

**An Analysis of the Potential Impact of a
Portable Save Our Homes Amendment on
Property Tax Revenues in Florida**

Submitted to the
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by

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Executive Summary

The Save Our Homes Amendment (SOHA) to Florida's state constitution provides protect owners of homestead properties with rapidly increasing market values from large increases in their tax liabilities from one year to the next. Under SOHA, annual increases in the taxable values of homestead properties have been limited to the lesser of 3 percent or the rate of inflation since implementation in 1995. The amount of property value protected from taxation as a result of the SOHA has grown to over \$1.65 billion as of 2004. Throughout the state, the SOHA has shifted an increasing proportion of the property tax burden from qualifying to non-qualifying properties.

The original provisions of the SOHA require the taxable value to be "reset" to market value (less other applicable exemptions) upon a transfer of ownership. Thus, owners of homestead property who have accumulated significant protection under the SOHA have a disincentive to relocate from one homestead property to another within the state. An effort is currently underway in the state legislature to eliminate the "reset" provision of the SOHA and permit homestead property owners to apply their accumulated protection to a newly acquired homestead property of equal or greater value. In essence, the SOHA would be made portable.

This study analyzes the potential impact of removing the reset provision of the SOHA on the property tax revenues at the county level throughout Florida. The additional amount of property value that would have been protected in recent years had the SOHA been portable was estimated from data collected from each county by the Florida Department of Revenue. A forecast of the amount of additional future property value that would be protected in each county if the SOHA is made portable was generated from the historical estimates. Multiplying the forecast amounts by the current (2004) millage rates provides estimates of the amount of property tax revenue that would be "lost" as a result of making the SOHA portable. Statewide, the estimated amount of lost property tax revenue in the first year of implementation (2008) of a portable SOHA is \$57 million. By 2012, the estimated amount of lost revenue is \$981 million. Putting these estimates into perspective, the initial impact of making the SOHA portable is estimated to result in an average decrease of 0.20 percent in real property tax revenues in 2008. By 2012, this amount is estimated to increase to 2.63 percent.

The results of this study suggest that making the SOHA portable will further widen the disparity between the effective tax rates (taxes paid as a proportion of market value) faced by owners of qualifying and non-qualifying properties throughout the state. The disparity would likely be even greater than forecasted in this study if tax authorities increase millage rates to offset the revenue lost by a portable SOHA.

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Introduction

Under Florida's *ad valorem* real property tax system, the annual property tax liability faced by a property owner depends on the applicable tax levy rate (millage rate) and the market value of the property, less any applicable exemptions. Examples of exemptions include (but are not limited to) the homestead exemption, which reduces the taxable value of a property that is the primary residence of its owner(s) by \$25,000; the widow/widower exemption, which reduces the taxable value of homestead properties by an additional \$500 if the owner is a widow or widower; and the blind persons exemption which reduces the taxable value of homestead properties by an additional \$500 if an owner is blind.

In 1992, Florida voters expanded the \$25,000 homestead exemption by approving an amendment to the state constitution that limits annual increases in the taxable value of a homestead property to 3 percent or the rate of inflation, whichever is less, regardless of changes in the property's market value during the owner's tenure. Upon a transfer of ownership, the taxable value of the property is "reset" to its then current market value for the new owner.

Popularly referred to as the Save Our Homes Amendment (SOHA), this change in the state's constitution was intended to protect owners of homestead properties with rapidly

increasing market values from large increases in their tax liabilities from one year to the next. Florida property values have dramatically increased since the amendment's implementation in 1995 and the protection afforded to owners of homestead properties by this amendment has become substantial. Based on data collected by the Florida Department of Revenue, the total amount of property value protected from taxation by the SOHA throughout the state was over \$165 billion in 2004. In comparison, the homestead exemption protected approximately \$105 billion in property value from taxation in the same year.

As mentioned earlier, the protection afforded by SOHA to homestead property owners is "reset" upon a transfer of ownership. A property owner who enjoys significant tax savings as a result of the SOHA has disincentive to sell one homestead property and acquire a replacement homestead because doing so will increase the effective property tax rate paid by the property owner who has accumulated SOHA protection in the homestead property. An effort is currently underway in the state legislature to amend the state constitution to permit property owners who sell their homestead properties and acquire replacement homestead properties of equal or greater value within one year to apply the SOHA savings from the sold properties to the newly acquired properties. Such a change would, in essence, make the provisions of the SOHA "portable" for property owners who wish to relocate to other homestead properties within the state without giving up their SOHA protections. Removing the reset provision of the SOHA and making it portable would likely increase the amount of property value protected by the SOHA and thereby reduce the amount of property tax revenues collected throughout the state (holding other factors constant).

The purpose of this study is to analyze the potential impact of removing the reset provision of the SOHA on the tax revenues throughout the state. More specifically, this study addresses the following three research questions.

- To what extent has the Save Our Homes Amendment (SOHA) protected property value from taxation in recent years for the state as a whole and by counties throughout the state in recent years?
- To what extent would a portable SOHA likely protect property value from taxation in the future?
- Extending the previous question, what is the likely future impact of a portable SOHA on the property tax revenues throughout the state based on county millage rates?

The first section of this report discusses the history of the SOHA and uses data collected by the Florida Department of Revenue to measure the general impact of the SOHA on the relative share of the property tax burden shouldered by owners of homestead and non-homestead properties throughout the state. The analysis provides convincing evidence that the SOHA is increasingly providing property tax savings to the owners of qualifying properties relative to the owners of non-qualifying properties for the state as a whole, but also indicates that the shift in the property tax burden from qualifying to non-qualifying property owners varies significantly from county to county.

The second section of this report provides estimates of the amount of additional property value that would have been protected from taxation in each county had the SOHA been portable in recent years based on estimated in-state migration of property owners from one homestead property to another homestead property of equal or greater value. These estimates are then used to forecast the amounts of property value that would likely be

protected in each county by a portable SOHA in future years. Multiplying the forecast amounts by the current average millage rate for each county provides estimates of the property tax revenue that would likely be uncollected in each county as a result of a portable SOHA.

Overall, the analysis discussed in this report suggests that the SOHA has had dramatic impacts on the state's property tax system and has reduced the effective property tax rate (taxes paid as a proportion of just value) for qualifying properties. Making the SOHA portable will increase the amount of property value protected from taxation and will further widen the disparity between the effective property tax rates imposed on qualifying and non-qualifying properties.

Section 1: History and General Impact of the SOHA

The first research question considered in this study is: To what extent has the Save Our Homes Amendment (SOHA) protected property value from taxation in recent years for the state as a whole and by counties throughout the state in recent years? This section of this report briefly discusses the history and general impact of the SOHA in recent years.

The Save Our Homes Amendment (SOHA) appeared on the November 1992 general election ballot as a result of a 4-year-long, grass-roots petition drive aimed at limiting property tax increases for Florida homeowners. The sponsoring organization for the petition drive (Save Our Homes, Inc., led by the elected property appraiser from a rapidly growing county in southwest Florida) sought voter support by citing situations in which fixed-income, elderly, and/or lower-income tax payers who owned homes in areas with rapidly increasing

market values were forced out of their homes because they could not afford to pay their property tax bills.

Critics responded by noting that this argument ignores the fact that even though the homeowners may not have experienced increases in income, they have experienced increases in their wealth as a result of increasing property values. Opponents also claimed that the benefits from the amendment would be much greater for owners of higher-valued property and for residents who occupy their homes for longer time periods. Critics argued that the amendment would unfairly shift a larger portion of the tax burden onto non-homestead properties and that the amendment would discourage people from moving from one home to another. Despite the efforts to derail the amendment, the petition drive was successful (over 400,000 signatures were collected) and the amendment was approved by 54 percent of the voter-turnout in the November 1992 election. The SOHA took effect on January 1, 1995.

A challenge to the amendment was mounted in 1998 by some members of the state's Constitution Revision Commission. This commission is a panel of citizens that is created every 20 years to review the state constitution and suggest changes to voters. The panel voted 19-7 against supporting another constitutional amendment referendum that would limit the original provisions of the SOHA to apply only to homes worth less than \$200,000 and the issue was therefore dropped from further consideration by the Commission.

General Impact of the SOHA

Having survived a variety of legal and political obstacles, the SOHA has been part of Florida's property tax system since 1995. Based on data collected and published by the Florida Department of Revenue, the dollar amount of property value protected by this amendment statewide is becoming increasingly greater in magnitude. Furthermore, the

percentage of real property just value (market value) that is protected by the SOHA is growing quickly throughout the state. Tables 1 through 5 and Figure 1 help demonstrate the general impact of the SOHA on the property tax system over recent years.

Table 1 presents the total just value of all real property in each county and for the state as a whole in years 1996 through 2004 (including new construction). Looking across the rows of the table for each county reveals that total real property just values have increased in all counties over this time period, though the rates of increase are not identical across all counties. For the state as a whole, the total just value of real property has more than doubled since 1996, growing from \$683 billion to \$1.46 trillion in only eight years.

Not all of the total just value reported in Table 1 is subject to property taxation due to various exemptions permitted by law. Table 2 shows the total real property values protected by the homestead exemption in each county and for the state as a whole from 1996 to 2004. A few counties show only stable homestead protected values, but the protection afforded by the standard homestead exemption has increased steadily in the majority of Florida's counties over the time period considered. Recall that each homestead is entitled to a \$25,000 exemption.

In addition to the homestead exemption, the SOHA also reduces the amount of property value that is exempt from taxation for eligible properties. Table 3 shows the total real property value that is protected by the SOHA in each county and for the state as a whole from 1996 to 2004. The dollar amounts of values protected by the SOHA is certainly impressive in some counties in the state, especially Broward, Dade, Palm Beach, Hillsborough, and Pinellas counties. As more and more property value is protected by the SOHA, non-qualifying properties must shoulder more and more of the property tax burden.

Table 4 presents the percentage of total real property just value protected by the SOHA in each county and for the state as a whole from 1996 to 2004. Though the magnitudes of the percentages varies by county, the percentage of real property just value protected by the SOHA has increased dramatically for every county in the state over this time period. As of 2004, the SOHA protects more than 10 percent of the total just value of real property in 18 of Florida's 67 counties. For the state as a whole, the percentage of total real property just value protected by the SOHA has increased from less than 1 percent in 1996 to 11.34 percent in 2004.

Table 5 shows the percentage of total real property just value protected by homestead exemptions in each county and the state as a whole in the same time period. Although the amount of total real property value protected by the homestead exemption is increasing, the percentage of total real property just value protected by the homestead exemption is decreasing in all counties.

Comparisons of Tables 4 and 5 reveal that the SOHA is gradually becoming more significant than the standard homestead exemption in many of Florida's counties. Figure 1 graphically depicts this observation using statewide data. The graph plots SOHA capped values and homestead exempt values as percentages of total real property just values for the state as a whole from 1996 to 2004. Notice that the percentage of just value protected by the SOHA is becoming increasingly larger (from 0.87 percent in 1996 to 11.34 percent in 2004), while the percentage of just value protected by the homestead exemption is growing increasingly smaller (from 12.48 percent in 1996 to 7.18 percent in 2004). In both 2003 and 2004, the percentage of just value protected by the SOHA exceeded the percentage of just value protected by the homestead exemption. This trend is likely to continue into the future

as property values in Florida continue to rise at rates greater than the maximum allowed rate of increase in taxable value under the SOHA (3 percent annually).

Variations in the Impact of the SOHA Across Counties

As was intended by its original supporters, the evidence discussed above strongly suggests that the SOHA appears to be effectively limiting increases in the taxable value of qualifying properties relative to non-qualifying properties. But, the data also suggest that the shift in the property tax burden since the amendment's implementation has not been equal across all counties. By design, the SOHA provides greater protection against taxation for qualifying properties with rapidly rising market values so the shift in the tax burden as a result of SOHA is therefore likely to be greater in counties with higher property appreciation rates, other factors held constant. Comparisons of the average growth rates in total just value to the percentage of total just values protected by the SOHA confirm this hypothesis.

