren@flsenate.gov

Street

Tallahassee

FL

32308

City

State

Zip

Speaking:

☐ For

☐ Against

☒ Information

OR

Waive Speaking:

☐ In Support

☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☐

I am appearing without
compensation or sponsorship.

☒

I am a registered lobbyist,
representing:

PAATF

☐

I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

While it is a tradition to encourage public testimony, time may not permit all persons wishing to speak to be heard at this hearing. Those who do speak may be asked to limit their remarks so that as many persons as possible can be heard. If you have questions about registering to lobby please see Fla. Stat. §11.045 and Joint Rule 1. [2020-2022 Joint Rules.pdf flsenate.gov](#)

This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate

APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

Property Appraisal
Bill Number or Topic

12/3/25
Meeting Date

Senate Finance & Tax
Committee

Amendment Barcode (if applicable)

Name Mike Twitty

Phone (727) 464-3207

Address 315 Court St - 2nd Floor
Street

Email mtwitty@pcpa.org

Clearwater FL 33757
City State Zip

Speaking: ☐ For ☐ Against ☒ Information

OR

Waive Speaking: ☐ In Support ☐ Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒ I am appearing without
compensation or sponsorship.

☐ I am a registered lobbyist,
representing:

☐ I am not a lobbyist, but received
something of value for my appearance
(travel, meals, lodging, etc.),
sponsored by:

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This form is part of the public record for this meeting.

S-001 (08/10/2021)

The Florida Senate
APPEARANCE RECORD

Deliver both copies of this form to
Senate professional staff conducting the meeting

Bill Number or Topic

Amendment Barcode (if applicable)

Meeting Date

12/3/2025
Finance & Tax

Committee

Name

Paul Polk

Phone

941-743-1470

Address

18500 Murdock Circle

Street

Port Charlotte FL

City

State

33948

Zip

Email

paul.polk@charlotte
County FL gov

Speaking:

☐

For

☐

Against

☒

Information

OR

Waive Speaking:

☐

In Support

☐

Against

PLEASE CHECK ONE OF THE FOLLOWING:

☒

I am appearing without
compensation or sponsorship.

☐

I am a registered lobbyist,
representing:

☐

I am not a lobbyist, but received
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This form is part of the public record for this meeting.

S-001 (08/10/2021)



THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

COMMITTEES:

Rules, *Vice Chair*
Appropriations Committee on Pre-K - 12 Education
Community Affairs
Education Postsecondary
Finance and Tax
Fiscal Policy
Military and Veterans Affairs, Space, and
Domestic Security
Transportation

SENATOR SHEVRIN D. "SHEV" JONES

34th District

November 25, 2025

The Honorable Senator Bryan Avila

Chairman, Finance & Tax Committee

309 Senate Building

404 South Monroe Street

Tallahassee, FL 32399

Dear Chairman Avila,

I respectfully request an excused absence from the Wednesday, December 3, 2025, Finance & Tax Committee at 11:00 a.m.

Thank you in advance for considering this request. If you have any questions, comments, or concerns, please do not hesitate to contact me or my office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shev Jones", with a stylized flourish at the end.

Shevrin D. "Shev" Jones

Florida State Senator – Senate District 34

REPLY TO:

☐ 606 NW 183rd Street, Miami Gardens, Florida 33169 (305) 493-6022

☐ 214 Senate Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5034

Senate's Website: www.flsenate.gov

BEN ALBRITTON
President of the Senate

JASON BRODEUR
President Pro Tempore

CourtSmart Tag Report

Room: SB 301
Caption: Senate Finance And Tax Committee

Case No.:

Type:
Judge:

Started: 12/3/2025 11:00:23 AM
Ends: 12/3/2025 12:03:51 PM **Length:** 01:03:29

11:00:24 AM Chair Avila calls meeting to order
11:00:27 AM Roll call
11:00:44 AM Quorum announced
11:01:14 AM Chair Avila with opening comments, Senator Jones is excused
11:01:48 AM Presentation on the Ad Valorem Valuation and Exemption Process by the Property Appraisers' Association of Florida
11:02:13 AM Mr. Loren Levy, General Counsel, Property Appraisers' Association of Florida, Inc.
11:21:54 AM Chair Avila
11:22:02 AM Senator Mayfield
11:22:25 AM Mr. Loren Levy
11:23:24 AM Chair Avila
11:24:02 AM Mr. Loren Levy
11:25:29 AM Chair Avila
11:25:36 AM Mr. Loren Levy
11:26:18 AM Chair Avila
11:27:03 AM Mr. Mike Twitty, Pinellas County Property Appraiser
11:39:38 AM Chair Avila
11:39:45 AM Senator Hooper
11:40:18 AM Mr. Mike Twitty
11:42:49 AM Chair Avila
11:43:14 AM Mr. Paul Polk, Charlotte County Property Appraiser
11:55:42 AM Chair Avila
11:56:24 AM Mr. Paul Polk
12:00:01 PM Chair Avila
12:00:29 PM Mr. Paul Polk
12:01:53 PM Chair Avila
12:03:35 PM Senator Mayfield moves to adjourn
12:03:39 PM No objection
12:03:43 PM Meeting adjourned