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CHAMBER ACTION

<u>Senate</u>	.	<u>House</u>
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Floor: 3/AD/3R 4/30/2008 5:40 PM	.	Floor: C 5/2/2008 10:08 AM

1 Senator Haridopolos moved the following **amendment**:

2
3 **Senate Amendment (with title amendment)**

4 Delete line(s) 40-62

5 and insert:

6 Section 1. Section 193.011, Florida Statutes, is amended to
7 read:

8 193.011 Factors to consider in deriving just valuation.--In
9 arriving at just valuation as required under s. 4, Art. VII of
10 the State Constitution, the property appraiser shall take into
11 consideration the following factors:

12 (1) The present cash value of the property, which is the
13 amount a willing purchaser would pay a willing seller, exclusive
14 of reasonable fees and costs of purchase, in cash or the
15 immediate equivalent thereof in a transaction at arm's length;

16 (2) The highest and best use to which the property can be
17 expected to be put in the immediate future and the present use of



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18 | the property, taking into consideration the legally permissible
19 | use of the property, including any applicable judicial
20 | limitation, local or state land use regulation, or historic
21 | preservation ordinance, and any zoning changes, concurrency
22 | requirements, and permits necessary to achieve the highest and
23 | best use, and considering any moratorium imposed by executive
24 | order, law, ordinance, regulation, resolution, or proclamation
25 | adopted by any governmental body or agency or the Governor when
26 | the moratorium or judicial limitation prohibits or restricts the
27 | development or improvement of property as otherwise authorized by
28 | applicable law. The applicable governmental body or agency or the
29 | Governor shall notify the property appraiser in writing of any
30 | executive order, ordinance, regulation, resolution, or
31 | proclamation it adopts imposing any such limitation, regulation,
32 | or moratorium;

- 33 | (3) The location of said property;
- 34 | (4) The quantity or size of said property;
- 35 | (5) The cost of said property and the present replacement
36 | value of any improvements thereon;
- 37 | (6) The condition of said property;
- 38 | (7) The income from said property; and
- 39 | (8) The net proceeds of the sale of the property, as
40 | received by the seller, after deduction of all of the usual and
41 | reasonable fees and costs of the sale, including the costs and
42 | expenses of financing, and allowance for unconventional or
43 | atypical terms of financing arrangements. When the net proceeds
44 | of the sale of any property are utilized, directly or indirectly,
45 | in the determination of just valuation of realty of the sold
46 | parcel or any other parcel under the provisions of this section,
47 | the property appraiser, for the purposes of such determination,



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48 | shall exclude any portion of such net proceeds attributable to
49 | payments for household furnishings or other items of personal
50 | property.

51 |
52 | ===== T I T L E A M E N D M E N T =====

53 | And the title is amended as follows:

54 | Delete line(s) 3-4

55 | and insert:

56 | 193.011, F.S.; clarifying factors that a property
57 | appraiser must consider in deriving just valuation;