More formally, difference in means testing (standard two-tailed *t*-tests assuming unequal variances) of the average percentage of just value protected by the SOHA in 2004 (from Table 4) for the quartiles of Florida counties with the greatest and least average appreciation rates (including new construction) firmly rejects the null hypothesis of equal means for the two quartiles. Mean percentages of just value protected by the SOHA for the quartiles with the highest and lowest average growth rates are 8.25 percent and 3.10 percent, respectively. The variances of the two quartiles are 17.41 percent and 2.88 percent, respectively. The *t*-statistic of 4.69 is significant at greater than the 99.9 percent confidence level.

Comparison of the percentages of just value protected by the SOHA in the most and least developed counties in the state reveals additional insight into differential impact of the

SOHA across Florida's counties. Using the same difference in means test described above, the mean percentage of just value protected by the SOHA (from Table 4) is significantly greater in the quartile of counties with the greatest just values than in the quartile of counties with the least just values (from Table 1). Mean percentages of just value protected by the SOHA for the two quartiles are 11.62 percent and 3.44 percent, respectively. The variances of the two samples are 8.10 percent and 5.11 percent, respectively. The *t*-statistic of 9.00 is significant at greater than the 99.9 percent confidence level.

Clearly, the impact of the SOHA has been significant for many individual property owners, for individual counties, and for the state as a whole. The amendment appears to have achieved its intended objective: to protect homestead property owners from dramatic increases in their property tax bills during periods of rapidly rising market values. Owners of properties that qualify for the protection of the amendment are increasingly shouldering smaller proportions of the total property tax burden throughout the state. The shift in the property tax burden from qualifying to non-qualifying properties has varied considerably across counties. In particular, the SOHA shifts more of the tax burden from qualifying to non-qualifying properties in more rapidly growing counties and in more developed counties (some counties, of course, fit in both of these categories). Removing the "reset" provision of the SOHA and making the protection afforded by the amendment portable will likely increase the proportion of total property value protected from taxation throughout the state.

Section 2: Forecasting the Protection of a Portable SOHA

As discussed in the previous section of this report, the impact of the SOHA in its original design has grown to impressive amounts in many counties around the state. The

amount of property value protected from taxation is greater in counties that have experienced the most rapidly rising total property values (including new construction) over recent years. Throughout the state, owners of homestead properties who enjoy large amounts of protection under the SOHA may be reluctant to sell their current homestead properties and acquire different homestead properties due to the increases in property taxes they would face as a result. Making the SOHA portable would undoubtedly increase the amount of property value protected from taxation (other factors held constant).

The second research question addressed in this study is “To what extent would a portable SOHA likely protect property value from taxation in the future?” The answer largely depends on the rate at which Florida’s residents relocate from one homestead property to another homestead property and the rate of value appreciation of the properties. Estimates of the rate of homestead relocation and the rate of value appreciation of homestead properties can be obtained by analysis of historical data. These estimates can then be extrapolated forward in time to estimate the amount of property value that would be protected by a portable SOHA in future years. This section of this report demonstrates this procedure.

Matching and Forecasting Procedure

Data collected by the Florida Department of Revenue can be used to generate estimates of the amount of property value that would have been protected from taxation in recent years had the SOHA been portable. Each year, each county property appraiser is required to submit an electronic data file to the Department of Revenue that identifies each parcel of real property within the county as well as the owner(s) name(s), just value, assessed value, taxable value, exemption amounts, use, most recent date of ownership transfer, and a variety of other data points. These data files (commonly called “12D.8 N.A.L. data files”)

can be searched to identify property owners who sold a homestead property and acquired a replacement homestead property of equal or greater value within one year. The amount of SOHA protected value from the previous homestead property can then be summed across all identified property owners (by county of current residence) to provide an estimate of the total amount of property value that would have been protected in each county had the SOHA been portable at the time of the homestead replacement.

The general steps taken in this study to arrive at the county-level estimates of value protected by a portable SOHA are as follows:

1. Search the data file for a given year to identify all homestead properties that were acquired by the current owner in that year.
2. Search the data files for previous years to determine if the owners (by name) identified in step 1 above claimed a homestead exemption on a different property anywhere in the state with a just value equal to or greater than the current property's just value within twelve months prior to the acquisition of the new homestead.
3. For all properties identified in step 2 above, calculate the SOHA protection from the previously owned property that was given up by the seller as a result of the relocation to the new homestead.
4. Sum the amounts calculated in step 3 above for each county (the current county of residence for the property owner).
5. Repeat the above steps for all years for which data are available.

6. Use the estimated amounts for each county from steps 1 through 5 to forecast the amount of SOHA protection that would likely be surrendered in future years using a linear trend forecast and assuming the revisions take effect in 2008.

Limitations of the Procedure

This approach to estimating the property value that would have been protected by a portable SOHA suffers from several limitations. First, the analysis is limited to the available data. The Department of Revenue maintains the county-specific data files for a period of seven years. Thus, the earliest data files available at this time are from 1999 and only preliminary data for 2005 was available for this study. This limitation may downwardly bias the estimates of the amount of property value that would have been protected by a portable SOHA because the earlier years in which the SOHA was available are ignored in the analysis.

Second, inconsistencies in the spelling of property owners' names could impact the analysis. For example, a property owner who sells one qualifying property and purchases another qualifying property and uses a different spelling of his or her name (such as omitting or including a middle initial) for the second property will not be included in the estimates. Similarly, different owners who share the exact same name may be inappropriately considered in the matching procedure. These limitations cannot be completely resolved without access to unique identifiers for each property owner, but no such identifier was available to the researchers in this study. (Complete 12D.8 N.A.L. data files also include fields for the Social Security number of owners, but those numbers are appropriately considered to be confidential by the Department of Revenue.)

Third, this approach lacks of any consideration of the potential increase in the number of people who would have elected to sell one homestead property and replace it with another

homestead property if the “reset” provision of the current SOHA had not been in place. Removing the “reset” provision would reduce the disincentive for replacing one homestead with another and could have resulted in a significant increase in the number of property owners who elected to relocate from one homestead to another. In other words, the approach described above estimates the amount of value that would have been protected by a portable SOHA with the disincentive of the “reset” provision in place. Without this disincentive, a greater number of owners would likely have been willing to relocate to a different homestead property during the time period considered in the analysis.

Fourth, as with any forecasting effort based on historical data, there is never a guarantee that the future will repeat the past. Florida property values have risen at rates much higher than the long-term average appreciation rate in recent years and there are some signs that certain segments of the real estate market are likely to experience lower appreciation rates in the future. Additionally, the rate at which Florida residents migrate within the state could change over time. The within-state migration patterns of existing Florida residents may be influenced by many factors, including the appreciation rates in property value and general economic conditions.

Forecast Results

Accepting these limitations, the results of applying the searching, matching, and summing procedure described above are presented in Table 7. The table shows the estimated amounts of property value that would have been protected by the SOHA if it had been portable in each year since 1999 for each county and for the state as a whole. Note that data limitations prevent estimation of the SOHA protected value for certain counties in certain years. In those cases, the estimate for that county from the prior year is repeated for the next

year (when available). Affected counties (years) are Duval (2001), Holmes (2003), Liberty (2004), Martin (2003), and Hillsborough (2000).

The estimates in Table 7 are then used to develop a linear trend forecasting model for the amount of property value that would likely be protected if the SOHA was portable. The forecasting model is county-specific and implicitly takes into consideration the general rate of appreciation in property values around the state as well as the rate of in-state migration between counties. The forecasting model assumes that the “reset” provision of SOHA is removed as of 2008, at which time the protected amount under the portable SOHA will begin to accumulate from year to year. The results of the forecasting model are shown in Table 8.

Estimates of the property tax revenue that would be uncollected as a result of making the SOHA portable (the answer to the third research question in this study) are obtained by multiplying the forecast results by the current (2004) average millage rate (obtained from Florida Department of Revenue publications) for each county. These estimates are presented in Table 9. In the first year for which a portable SOHA could be effective (2008), the statewide revenue loss is estimated at \$57 million. Within 5 years (2012), that amount is estimated to increase to \$981 million. The original SOHA dramatically impacted Florida’s property tax system and removing the “reset” provision and making the protection portable can be expected to protect increasing proportions of the state’s property value from taxation over time.

Expressing the estimates of “lost” revenue due to a portable SOHA as percentages of the expected real property tax revenue for each county may help put the forecasts into a clearer perspective. Table 10 shows the taxable real property value in each county from 2000 through 2004. Applying a trend line analysis to the data in Table 10 provides a forecast of the

future taxable real property value in each county for 2008 through 2012. The forecast results are shown in Table 11. Multiplying the forecasted taxable values of real property from Table 11 by the 2004 county millage rate for each county gives the estimates of future real property tax revenues shown in Table 12 (assumes no change in millage rates and no change in SOHA). Dividing the estimates of “lost” revenue due to a portable SOHA shown in Table 9 by the estimates of future real property tax revenues shown in Table 12 gives the percentages of expected real property tax revenue for each county that are presented in Table 13.

The data in Table 13 shows that the estimated impact on revenue of making the SOHA portable is initially small in magnitude at only 0.20 percent of expected real property tax revenue on average across the state. By 2012, however, the estimated impact increases over the forecast period to 2.63 percent on average (a thirteen-fold increase in only five years). If the SOHA is made portable, taxing authorities would be faced with the challenge of significantly increasing their millage rates if they desire to offset the impact of making the SOHA portable and maintain real property tax revenues at the forecasted levels. Any such millage rate increases would ultimately place increasing proportions of the real property tax burden on the shoulders of owners of properties that do not qualify for SOHA protection.

Section 3: Conclusions

The objective of the original provisions of the Save Our Homes Amendment was clear: to provide a measure of protection to owners of homestead properties with rapidly increasing market values from large increases in their tax liabilities from one year to the next. The SOHA has accomplished this objective and now (as of 2004) protects approximately \$165 billion dollars of homestead property value from taxation. This rapid increase in the

value of property protected from taxation is directly related to the impressive rates of property value appreciation that has occurred in almost all areas within the state in recent years. Notably, the amount of property value protected from taxation has increased to significant levels even though the original SOHA includes a “reset” provision that eliminates the protection upon a transfer of ownership of a qualifying property.

Current efforts within the state legislature (as of late 2005) to alter the original provisions of the SOHA would eliminate the “reset” provision and make the protection portable for property owners who relocate from one homestead to another of equal or greater value within the state within one year. Such a change would certainly be regarded positively among homestead property owners contemplating relocation to equal or greater value homestead properties within the state. The protection they enjoy on their current properties would be carried over to their new homesteads. As residents move within or between counties to new homesteads, the amount of property value protected by a portable SOHA can be expected to be even greater than the amounts that would be protected if the “reset” provision of the SOHA is retained. This study estimates the amount of additional property value that would be protected by a portable SOHA and the resulting impact of the property tax revenues at the county level, other factors held constant.

By examining the rate at which residents in the state have relocated from one homestead to another over recent years between and within counties, a forecast was developed to estimate the amount of property value that would be protected by a “portable” SOHA in future years. Multiplying these estimates by current county millage rates gives an estimate of the property tax revenue that would be uncollected if the SOHA is made portable, holding other factors constant. The initial impact on property tax revenues (2008) are

estimated to be approximately \$57 million, but this amount is estimated to increase rapidly as more and more property owners qualify over time for the protection afforded by a portable SOHA. Statewide, the estimated amount of uncollectible property tax revenue as a result of making the SOHA portable is approximately \$981 million by 2012.

Based on forecasted future taxable real property values in each county for the first five years after implementation, the percentage impact of making the SOHA portable begins at 0.20 percent in 2008 but quickly rises to 2.63 percent by 2012. Tax authorities who desire to maintain real property tax revenues at the forecasted levels would have little choice but to seek increases in the millage rates (other factors held constant). Because the same millage rate is applied to all properties in each taxing jurisdiction regardless of whether or not the properties qualify for SOHA protection, making the SOHA portable would ultimately increase the already significant disparity of effective tax rates (taxes paid as a proportion of just value) for qualifying properties relative to non-qualifying properties if millage rates are increased.

As with any empirical study, the generality and validity of the results depend on the accuracy and completeness of the data used in the analysis and the validity of the analysis techniques. Readers are cautioned to interpret the estimates and forecasts provided herein in light of the limitations discussed within the body of the report.

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Figures and Tables

Figure 1: Statewide SOHA Capped Values and Homestead Exempt Values as Percentages of Real Property Just Values

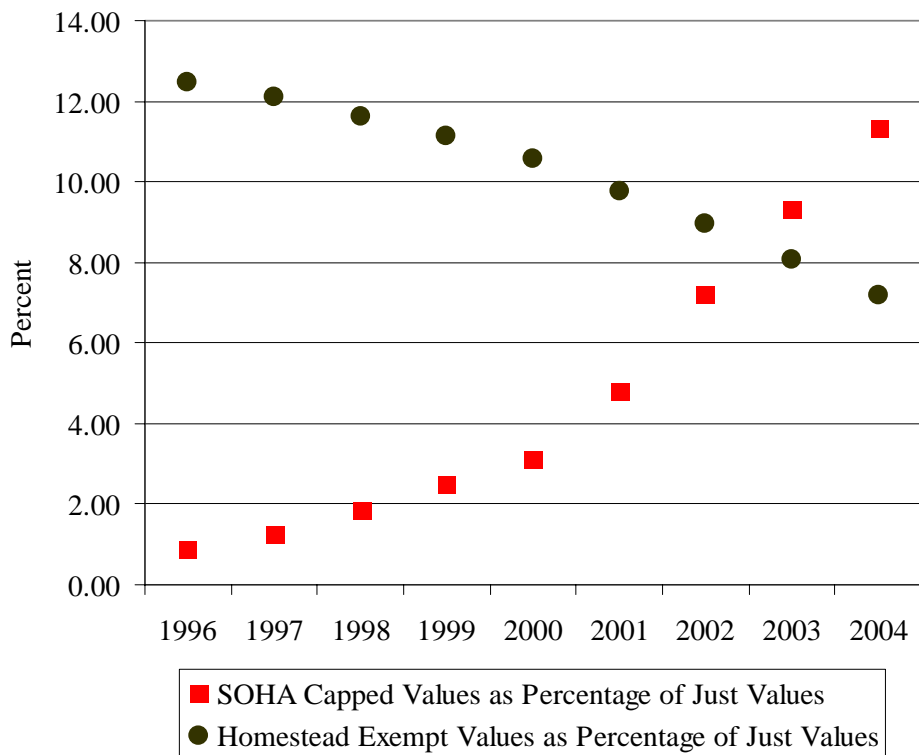


Table 1: Real Property Just Values by County and Statewide, 1996-2004 (in billions of \$)

COUNTY	1996	1997	1998	1999	2000	2001	2002	2003	2004
ALACHUA	7.68	8.33	8.74	9.32	9.82	10.61	11.06	12.01	13.95
BAKER	0.61	0.67	0.68	0.72	0.73	0.84	0.93	1.01	1.07
BAY	6.12	6.53	6.88	7.54	7.86	8.66	9.16	10.32	11.58
BRADFORD	0.66	0.69	0.70	0.73	0.81	0.90	0.94	0.98	1.02
BREVARD	20.50	21.00	21.86	22.81	24.15	26.12	28.54	32.34	38.10
BROWARD	65.66	70.01	76.06	81.19	88.23	97.96	113.21	133.85	153.25
CALHOUN	0.35	0.37	0.38	0.39	0.40	0.41	0.43	0.44	0.47
CHARLOTTE	7.62	7.61	7.98	8.58	9.50	10.33	11.74	13.79	16.47
CITRUS	4.45	4.58	4.71	5.03	5.31	5.71	6.26	7.07	7.95
CLAY	4.20	4.49	4.82	5.18	5.59	6.30	6.83	7.53	8.69
COLLIER	20.53	22.16	24.42	28.37	32.35	39.68	47.90	55.96	62.42
COLUMBIA	1.50	1.60	1.74	1.84	2.01	2.20	2.40	2.51	2.66
DADE	91.72	96.22	101.61	107.67	114.99	126.19	142.36	163.85	195.60
DESOTO	1.35	1.38	1.42	1.49	1.52	1.61	1.64	1.68	1.80
DIXIE	0.45	0.39	0.46	0.47	0.48	0.54	0.57	0.92	0.86
DUVAL	28.53	30.03	32.26	34.19	36.71	40.35	43.86	48.55	53.19
ESCAMBIA	8.91	9.98	11.05	11.31	12.45	13.11	13.63	14.73	17.17
FLAGLER	2.76	2.85	3.00	3.19	3.40	4.00	4.69	5.78	7.38
FRANKLIN	1.39	1.47	1.54	1.63	1.69	1.83	2.08	2.61	3.20
GADSDEN	0.99	1.04	1.07	1.12	1.16	1.28	1.35	1.42	1.52
GILCHRIST	0.47	0.49	0.51	0.52	0.54	0.57	0.60	0.65	0.73
GLADES	0.89	0.90	0.92	0.94	0.97	1.17	1.44	1.49	1.71
GULF	0.66	0.84	0.87	1.09	1.23	1.46	1.80	2.13	2.68
HAMILTON	0.46	0.47	0.48	0.49	0.57	0.59	0.60	0.61	0.62
HARDEE	1.50	1.49	1.52	1.57	1.53	1.59	1.56	1.58	1.84
HENDRY	2.32	2.32	2.35	2.42	2.43	2.50	2.47	2.58	2.81
HERNANDO	4.74	4.86	5.03	5.29	5.56	6.25	6.82	7.64	8.74
HIGHLANDS	3.15	3.39	3.25	3.58	3.65	3.78	3.95	4.19	4.69
HILLSBOROUGH	32.97	35.28	38.34	41.38	46.00	53.10	59.06	64.67	72.96
HOLMES	0.46	0.48	0.50	0.57	0.58	0.59	0.59	0.63	0.69
INDIAN RIVER	7.58	7.80	8.07	8.66	9.10	10.53	11.98	13.53	15.71
JACKSON	1.30	1.38	1.46	1.51	1.58	1.79	1.88	1.94	2.05
JEFFERSON	0.45	0.72	0.74	0.75	0.77	0.84	0.87	0.90	0.97
LAFAYETTE	0.24	0.35	0.27	0.28	0.29	0.30	0.33	0.35	0.36
LAKE	6.71	7.15	7.67	8.35	9.24	10.09	11.11	12.54	14.41
LEE	24.98	25.91	27.26	29.35	32.31	36.98	43.43	51.24	60.62
LEON	10.71	11.39	11.83	12.32	12.84	13.61	14.44	15.68	16.79
LEVY	1.18	1.23	1.29	1.34	1.45	1.51	1.71	1.83	2.32
LIBERTY	0.24	0.25	0.55	0.54	0.54	0.57	0.56	0.58	0.60
MADISON	0.50	0.51	0.52	0.61	0.61	0.67	0.67	0.77	0.82
MANATEE	11.22	11.87	12.71	13.52	13.52	16.65	19.38	22.70	26.53
MARION	8.27	8.50	9.24	9.84	10.66	11.59	12.82	14.18	16.20
MARTIN	9.42	9.68	10.05	10.84	11.82	12.85	14.30	16.49	20.43
MONROE	9.99	10.68	11.28	12.97	14.18	15.46	17.41	20.38	25.52
NASSAU	2.27	2.55	2.80	3.11	3.68	4.32	5.06	5.55	6.20
OKALOOSA	6.37	7.53	8.36	9.06	9.74	10.44	11.07	11.98	13.63
OKEECHOBEE	1.37	1.39	1.42	1.45	1.48	1.52	1.74	1.86	2.73
ORANGE	41.85	45.58	49.05	52.54	56.96	62.95	67.86	73.01	78.83
OSCEOLA	7.29	7.91	8.55	9.59	10.59	12.19	13.42	14.57	16.43
PALM BEACH	66.86	70.01	73.96	79.03	83.99	94.21	106.76	122.20	142.19
PASCO	9.95	10.44	10.90	12.09	13.15	14.92	16.82	18.86	22.18
PINELLAS	39.12	40.36	42.36	44.38	47.86	52.85	59.34	66.46	74.97
POLK	13.52	14.31	14.78	15.37	16.61	18.42	20.30	21.24	23.22
PUTNAM	2.18	2.22	2.29	2.40	2.51	2.71	2.92	3.15	3.49
SANTA ROSA	4.09	4.55	5.01	5.43	5.93	6.24	6.68	7.31	8.35
SARASOTA	20.95	22.13	23.80	25.93	28.26	31.55	36.74	43.48	50.79
SEMINOLE	13.43	14.26	15.01	16.16	17.32	19.38	21.74	23.73	26.06
ST. JOHNS	5.98	6.69	7.70	8.97	10.28	12.11	13.95	16.09	18.76
ST. LUCIE	8.56	9.34	8.73	9.10	9.46	10.02	11.14	13.20	17.72
SUMTER	1.06	1.17	1.30	1.53	1.78	2.36	2.65	2.94	3.49
SUWANNEE	0.91	0.97	1.03	1.06	1.11	1.45	1.53	1.61	1.69
TAYLOR	0.81	0.85	0.86	0.88	0.91	0.95	0.99	1.05	1.14
UNION	0.27	0.42	0.60	0.68	0.58	0.44	0.46	0.47	0.48
VOLUSIA	16.20	16.86	17.62	18.53	20.07	21.78	24.40	28.00	32.81
WAKULLA	0.62	0.68	0.72	0.75	0.87	0.96	0.99	1.08	1.25
WALTON	2.51	3.15	3.65	4.14	4.59	5.28	6.20	7.36	9.33
WASHINGTON	0.56	0.58	0.62	0.65	0.68	0.72	0.74	0.77	0.84
STATEWIDE	683.12	723.30	769.22	824.30	889.49	991.46	1,112.86	1,262.63	1,455.71

Source: Florida Department of Revenue and author's calculations.

Table 2: Homestead Exempt Values by County and Statewide, 1996-2004 (in billions of \$)									
COUNTY	1996	1997	1998	1999	2000	2001	2002	2003	2004
ALACHUA	0.97	1.00	1.03	1.05	1.08	1.10	1.13	1.14	1.16
BAKER	0.10	0.10	0.11	0.11	0.11	0.12	0.12	0.12	0.13
BAY	0.78	0.80	0.82	0.84	0.86	0.88	0.89	0.90	0.92
BRADFORD	0.13	0.13	0.13	0.13	0.14	0.14	0.14	0.14	0.14
BREVARD	3.00	3.07	3.13	3.21	3.30	3.39	3.50	3.58	3.68
BROWARD	8.99	9.24	9.41	9.60	9.76	10.06	10.28	10.43	10.50
CALHOUN	0.06	0.06	0.06	0.06	0.07	0.07	0.07	0.07	0.07
CHARLOTTE	1.02	1.04	1.06	1.09	1.13	1.17	1.20	1.22	1.25
CITRUS	0.89	0.92	0.93	0.97	1.01	1.03	1.06	1.09	1.11
CLAY	0.77	0.80	0.84	0.88	0.91	0.95	0.99	1.02	1.07
COLLIER	1.22	1.28	1.34	1.41	1.48	1.56	1.65	1.74	1.83
COLUMBIA	0.26	0.28	0.29	0.30	0.31	0.32	0.33	0.33	0.34
DADE	9.23	9.41	9.51	9.73	9.87	10.08	10.28	10.51	10.66
DESOTO	0.13	0.13	0.14	0.14	0.14	0.14	0.14	0.14	0.15
DIXIE	0.07	0.08	0.08	0.08	0.08	0.08	0.09	0.08	0.09
DUVAL	3.95	4.05	4.14	4.24	4.32	4.42	4.51	4.61	4.69
ESCAMBIA	1.53	1.57	1.60	1.63	1.66	1.67	1.69	1.71	1.75
FLAGLER	0.30	0.32	0.34	0.36	0.40	0.42	0.45	0.49	0.53
FRANKLIN	0.06	0.06	0.07	0.07	0.07	0.07	0.07	0.08	0.08
GADSDEN	0.21	0.22	0.22	0.23	0.23	0.23	0.24	0.24	0.24
GILCHRIST	0.07	0.08	0.08	0.08	0.09	0.09	0.09	0.10	0.10
GLADES	0.05	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06
GULF	0.08	0.08	0.08	0.08	0.08	0.08	0.09	0.09	0.09
HAMILTON	0.05	0.05	0.05	0.05	0.06	0.06	0.06	0.06	0.06
HARDEE	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
HENDRY	0.13	0.13	0.14	0.14	0.14	0.14	0.15	0.15	0.15
HERNANDO	0.95	0.97	1.00	1.03	1.06	1.08	1.11	1.14	1.18
HIGHLANDS	0.52	0.53	0.54	0.55	0.56	0.57	0.58	0.59	0.60
HILLSBOROUGH	4.94	5.07	5.20	5.38	5.54	5.71	5.93	6.09	6.22
HOLMES	0.10	0.10	0.10	0.10	0.10	0.10	0.11	0.11	0.11
INDIAN RIVER	0.69	0.70	0.72	0.74	0.75	0.78	0.80	0.83	0.86
JACKSON	0.22	0.22	0.22	0.23	0.23	0.23	0.24	0.24	0.24
JEFFERSON	0.07	0.07	0.07	0.07	0.08	0.08	0.08	0.08	0.08
LAFAYETTE	0.03	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04
LAKE	1.22	1.27	1.33	1.40	1.46	1.54	1.61	1.68	1.76
LEE	2.52	2.58	2.64	2.72	2.82	2.93	3.04	3.19	3.36
LEON	1.12	1.16	1.18	1.20	1.23	1.25	1.27	1.29	1.31
LEVY	0.20	0.21	0.22	0.23	0.24	0.25	0.25	0.26	0.27
LIBERTY	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
MADISON	0.09	0.09	0.09	0.09	0.10	0.10	0.10	0.10	0.10
MANATEE	1.42	1.46	1.50	1.55	1.55	1.65	1.71	1.78	1.83
MARION	1.51	1.57	1.63	1.70	1.77	1.83	1.89	1.97	2.07
MARTIN	0.82	0.85	0.88	0.90	0.93	0.96	0.98	1.02	1.05
MONROE	0.41	0.42	0.42	0.43	0.43	0.43	0.44	0.44	0.44
NASSAU	0.32	0.33	0.35	0.36	0.38	0.39	0.40	0.42	0.44
OKALOOSA	0.89	0.91	0.93	0.95	0.98	0.99	1.02	1.04	1.06
OKEECHOBEE	0.16	0.17	0.17	0.17	0.18	0.18	0.18	0.19	0.19
ORANGE	3.90	4.01	4.14	4.27	4.41	4.58	4.70	4.82	4.95
OSCEOLA	0.66	0.70	0.74	0.78	0.83	0.87	0.93	1.00	1.06
PALM BEACH	6.87	7.02	7.15	7.30	7.47	7.64	7.89	8.11	8.34
PASCO	2.27	2.32	2.37	2.42	2.52	2.61	2.69	2.79	2.90
PINELLAS	5.96	6.01	6.05	6.14	6.22	6.28	6.34	6.38	6.41
POLK	2.43	2.50	2.55	2.59	2.65	2.71	2.78	2.84	2.93
PUTNAM	0.43	0.44	0.44	0.45	0.46	0.47	0.47	0.48	0.48
SANTA ROSA	0.66	0.68	0.71	0.75	0.78	0.81	0.84	0.88	0.91
SARASOTA	2.24	2.30	2.35	2.42	2.47	2.53	2.61	2.67	2.74
SEMINOLE	2.00	2.05	2.10	2.16	2.23	2.29	2.35	2.39	2.42
ST. JOHNS	0.68	0.72	0.76	0.79	0.84	0.88	0.92	0.97	1.04
ST. LUCIE	1.10	1.14	1.17	1.20	1.24	1.28	1.33	1.39	1.47
SUMTER	0.23	0.25	0.28	0.31	0.34	0.38	0.42	0.43	0.45
SUWANNEE	0.19	0.19	0.20	0.21	0.21	0.22	0.22	0.23	0.23
TAYLOR	0.10	0.10	0.11	0.11	0.11	0.11	0.11	0.11	0.11
UNION	0.04	0.04	0.04	0.04	0.04	0.05	0.05	0.05	0.05
VOLUSIA	2.72	2.78	2.84	2.90	2.96	3.03	3.09	3.14	3.20
WAKULLA	0.11	0.12	0.12	0.13	0.14	0.14	0.15	0.15	0.16
WALTON	0.21	0.22	0.23	0.24	0.25	0.26	0.27	0.29	0.29
WASHINGTON	0.11	0.11	0.11	0.12	0.12	0.13	0.13	0.13	0.13
STATEWIDE	85.27	87.49	89.47	91.86	94.20	96.84	99.51	101.97	104.47

Source: Florida Department of Revenue and author's calculations.

Table 3: SOHA Capped Values by County and Statewide, 1996-2004 (in billions of \$)										
COUNTY	1996	1997	1998	1999	2000	2001	2002	2003	2004	
ALACHUA	0.07	0.17	0.22	0.32	0.35	0.39	0.53	0.70	1.00	
BAKER	0.00	0.01	0.00	0.01	0.01	0.05	0.06	0.06	0.07	
BAY	0.01	0.04	0.03	0.13	0.07	0.22	0.19	0.34	0.49	
BRADFORD	0.00	0.00	0.00	0.01	0.01	0.02	0.03	0.03	0.03	
BREVARD	0.03	0.07	0.37	0.52	0.65	0.97	1.87	3.16	5.37	
BROWARD	0.92	1.28	1.78	1.92	2.49	4.97	10.58	17.54	23.63	
CALHOUN	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.01	
CHARLOTTE	0.14	0.09	0.17	0.32	0.46	0.48	0.82	1.27	1.87	
CTRUS	0.01	0.06	0.09	0.14	0.10	0.13	0.29	0.50	0.63	
CLAY	0.02	0.05	0.09	0.15	0.17	0.31	0.34	0.47	0.81	
COLLIER	0.08	0.18	0.45	1.07	1.56	2.85	4.51	5.52	6.21	
COLUMBIA	0.02	0.02	0.04	0.04	0.04	0.05	0.09	0.09	0.11	
DADE	0.99	1.51	2.06	3.00	3.73	6.82	12.13	18.80	27.98	
DESOTO	0.00	0.00	0.00	0.01	0.01	0.03	0.03	0.03	0.05	
DIXIE	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.08	0.08	
DUVAL	0.54	0.55	0.95	1.25	1.48	2.61	3.36	4.56	5.63	
ESCAMBIA	0.03	0.33	0.51	0.43	0.73	0.86	0.81	1.03	1.39	
FLAGLER	0.00	0.00	0.00	0.03	0.02	0.12	0.21	0.34	0.60	
FRANKLIN	0.01	0.03	0.03	0.03	0.03	0.04	0.05	0.09	0.14	
GADSDEN	0.01	0.01	0.01	0.02	0.01	0.04	0.04	0.05	0.05	
GILCHRIST	0.00	0.01	0.00	0.00	0.00	0.01	0.01	0.02	0.02	
GLADES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	
GULF	0.00	0.01	0.01	0.05	0.06	0.08	0.10	0.12	0.16	
HAMILTON	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	
HARDEE	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.02	
HENDRY	0.00	0.00	0.00	0.00	0.00	0.01	0.02	0.03	0.07	
HERNANDO	0.01	0.01	0.01	0.04	0.04	0.22	0.38	0.53	0.75	
HIGHLANDS	0.00	0.00	0.01	0.01	0.01	0.01	0.03	0.07	0.25	
HILLSBOROUGH	0.24	0.48	0.94	1.31	2.34	3.70	4.90	5.99	8.13	
HOLMES	0.00	0.00	0.01	0.02	0.02	0.01	0.01	0.01	0.02	
INDIAN RIVER	0.02	0.03	0.04	0.11	0.12	0.37	0.76	1.13	1.61	
JACKSON	0.00	0.02	0.04	0.05	0.05	0.06	0.07	0.07	0.08	
JEFFERSON	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.02	0.03	
LAFAYETTE	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	
LAKE	0.02	0.04	0.07	0.09	0.15	0.15	0.25	0.45	0.77	
LEE	0.16	0.18	0.32	0.53	0.73	1.35	2.84	4.39	5.82	
LEON	0.18	0.21	0.21	0.26	0.28	0.31	0.45	0.70	1.13	
LEVY	0.00	0.01	0.01	0.01	0.02	0.02	0.07	0.08	0.16	
LIBERTY	0.00	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.01	
MADISON	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	
MANATEE	0.14	0.20	0.29	0.40	0.40	0.85	1.51	2.37	3.24	
MARION	0.02	0.03	0.20	0.27	0.33	0.42	0.55	0.65	0.88	
MARTIN	0.11	0.10	0.12	0.25	0.42	0.62	1.04	1.77	3.17	
MONROE	0.08	0.14	0.21	0.32	0.46	0.67	1.14	1.95	2.87	
NASSAU	0.00	0.04	0.06	0.10	0.18	0.31	0.48	0.52	0.63	
OKALOOSA	0.03	0.13	0.19	0.27	0.26	0.26	0.30	0.38	0.73	
OKEECHOBEE	0.00	0.00	0.01	0.01	0.01	0.01	0.03	0.05	0.11	
ORANGE	0.23	0.29	0.39	0.57	0.86	1.60	2.81	3.90	4.44	
OSCEOLA	0.01	0.02	0.02	0.04	0.05	0.22	0.26	0.37	0.58	
PALM BEACH	0.59	0.79	1.19	1.97	2.30	4.69	8.56	12.64	18.81	
PASCO	0.08	0.12	0.13	0.45	0.45	0.79	1.16	1.47	2.21	
PINELLAS	0.37	0.54	0.91	1.36	2.27	3.76	6.45	8.74	11.43	
POLK	0.01	0.16	0.09	0.08	0.32	0.70	1.20	1.17	1.51	
PUTNAM	0.01	0.01	0.02	0.04	0.05	0.06	0.10	0.13	0.21	
SANTA ROSA	0.10	0.15	0.19	0.23	0.23	0.18	0.24	0.32	0.45	
SARASOTA	0.28	0.31	0.74	1.08	1.40	2.01	3.36	5.38	7.20	
SEMINOLE	0.03	0.09	0.15	0.28	0.40	0.88	1.45	2.06	2.80	
ST. JOHNS	0.07	0.13	0.22	0.47	0.61	0.93	1.31	1.70	2.12	
ST. LUCIE	0.01	0.04	0.04	0.06	0.08	0.11	0.38	0.88	1.83	
SUMTER	0.00	0.00	0.00	0.02	0.04	0.07	0.13	0.20	0.23	
SUWANNEE	0.02	0.04	0.03	0.03	0.04	0.06	0.08	0.10	0.10	
TAYLOR	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.03	
UNION	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.02	
VOLUSIA	0.17	0.19	0.27	0.40	0.59	0.88	1.62	2.52	3.85	
WAKULLA	0.01	0.02	0.02	0.02	0.02	0.07	0.06	0.06	0.08	
WALTON	0.02	0.08	0.10	0.11	0.12	0.13	0.16	0.22	0.33	
WASHINGTON	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.02	
STATEWIDE	5.94	9.06	14.13	20.75	27.67	47.68	80.36	117.89	165.11	

Source: Florida Department of Revenue and author's calculations.

Table 4: SOHA Capped Values as Percentage of Just Values by County and Statewide, 1996-2004

COUNTY	1996	1997	1998	1999	2000	2001	2002	2003	2004
ALACHUA	0.94	2.04	2.47	3.43	3.53	3.67	4.83	5.80	7.15
BAKER	0.24	0.90	0.69	2.09	1.40	6.39	6.22	6.19	6.76
BAY	0.11	0.58	0.42	1.73	0.93	2.55	2.12	3.28	4.27
BRADFORD	0.27	0.42	0.28	1.08	1.12	2.36	2.74	3.30	3.41
BREVARD	0.14	0.34	1.69	2.28	2.69	3.72	6.54	9.77	14.08
BROWARD	1.41	1.83	2.34	2.36	2.83	5.08	9.35	13.11	15.42
CALHOUN	0.13	1.10	1.21	1.56	1.11	0.93	1.35	1.05	1.50
CHARLOTTE	1.83	1.18	2.13	3.76	4.89	4.69	7.01	9.22	11.36
CITRUS	0.18	1.23	1.93	2.78	1.97	2.32	4.63	7.06	7.89
CLAY	0.51	1.15	1.87	2.94	3.09	4.93	5.04	6.20	9.33
COLLIER	0.38	0.80	1.86	3.77	4.81	7.18	9.41	9.86	9.94
COLUMBIA	1.09	1.41	2.54	2.41	2.01	2.36	3.80	3.62	4.08
DADE	1.07	1.57	2.03	2.78	3.25	5.41	8.52	11.47	14.31
DESOTO	0.07	0.14	0.19	0.93	0.55	1.93	1.74	1.52	3.04
DIXIE	0.06	0.61	0.49	0.66	0.74	2.45	2.50	8.47	9.42
DUVAL	1.91	1.84	2.94	3.66	4.02	6.46	7.66	9.39	10.59
ESCAMBIA	0.29	3.26	4.62	3.83	5.84	6.53	5.94	6.96	8.08
FLAGLER	0.09	0.13	0.17	0.82	0.58	2.92	4.47	5.90	8.09
FRANKLIN	0.71	1.80	2.04	2.08	1.79	2.13	2.47	3.28	4.36
GADSDEN	0.64	0.62	0.94	1.42	0.83	2.99	3.02	3.20	3.52
GILCHRIST	0.08	1.09	0.92	0.78	0.89	2.11	2.37	3.12	2.93
GLADES	0.12	0.08	0.07	0.08	0.04	0.14	0.16	0.18	0.41
GULF	0.09	0.61	0.68	4.68	4.79	5.42	5.59	5.82	5.97
HAMILTON	0.09	0.35	0.27	0.25	0.37	1.53	1.61	1.64	1.38
HARDEE	0.27	0.17	0.28	0.84	0.67	0.67	0.61	0.73	0.86
HENDRY	0.01	0.01	0.01	0.07	0.04	0.30	0.71	1.23	2.62
HERNANDO	0.18	0.11	0.22	0.70	0.77	3.52	5.58	6.98	8.63
HIGHLANDS	0.10	0.11	0.16	0.20	0.31	0.30	0.71	1.58	5.34
HILLSBOROUGH	0.73	1.36	2.45	3.16	5.08	6.96	8.30	9.27	11.14
HOLMES	0.00	0.70	1.96	3.76	2.89	1.91	2.43	2.19	2.47
INDIAN RIVER	0.28	0.44	0.51	1.25	1.29	3.48	6.36	8.35	10.28
JACKSON	0.03	1.34	2.81	3.32	3.27	3.11	3.94	3.48	3.75
JEFFERSON	0.07	0.10	0.47	0.42	0.35	3.20	2.97	2.59	3.12
LAFAYETTE	0.11	0.26	0.77	0.95	1.47	1.45	2.40	2.78	3.23
LAKE	0.33	0.61	0.88	1.04	1.66	1.51	2.26	3.56	5.57
LEE	0.66	0.71	1.18	1.82	2.25	3.66	6.53	8.57	9.61
LEON	1.68	1.87	1.74	2.13	2.17	2.26	3.15	4.49	6.75
LEVY	0.10	0.42	0.91	0.95	1.30	1.26	3.96	4.62	6.79
LIBERTY	0.56	2.17	1.53	1.47	1.27	1.33	0.83	0.75	0.98
MADISON	0.08	0.14	0.28	0.30	0.31	0.81	1.62	1.56	1.24
MANATEE	1.29	1.71	2.25	2.96	2.96	5.12	7.80	10.45	12.22
MARION	0.28	0.39	2.15	2.71	3.05	3.61	4.29	4.56	5.42
MARTIN	1.14	1.00	1.17	2.28	3.57	4.85	7.28	10.71	15.54
MONROE	0.79	1.34	1.85	2.45	3.22	4.35	6.52	9.59	11.25
NASSAU	0.12	1.60	2.32	3.09	4.95	7.19	9.55	9.30	10.11
OKALOOSA	0.47	1.67	2.33	2.93	2.64	2.45	2.70	3.20	5.32
OKEECHOBEE	0.33	0.18	0.37	0.40	0.56	0.80	1.67	2.57	3.86
ORANGE	0.54	0.64	0.79	1.08	1.50	2.55	4.14	5.35	5.64
OSCEOLA	0.14	0.28	0.24	0.37	0.44	1.83	1.95	2.53	3.53
PALM BEACH	0.88	1.13	1.61	2.49	2.74	4.98	8.02	10.35	13.23
PASCO	0.80	1.14	1.22	3.75	3.43	5.32	6.90	7.79	9.99
PINELLAS	0.94	1.34	2.14	3.06	4.73	7.11	10.87	13.14	15.25
POLK	0.10	1.11	0.59	0.54	1.91	3.78	5.93	5.50	6.49
PUTNAM	0.64	0.65	1.07	1.53	1.97	2.28	3.39	4.02	5.98
SANTA ROSA	2.48	3.24	3.78	4.22	3.93	2.96	3.63	4.40	5.41
SARASOTA	1.34	1.40	3.13	4.17	4.96	6.37	9.14	12.37	14.18
SEMINOLE	0.23	0.64	1.03	1.72	2.30	4.55	6.66	8.67	10.74
ST. JOHNS	1.14	1.98	2.83	5.21	5.89	7.64	9.38	10.54	11.28
ST. LUCIE	0.15	0.46	0.48	0.67	0.86	1.14	3.39	6.68	10.32
SUMTER	0.03	0.04	0.03	1.35	2.25	2.89	4.79	6.70	6.61
SUNWANNEE	2.59	3.92	3.24	2.99	3.40	3.92	5.32	6.29	5.90
TAYLOR	0.45	0.34	0.41	0.39	0.38	0.61	0.90	1.46	2.74
UNION	0.08	0.15	0.59	0.55	0.51	1.61	3.06	2.99	4.28
VOLUSIA	1.04	1.13	1.52	2.18	2.96	4.06	6.65	9.02	11.73
WAKULLA	0.92	2.88	3.20	2.44	1.80	7.63	6.35	5.55	6.00
WALTON	0.75	2.44	2.64	2.73	2.65	2.53	2.63	2.93	3.51
WASHINGTON	2.03	1.67	2.33	1.96	2.56	2.47	2.43	2.01	2.05
STATEWIDE	0.87	1.25	1.84	2.52	3.11	4.81	7.22	9.34	11.34

Source: Florida Department of Revenue and author's calculations.

Table 5: Homestead Exempt Values as Percentage of Just Values by County and Statewide, 1996-2004

COUNTY	1996	1997	1998	1999	2000	2001	2002	2003	2004
ALACHUA	12.62	12.00	11.74	11.29	10.99	10.33	10.18	9.52	8.33
BAKER	16.53	15.27	15.48	15.26	15.40	13.94	13.08	12.31	12.00
BAY	12.67	12.26	11.90	11.17	10.91	10.18	9.77	8.76	7.92
BRADFORD	18.88	18.76	18.75	18.40	16.91	15.51	14.99	14.46	14.16
BREVARD	14.66	14.60	14.30	14.09	13.68	13.00	12.26	11.05	9.65
BROWARD	13.69	13.20	12.38	11.82	11.06	10.27	9.08	7.79	6.85
CALHOUN	17.24	16.76	16.71	16.58	16.66	16.16	15.88	15.74	15.14
CHARLOTTE	13.34	13.68	13.29	12.66	11.93	11.29	10.19	8.86	7.60
CITRUS	20.05	20.04	19.86	19.36	18.95	18.09	16.99	15.44	13.93
CLAY	18.22	17.89	17.41	16.91	16.36	15.11	14.43	13.59	12.36
COLLIER	5.93	5.78	5.49	4.98	4.59	3.92	3.45	3.11	2.93
COLUMBIA	17.46	17.18	16.52	16.24	15.29	14.39	13.59	13.19	12.73
DADE	10.07	9.78	9.36	9.04	8.59	7.99	7.22	6.41	5.45
DESOTO	9.71	9.68	9.55	9.27	9.14	8.83	8.79	8.61	8.11
DIXIE	15.78	19.62	17.53	17.43	17.25	15.30	15.15	8.96	10.36
DUVAL	13.86	13.49	12.82	12.40	11.78	10.95	10.29	9.49	8.82
ESCAMBIA	17.13	15.72	14.51	14.38	13.34	12.75	12.41	11.64	10.20
FLAGLER	10.73	11.13	11.38	11.43	11.62	10.49	9.65	8.46	7.22
FRANKLIN	4.52	4.41	4.38	4.24	4.07	3.81	3.48	2.90	2.36
GADSDEN	21.37	20.95	20.70	20.15	19.86	18.15	17.55	16.87	15.99
GILCHRIST	15.41	15.78	16.00	16.22	16.12	15.75	15.47	14.71	13.64
GLADES	5.64	5.63	5.59	5.65	5.60	4.74	3.89	3.87	3.41
GULF	11.98	9.51	9.42	7.66	6.81	5.78	4.78	4.08	3.26
HAMILTON	11.07	11.23	11.30	11.11	9.99	9.81	9.77	9.70	9.66
HARDEE	7.03	7.22	7.14	6.94	7.17	7.01	7.20	7.13	6.21
HENDRY	5.62	5.80	5.84	5.81	5.87	5.73	5.91	5.77	5.42
HERNANDO	20.11	20.06	19.91	19.47	19.00	17.37	16.30	14.95	13.49
HIGHLANDS	16.42	15.68	16.71	15.38	15.44	15.14	14.72	14.08	12.77
HILLSBOROUGH	14.99	14.36	13.56	12.99	12.05	10.75	10.04	9.42	8.53
HOLMES	21.46	20.87	20.23	17.87	17.96	17.81	17.82	16.88	15.66
INDIAN RIVER	9.04	8.96	8.92	8.52	8.28	7.38	6.71	6.10	5.49
JACKSON	16.55	15.85	15.28	15.12	14.64	13.03	12.64	12.31	11.81
JEFFERSON	15.13	9.60	9.72	9.84	9.92	9.36	9.21	9.01	8.48
LAFAYETTE	12.72	8.89	12.07	12.20	12.24	12.07	11.32	10.56	10.24
LAKE	18.15	17.77	17.32	16.78	15.83	15.23	14.47	13.37	12.20
LEE	10.07	9.94	9.67	9.26	8.73	7.92	7.01	6.22	5.55
LEON	10.48	10.14	9.99	9.74	9.55	9.17	8.77	8.19	7.81
LEVY	16.88	17.07	16.92	17.07	16.35	16.34	14.83	14.25	11.44
LIBERTY	10.52	10.51	4.93	5.09	5.22	5.01	5.19	5.18	5.02
MADISON	17.12	17.16	17.05	15.32	15.68	14.34	14.49	12.92	12.21
MANATEE	12.68	12.33	11.82	11.45	11.45	9.91	8.83	7.83	6.91
MARION	18.27	18.45	17.62	17.27	16.58	15.81	14.76	13.92	12.77
MARTIN	8.75	8.81	8.76	8.34	7.85	7.45	6.87	6.17	5.14
MONROE	4.14	3.93	3.76	3.30	3.04	2.81	2.50	2.15	1.74
NASSAU	14.13	13.09	12.43	11.59	10.22	9.05	8.00	7.58	7.03
OKALOOSA	13.98	12.13	11.14	10.53	10.01	9.49	9.17	8.64	7.75
OKEECHOBEE	11.84	11.94	11.99	11.99	12.01	11.98	10.55	10.06	7.01
ORANGE	9.33	8.80	8.44	8.12	7.75	7.28	6.93	6.60	6.28
OSCEOLA	9.12	8.87	8.63	8.16	7.83	7.17	6.92	6.85	6.46
PALM BEACH	10.28	10.03	9.67	9.23	8.89	8.11	7.39	6.64	5.86
PASCO	22.80	22.25	21.75	20.03	19.13	17.50	16.01	14.80	13.07
PINELLAS	15.24	14.89	14.28	13.83	12.99	11.88	10.69	9.60	8.55
POLK	17.99	17.44	17.22	16.88	15.96	14.72	13.71	13.38	12.61
PUTNAM	19.69	19.66	19.33	18.86	18.31	17.25	16.21	15.21	13.86
SANTA ROSA	16.02	15.03	14.25	13.76	13.10	12.93	12.52	11.98	10.93
SARASOTA	10.70	10.41	9.88	9.31	8.76	8.02	7.10	6.15	5.39
SEMINOLE	14.87	14.35	13.96	13.37	12.89	11.82	10.80	10.05	9.30
ST. JOHNS	11.29	10.78	9.81	8.86	8.15	7.27	6.63	6.03	5.53
ST. LUCIE	12.81	12.15	13.42	13.20	13.14	12.80	11.97	10.53	8.29
SUMTER	21.67	21.66	21.72	20.27	19.29	16.19	15.85	14.73	12.79
SUWANNEE	20.57	20.01	19.54	19.51	19.18	15.09	14.58	14.16	13.76
TAYLOR	12.60	12.19	12.29	12.44	12.12	11.86	11.55	10.91	9.98
UNION	13.72	9.18	6.72	6.24	7.57	10.19	10.21	10.25	10.20
VOLUSIA	16.79	16.50	16.10	15.62	14.75	13.89	12.67	11.22	9.75
WAKULLA	17.70	17.10	17.14	17.32	15.48	14.77	14.76	13.77	12.48
WALTON	8.21	6.87	6.26	5.83	5.48	5.00	4.43	3.88	3.14
WASHINGTON	19.14	19.07	18.30	18.47	18.17	17.78	17.48	17.14	15.91
STATEWIDE	12.48	12.10	11.63	11.14	10.59	9.77	8.94	8.08	7.18

Source: Florida Department of Revenue and author's calculations.

Table 6: Just Value Growth Rates by County and Statewide, 1997-2004 (percent)

COUNTY	Average	2004	2003	2002	2001	2000	1999	1998	1997
ALACHUA	7.80	16.19	8.54	4.24	8.05	5.39	6.57	5.01	8.40
BAKER	7.40	5.82	9.01	10.47	14.43	2.26	5.48	1.64	10.13
BAY	8.34	12.22	12.67	5.75	10.16	4.23	9.69	5.34	6.69
BRADFORD	5.54	3.44	4.40	4.33	11.99	10.79	3.94	2.17	3.26
BREVARD	8.16	17.79	13.33	9.27	8.15	5.89	4.32	4.10	2.46
BROWARD	11.25	14.49	18.23	15.56	11.03	8.67	6.74	8.64	6.63
CALHOUN	3.74	5.98	2.94	3.86	3.92	1.81	3.22	2.97	5.20
CHARLOTTE	10.28	19.46	17.42	13.71	8.72	10.72	7.49	4.89	-0.20
CITRUS	7.59	12.40	13.05	9.62	7.55	5.59	6.83	2.76	2.95
CLAY	9.54	15.35	10.29	8.48	12.61	7.83	7.51	7.42	6.86
COLLIER	15.01	11.54	16.82	20.71	22.68	14.02	16.16	10.19	7.97
COLUMBIA	7.39	5.74	4.87	8.75	9.39	9.37	5.82	8.71	6.46
DADE	10.04	19.38	15.09	12.81	9.74	6.80	5.97	5.60	4.90
DESOTO	3.62	6.89	2.38	2.00	5.64	2.55	4.78	2.80	1.91
DIXIE	10.22	-7.15	62.62	4.50	12.89	2.30	2.75	17.48	-13.65
DUVAL	8.11	9.56	10.68	8.69	9.93	7.36	5.99	7.42	5.29
ESCAMBIA	8.63	16.56	8.04	4.01	5.45	9.85	2.43	10.68	12.05
FLAGLER	13.42	27.66	23.25	17.26	17.72	6.50	6.26	5.52	3.18
FRANKLIN	11.24	22.53	25.30	13.80	8.48	3.78	5.57	4.54	5.93
GADSDEN	5.57	7.08	5.02	5.24	10.93	2.94	5.23	3.06	5.03
GILCHRIST	5.62	12.09	7.82	5.02	5.75	4.16	2.30	3.36	4.47
GLADES	8.81	15.10	3.22	22.87	21.51	2.65	1.99	2.21	0.91
GULF	19.51	25.73	18.13	23.89	18.74	12.91	24.95	3.26	28.50
HAMILTON	3.84	1.71	2.04	1.56	3.09	14.99	3.36	2.35	1.63
HARDEE	2.73	16.22	1.87	-1.88	3.40	-2.52	3.22	2.00	-0.49
HENDRY	2.48	9.14	4.51	-1.49	2.95	0.58	2.69	1.57	-0.14
HERNANDO	8.05	14.43	12.03	9.21	12.33	5.15	5.21	3.50	2.53
HIGHLANDS	5.19	11.77	6.22	4.42	3.75	1.82	10.21	-4.09	7.44
HILLSBOROUGH	10.47	12.82	9.50	11.22	15.45	11.16	7.93	8.66	7.01
HOLMES	5.30	9.19	6.46	0.56	1.29	1.25	14.65	4.72	4.25
INDIAN RIVER	9.65	16.04	13.01	13.72	15.71	5.06	7.31	3.50	2.85
JACKSON	5.91	5.73	3.32	4.95	13.56	4.75	3.28	5.54	6.14
JEFFERSON	11.54	7.45	3.38	3.93	9.69	2.19	1.54	2.00	62.18
LAFAYETTE	6.95	4.03	6.72	8.65	4.31	4.13	3.57	-23.58	47.72
LAKE	10.06	14.93	12.84	10.18	9.19	10.67	8.84	7.27	6.54
LEE	11.86	18.32	17.96	17.45	14.46	10.09	7.64	5.21	3.73
LEON	5.79	7.03	8.62	6.07	6.01	4.24	4.13	3.84	6.36
LEVY	9.02	26.83	6.99	13.38	3.97	8.06	3.80	5.32	3.81
LIBERTY	16.49	2.45	3.15	-0.78	4.33	0.70	-2.06	119.21	4.91
MADISON	6.60	7.19	13.98	-0.25	10.88	-1.10	17.62	2.54	1.97
MANATEE	11.60	16.85	17.12	16.39	23.20	0.00	6.39	7.03	5.81
MARION	8.81	14.29	10.60	10.64	8.69	8.40	6.42	8.76	2.70
MARTIN	10.34	23.89	15.30	11.33	8.65	9.11	7.86	3.78	2.81
MONROE	12.60	25.25	17.07	12.59	9.03	9.34	14.94	5.68	6.90
NASSAU	13.44	11.72	9.65	17.20	17.26	18.52	11.00	9.63	12.53
OKALOOSA	10.04	13.76	8.25	6.00	7.20	7.58	8.32	11.04	18.19
OKEECHOBEE	9.78	46.68	7.03	14.55	2.70	1.99	2.01	2.12	1.18
ORANGE	8.24	7.98	7.59	7.80	10.52	8.41	7.12	7.62	8.90
OSCEOLA	10.72	12.78	8.58	10.07	15.14	10.49	12.05	8.10	8.61
PALM BEACH	9.97	16.36	14.46	13.33	12.17	6.28	6.86	5.63	4.71
PASCO	10.61	17.60	12.12	12.70	13.48	8.79	10.84	4.41	4.94
PINELLAS	8.53	12.79	12.00	12.28	10.43	7.84	4.79	4.95	3.17
POLK	7.03	9.29	4.67	10.15	10.95	8.08	3.96	3.27	5.87
PUTNAM	6.11	10.81	7.70	7.98	7.98	4.52	4.69	3.39	1.84
SANTA ROSA	9.36	14.31	9.28	7.13	5.23	9.29	8.23	10.08	11.34
SARASOTA	11.79	16.80	18.35	16.46	11.64	8.96	8.95	7.57	5.62
SEMINOLE	8.66	9.81	9.16	12.15	11.94	7.12	7.68	5.29	6.15
ST. JOHNS	15.36	16.60	15.37	15.16	17.75	14.69	16.38	15.23	11.75
ST. LUCIE	10.08	34.23	18.51	11.10	6.01	3.92	4.27	-6.58	9.15
SUMTER	16.22	18.45	11.09	12.35	32.63	16.34	17.80	10.82	10.27
SUWANNEE	8.41	5.02	5.28	5.48	30.59	4.83	3.46	5.86	6.78
TAYLOR	4.50	8.81	6.41	4.11	4.44	3.02	2.30	1.71	5.21
UNION	10.27	2.89	1.61	4.01	-23.25	-15.22	13.22	42.12	56.74
VOLUSIA	9.32	17.18	14.75	12.04	8.50	8.30	5.21	4.51	4.08
WAKULLA	9.27	15.34	9.50	3.48	9.59	15.84	4.25	6.15	10.02
WALTON	17.95	26.85	18.76	17.35	14.90	10.99	13.27	15.85	25.65
WASHINGTON	5.06	9.12	4.19	2.77	5.46	4.43	4.28	7.09	3.09
STATEWIDE	9.97	15.29	13.46	12.24	11.46	7.91	7.16	6.35	5.88

Source: Florida Department of Revenue and author's calculations.

Table 7: Estimates of Additional Protected Just Value under a "Portable" SOHA (\$)

COUNTY	2000	2001	2002	2003	2004
ALACHUA	1,090,778	2,973,428	3,606,351	5,040,356	6,696,810
BAKER	69,036	47,764	287,563	461,227	432,098
BAY	399,657	1,186,315	880,689	2,336,604	4,312,183
BRADFORD	86,479	119,222	141,649	208,421	436,547
BREVARD	4,221,071	7,331,155	11,778,619	26,026,834	53,563,299
BROWARD	8,461,303	17,268,732	42,660,511	75,972,590	146,888,531
CALHOUN	17,328	73,442	25,953	108,120	87,697
CHARLOTTE	1,043,462	3,311,134	5,014,090	9,610,182	11,085,737
CITRUS	1,417,821	1,501,269	2,092,160	3,438,859	7,355,088
CLAY	604,427	1,344,157	1,921,673	3,478,790	5,873,529
COLLIER	5,427,009	17,740,557	25,981,776	35,378,659	67,303,449
COLUMBIA	149,485	619,636	789,583	539,307	1,689,444
DADE	7,790,774	29,016,175	35,715,462	104,539,659	161,121,571
DESOTO	48,615	301,388	185,493	380,030	305,725
DIXIE	10,371	97,137	93,040	221,589	941,394
DUVAL	3,608,246	7,720,658	7,720,658	18,951,944	27,458,735
ESCAMBIA	1,703,037	4,170,994	7,832,944	8,052,774	11,746,953
FLAGLER	194,270	553,582	1,496,895	3,793,477	6,515,451
FRANKLIN	49,557	527,226	128,989	302,231	328,098
GADSDEN	151,837	131,130	190,422	454,486	491,883
GILCHRIST	213,048	91,899	170,318	264,711	329,148
GLADES	36,101	73,710	58,413	87,768	162,808
GULF	139,708	473,735	488,914	497,606	1,675,969
HAMILTON	11,144	6,254	146,040	23,291	149,976
HARDEE	85,170	206,924	110,273	115,263	562,951
HENDRY	27,050	39,620	98,787	213,008	675,721
HERNANDO	1,407,596	1,409,750	14,588,506	6,641,149	9,981,616
HIGHLANDS	138,311	296,214	424,728	602,251	1,321,956
HILLSBOROUGH	14,734,579	14,734,579	33,078,122	81,453,911	75,943,620
HOLMES	85,765	185,246	457,984	457,984	222,809
INDIAN RIVER	646,105	1,465,845	3,047,270	9,640,072	10,169,472
JACKSON	135,123	216,573	255,676	515,603	475,057
JEFFERSON	44,033	281,259	207,241	258,991	725,384
LAFAYETTE	33,789	143,334	40,976	105,815	105,815
LAKE	921,910	2,667,874	3,779,271	5,521,778	11,343,825
LEE	57,137,465	7,059,719	11,880,195	34,112,472	51,403,768
LEON	942,864	2,241,899	3,397,352	6,707,699	13,083,923
LEVY	91,116	406,217	414,980	644,883	736,833
LIBERTY	5,200	7,286	5,578	12,388	12,388
MADISON	2,952	99,560	575,888	282,471	430,991
MANATEE	3,635,194	8,559,400	14,520,875	28,811,080	45,026,381
MARION	1,224,589	3,859,061	5,579,338	8,074,384	12,244,225
MARTIN	2,529,616	5,267,208	6,439,918	6,439,918	21,132,473
MONROE	1,113,361	3,757,182	4,150,405	8,087,402	14,399,382
NASSAU	424,102	1,527,933	1,464,127	3,338,343	5,414,688
OKALOOSA	1,043,161	2,483,074	1,631,213	2,076,474	3,969,675
OKEECHOBEE	29,986	117,222	204,238	456,442	1,098,122
ORANGE	4,094,563	12,740,839	19,633,964	42,220,708	75,330,751
OSCEOLA	651,805	1,448,611	3,245,680	2,202,249	8,904,821
PALM BEACH	6,275,758	22,429,266	48,867,005	94,286,111	192,611,871
PASCO	2,053,887	6,262,159	8,866,868	14,747,987	29,189,237
PINELLAS	9,891,173	25,909,966	41,280,328	73,661,670	119,392,821
POLK	1,376,461	3,491,359	7,377,584	14,480,351	23,701,005
PUTNAM	168,652	139,305	523,170	569,695	594,832
SANTA ROSA	2,386,940	5,056,314	10,243,885	12,904,609	26,916,910
SARASOTA	638,628	1,603,896	2,889,950	8,187,779	21,869,111
SEMINOLE	910,436	2,228,967	1,784,865	1,987,801	4,302,297
ST. JOHNS	3,812,070	8,356,980	24,428,597	29,965,659	59,271,142
ST. LUCIE	1,785,839	3,475,881	7,150,467	12,244,099	23,927,505
SUMTER	288,066	685,118	1,151,278	1,652,151	1,655,081
SUWANNEE	193,811	2,334,045	703,101	615,137	1,624,544
TAYLOR	18,216	193,986	91,265	190,964	301,611
UNION	25,316	53,602	203,859	42,393	322,495
VOLUSIA	1,753,376	5,819,726	8,656,624	16,040,931	33,140,374
WAKULLA	106,589	477,515	309,467	518,443	612,575
WALTON	289,243	1,003,854	893,547	1,898,940	2,184,043
WASHINGTON	11,429	150,724	228,161	160,589	69,291
STATEWIDE	160,115,858	257,575,791	444,290,812	833,317,560	1,423,355,516

Table 8: Forecast of Additional Protected Just Value Under a "Portable" SOHA (\$)								
COUNTY	2005	2006	2007	2008	2009	2010	2011	2012
ALACHUA	7,865,242	9,098,663	10,604,337	11,920,026	25,112,701	49,227,779	98,850,459	202,133,518
BAKER	601,414	741,564	819,229	918,747	1,978,692	3,870,144	7,760,806	15,880,694
BAY	4,515,692	5,673,371	7,073,043	8,032,398	16,953,071	33,572,721	67,537,261	138,111,587
BRADFORD	435,264	546,315	664,492	764,781	1,599,970	3,166,497	6,367,660	13,022,756
BREVARD	55,798,236	72,515,281	89,309,872	103,098,122	217,729,469	431,753,258	868,703,123	1,777,054,383
BROWARD	158,917,828	204,599,502	247,854,758	287,289,234	607,320,705	1,202,365,756	2,418,751,283	4,948,528,501
CALHOUN	115,133	125,607	154,398	157,331	338,923	660,993	1,325,032	2,705,847
CHARLOTTE	13,928,001	16,781,443	19,639,648	21,935,394	46,832,726	91,945,189	184,628,240	377,620,573
CITRUS	7,304,677	9,399,334	11,462,073	13,219,208	27,732,975	54,959,569	110,531,612	226,076,532
CLAY	6,446,367	8,059,786	9,729,170	11,123,633	23,505,034	46,432,186	93,358,346	190,958,091
COLLIER	72,783,584	89,259,923	107,329,844	124,168,745	260,820,910	514,988,554	1,035,786,648	2,118,725,613
COLUMBIA	1,657,367	1,951,665	2,358,140	2,809,151	5,784,360	11,429,938	23,011,419	47,068,225
DADE	182,292,252	232,124,502	284,329,891	322,056,594	685,613,861	1,355,869,874	2,726,501,233	5,576,822,312
DESOTO	422,109	427,451	501,960	517,131	1,102,805	2,132,418	4,272,004	8,723,880
DIXIE	868,656	1,161,781	1,492,656	1,765,971	3,694,009	7,367,093	14,846,989	30,373,269
DUVAL	30,771,727	38,276,809	46,515,600	52,178,578	110,773,936	218,649,123	439,428,821	898,627,129
ESCAMBIA	13,892,224	16,146,118	18,273,942	21,074,853	44,212,926	86,603,981	173,922,757	355,788,477
FLAGLER	7,275,412	9,465,629	11,535,194	13,247,116	28,171,809	55,783,125	112,205,182	229,556,463
FRANKLIN	366,846	294,183	402,570	388,815	792,064	1,524,481	3,059,930	6,228,617
GADSDEN	584,986	733,333	855,919	937,416	2,006,723	3,944,666	7,912,319	16,179,743
GILCHRIST	335,328	431,988	484,486	531,849	1,120,776	2,202,888	4,410,712	9,017,902
GLADES	164,002	194,834	238,287	269,459	561,613	1,108,206	2,227,708	4,554,039
GULF	1,584,104	1,966,404	2,455,043	2,897,418	6,007,356	11,922,676	24,011,913	49,112,495
HAMILTON	155,751	187,142	196,839	257,878	524,463	1,031,326	2,075,654	4,252,210
HARDEE	475,286	590,960	767,366	902,030	1,852,820	3,690,354	7,436,332	15,203,989
HENDRY	652,056	876,380	1,101,461	1,296,995	2,725,103	5,425,515	10,927,179	22,356,416
HERNANDO	13,519,555	15,111,931	14,346,128	18,082,158	37,398,732	72,309,007	144,992,625	297,074,307
HIGHLANDS	1,358,690	1,707,422	2,079,558	2,415,999	5,065,410	10,027,431	20,174,356	41,267,215
HILLSBOROUGH	100,730,186	125,645,097	144,693,255	158,547,264	342,410,255	671,694,158	1,347,236,700	2,755,623,162
HOLMES	446,005	439,909	390,500	416,081	898,452	1,680,962	3,343,160	6,840,051
INDIAN RIVER	13,160,041	16,649,719	19,750,775	21,884,511	47,213,659	92,948,008	186,655,180	381,807,299
JACKSON	613,276	719,073	823,077	886,906	1,900,434	3,711,632	7,438,599	15,207,460
JEFFERSON	705,512	845,672	1,065,575	1,240,263	2,573,691	5,099,118	10,268,484	20,997,311
LAFAYETTE	117,906	106,964	138,715	135,128	279,863	541,202	1,084,464	2,209,610
LAKE	11,956,252	14,896,193	18,099,959	20,976,221	44,053,260	87,131,851	175,290,732	358,562,290
LEE	36,994,332	58,107,937	67,100,944	71,348,224	149,337,922	297,294,034	594,114,598	1,213,945,678
LEON	13,899,122	17,766,304	21,749,678	25,071,248	52,932,864	104,828,436	210,890,377	431,396,474
LEVY	917,836	1,027,677	1,197,946	1,324,126	2,801,418	5,474,303	10,988,414	22,464,989
LIBERTY	14,411	16,729	19,596	20,729	44,060	86,155	172,605	352,666
MADISON	590,069	646,632	639,936	797,191	1,652,836	3,200,996	6,425,003	13,160,377
MANATEE	51,020,802	64,216,201	77,199,180	88,044,535	186,810,360	368,890,809	741,611,146	1,517,023,413
MARION	14,072,698	16,893,590	19,960,892	22,775,872	48,050,774	94,553,070	190,022,563	388,665,359
MARTIN	19,875,354	25,003,628	30,947,115	36,545,362	75,815,410	150,479,338	302,983,423	619,739,531
MONROE	15,572,225	19,357,039	23,682,718	27,064,240	57,111,423	112,904,631	227,085,808	464,449,543
NASSAU	5,971,313	7,394,477	9,064,691	10,266,448	21,727,841	42,928,303	86,323,895	176,540,210
OKALOOSA	3,874,648	4,343,500	5,345,926	5,995,863	12,358,882	24,328,894	48,898,631	99,915,803
OKEECHOBEE	1,123,850	1,472,117	1,831,904	2,133,962	4,499,874	8,936,383	17,990,181	36,804,333
ORANGE	82,389,838	104,961,656	128,154,737	147,061,227	311,408,625	616,244,985	1,239,557,395	2,535,639,511
OSCEOLA	8,468,534	10,763,676	13,107,675	15,790,303	32,720,336	64,949,510	130,811,108	267,656,716
PALM BEACH	206,252,723	266,306,929	325,718,866	378,003,471	798,857,046	1,582,956,409	3,185,256,096	6,516,622,693
PASCO	31,050,986	38,993,455	47,536,559	54,918,053	115,638,672	228,796,209	460,285,084	941,532,562
PINELLAS	134,053,692	167,179,679	200,770,855	229,613,312	485,962,827	959,354,471	1,928,793,167	3,945,427,827
POLK	26,776,776	34,033,691	40,956,473	46,975,139	99,682,145	196,992,645	396,113,738	810,357,377
PUTNAM	783,956	930,481	989,091	1,125,943	2,391,011	4,657,980	9,333,957	19,100,083
SANTA ROSA	28,574,202	35,851,824	42,963,928	50,158,360	105,313,192	208,220,848	418,848,673	856,899,267
SARASOTA	21,751,328	29,042,620	36,508,824	42,616,612	89,850,061	178,735,388	359,904,121	736,299,933
SEMINOLE	4,205,640	4,843,147	5,925,071	6,777,409	13,989,018	27,587,380	55,477,509	113,403,240
ST. JOHNS	64,924,936	81,783,000	96,975,092	113,543,183	239,020,925	472,256,001	949,869,193	1,943,552,378
ST. LUCIE	25,632,223	32,812,952	39,767,378	46,056,433	97,213,634	192,432,049	387,093,873	791,915,129
SUMTER	2,196,658	2,526,122	2,824,516	3,135,637	6,679,990	13,025,321	26,119,770	53,420,862
SUWANNEE	1,436,895	1,080,887	1,565,312	1,671,563	3,214,139	6,251,447	12,605,100	25,664,451
TAYLOR	328,339	364,948	460,848	510,274	1,068,428	2,102,646	4,228,968	8,641,784
UNION	304,478	371,482	428,140	539,942	1,100,816	2,178,128	4,387,620	8,981,694
VOLUSIA	34,980,766	44,569,433	54,707,262	63,316,269	133,482,576	264,418,975	532,060,197	1,088,399,826
WAKULLA	720,788	764,653	919,000	993,050	2,082,812	4,064,606	8,158,546	16,667,343
WALTON	2,659,331	3,108,378	3,705,864	4,072,766	8,666,035	17,001,849	34,136,962	69,791,041
WASHINGTON	161,716	113,030	77,817	79,947	161,530	270,302	530,305	1,082,885
STATEWIDE	1,554,397,433	1,974,399,819	2,380,341,594	2,726,690,095	5,768,310,982	11,403,174,179	22,927,412,946	46,899,786,942

Source: Author's calculations.

Table 9: Forecasted Uncollected Revenue Due to "Portable" SOHA					
(in \$, based on 2004 county average millage rates)					
COUNTY	2008	2009	2010	2011	2012
ALACHUA	249,320	525,260	1,029,653	2,067,566	4,227,845
BAKER	19,217	41,387	80,948	162,326	332,162
BAY	168,006	354,592	702,210	1,412,616	2,888,756
BRADFORD	15,996	33,465	66,231	133,187	272,385
BREVARD	2,156,411	4,554,051	9,030,594	18,169,881	37,169,047
BROWARD	6,008,970	12,702,781	25,148,802	50,590,844	103,503,917
CALHOUN	3,291	7,089	13,825	27,715	56,596
CHARLOTTE	458,803	979,558	1,923,135	3,861,703	7,898,350
CITRUS	276,494	580,066	1,149,540	2,311,890	4,728,639
CLAY	232,663	491,634	971,180	1,952,693	3,994,099
COLLIER	2,597,126	5,455,356	10,771,552	21,664,617	44,315,477
COLUMBIA	58,756	120,986	239,070	481,309	984,484
DADE	6,736,168	14,340,368	28,359,510	57,027,772	116,645,373
DESOTO	10,816	23,066	44,602	89,354	182,470
DIXIE	36,937	77,264	154,091	310,541	635,290
DUVAL	1,091,372	2,316,959	4,573,287	9,191,137	18,795,775
ESCAMBIA	440,804	924,762	1,811,418	3,637,786	7,441,707
FLAGLER	277,078	589,244	1,166,765	2,346,895	4,801,426
FRANKLIN	8,132	16,567	31,886	64,002	130,278
GADSDEN	19,607	41,973	82,507	165,495	338,417
GILCHRIST	11,124	23,442	46,076	92,255	188,619
GLADES	5,636	11,747	23,179	46,595	95,253
GULF	60,603	125,650	249,376	502,236	1,027,242
HAMILTON	5,394	10,970	21,571	43,415	88,940
HARDEE	18,867	38,754	77,188	155,539	318,008
HENDRY	27,128	56,999	113,481	228,554	467,609
HERNANDO	378,208	782,236	1,512,422	3,032,680	6,213,636
HIGHLANDS	50,533	105,949	209,735	421,969	863,149
HILLSBOROUGH	3,316,190	7,161,887	14,049,222	28,178,938	57,636,890
HOLMES	8,703	18,792	35,159	69,926	143,067
INDIAN RIVER	457,739	987,526	1,944,110	3,904,098	7,985,920
JACKSON	18,551	39,750	77,633	155,586	318,081
JEFFERSON	25,941	53,832	106,654	214,777	439,182
LAFAYETTE	2,826	5,854	11,320	22,683	46,216
LAKE	438,741	921,422	1,822,459	3,666,398	7,499,725
LEE	1,492,327	3,123,567	6,218,232	12,426,560	25,391,009
LEON	524,393	1,107,149	2,192,602	4,411,004	9,023,132
LEVY	27,696	58,595	114,501	229,835	469,880
LIBERTY	434	922	1,802	3,610	7,376
MADISON	16,674	34,571	66,952	134,386	275,264
MANATEE	1,841,548	3,907,344	7,715,757	15,511,613	31,730,213
MARION	476,382	1,005,035	1,977,681	3,974,531	8,129,364
MARTIN	764,386	1,585,763	3,147,441	6,337,232	12,962,534
MONROE	566,078	1,194,548	2,361,525	4,749,749	9,714,473
NASSAU	214,734	454,462	897,893	1,805,559	3,692,533
OKALOOSA	125,410	258,500	508,866	1,022,769	2,089,849
OKEECHOBEE	44,634	94,120	186,914	376,284	769,803
ORANGE	3,075,947	6,513,454	12,889,442	25,926,706	53,035,690
OSCEOLA	330,272	684,382	1,358,490	2,736,058	5,598,335
PALM BEACH	7,906,358	16,708,974	33,109,275	66,623,135	136,302,332
PASCO	1,148,671	2,418,710	4,785,524	9,627,369	19,693,189
PINELLAS	4,802,615	10,164,447	20,065,954	40,342,831	82,522,963
POLK	982,537	2,084,962	4,120,318	8,285,155	16,949,516
PUTNAM	23,550	50,011	97,427	195,230	399,499
SANTAROSA	1,049,117	2,202,741	4,355,168	8,760,681	17,922,991
SARASOTA	891,373	1,879,313	3,738,447	7,527,791	15,400,523
SEMINOLE	141,757	292,596	577,020	1,160,373	2,371,954
ST. JOHNS	2,374,881	4,999,386	9,877,754	19,867,559	40,651,536
ST. LUCIE	963,321	2,033,330	4,024,928	8,096,494	16,563,776
SUMTER	65,585	139,718	272,439	546,324	1,117,356
SUWANNEE	34,963	67,227	130,756	263,650	536,800
TAYLOR	10,673	22,347	43,979	88,454	180,752
UNION	11,293	23,025	45,558	91,772	187,862
VOLUSIA	1,324,329	2,791,935	5,530,614	11,128,624	22,765,080
WAKULLA	20,771	43,564	85,016	170,645	348,616
WALTON	85,186	181,260	355,612	714,012	1,459,756
WASHINGTON	1,672	3,379	6,654	13,308	26,616
STATEWIDE	57,031,723	120,650,569	238,509,931	479,552,062	980,960,634

Source: Author's calculations.

Table 10: Taxable Real Property Value, 2000 - 2004 (in \$)

COUNTY	2000	2001	2002	2003	2004
ALACHUA	5,206,009,696	5,699,451,796	6,143,687,753	6,839,792,550	7,516,175,413
BAKER	248,183,329	289,298,946	302,685,494	362,537,935	398,621,792
BAY	5,189,691,940	5,772,706,001	6,240,041,230	7,081,950,679	8,072,578,941
BRADFORD	363,341,141	401,000,429	413,187,906	436,540,032	462,613,608
BREVARD	15,099,317,545	16,378,638,457	17,717,727,250	19,806,754,088	23,023,038,730
BROWARD	67,601,642,917	74,450,864,390	83,822,557,064	95,943,605,050	107,724,036,410
CALHOUN	164,690,922	171,480,161	175,976,318	179,724,758	188,878,624
CHARLOTTE	7,075,870,692	7,829,302,522	8,814,442,437	10,333,846,683	12,296,174,632
CITRUS	3,576,069,581	3,903,073,238	4,224,300,422	4,746,887,580	5,342,158,038
CLAY	3,757,050,346	4,222,719,667	4,628,433,740	5,138,178,429	5,858,552,234
COLLIER	26,493,401,264	32,057,961,136	38,085,169,570	44,492,425,404	49,786,659,813
COLUMBIA	1,006,538,531	1,086,628,393	1,188,606,063	1,277,701,368	1,386,271,377
DADE	86,559,033,403	94,608,633,150	104,351,515,455	117,591,764,215	137,588,312,656
DESOTO	669,236,842	716,128,080	717,260,417	749,366,835	806,079,631
DIXIE	196,178,056	240,659,256	255,893,058	303,243,321	346,857,007
DUVAL	24,914,758,838	27,147,757,490	29,498,847,962	32,304,650,868	35,538,696,963
ESCAMBIA	6,306,600,794	6,861,406,007	7,235,540,132	7,876,938,179	9,642,745,719
FLAGLER	2,520,956,017	2,944,641,012	3,502,131,838	4,238,529,034	5,486,412,788
FRANKLIN	788,208,983	904,205,222	1,128,023,173	1,579,575,235	2,080,022,951
GADSDEN	570,400,975	636,526,612	667,762,450	709,445,874	757,285,815
GILCHRIST	208,339,552	235,826,761	253,745,193	280,662,529	309,249,788
GLADES	332,915,250	343,576,695	353,314,943	363,721,266	385,736,078
GULF	630,121,965	800,293,794	1,000,040,697	1,230,985,192	1,643,500,809
HAMILTON	217,660,379	225,089,088	233,592,523	238,601,155	244,953,730
HARDEE	533,431,315	514,957,223	540,394,517	565,242,025	588,865,454
HENDRY	1,019,604,660	1,055,823,520	1,079,216,550	1,153,330,460	1,299,493,990
HERNANDO	3,687,148,486	4,083,025,456	4,424,539,041	4,920,177,824	5,600,680,538
HIGHLANDS	2,390,334,168	2,511,030,219	2,605,320,349	2,762,907,587	3,029,242,545
HILLSBOROUGH	31,700,181,127	36,372,491,280	39,857,780,011	43,760,476,809	49,048,440,651
HOLMES	211,844,720	219,431,224	227,613,377	236,186,620	247,448,954
INDIAN RIVER	6,808,830,076	7,894,160,216	8,865,600,291	10,044,258,424	11,532,036,066
JACKSON	660,475,018	724,937,233	779,802,617	811,045,217	873,092,660
JEFFERSON	218,303,777	236,668,150	248,251,068	256,736,600	282,983,622
LAFAYETTE	102,985,482	109,780,664	112,452,965	114,881,624	120,402,123
LAKE	6,612,555,343	7,367,980,787	8,165,967,887	9,231,552,081	10,567,637,055
LEE	25,887,251,492	29,600,542,570	34,302,592,020	40,100,632,790	46,978,991,620
LEON	7,354,230,417	7,834,403,991	8,371,773,808	9,019,874,280	9,852,524,874
LEVY	767,879,224	800,266,811	883,379,859	947,478,010	1,122,602,237
LIBERTY	66,191,723	76,752,107	77,589,790	76,038,996	79,053,994
MADISON	256,681,282	267,309,525	284,280,988	294,650,633	355,954,273
MANATEE	11,179,267,821	12,587,217,550	14,427,717,976	16,669,058,065	19,245,179,278
MARION	6,345,590,349	6,945,684,796	7,608,257,137	8,575,086,992	9,928,215,180
MARTIN	8,990,188,951	9,746,944,011	10,545,589,448	11,783,910,442	13,893,822,182
MONROE	9,542,975,051	10,878,446,011	12,245,777,384	14,240,968,802	16,854,541,292
NASSAU	2,667,596,028	3,122,396,059	3,639,371,061	4,057,390,457	4,539,864,256
OKALOOSA	7,067,061,592	7,680,697,180	8,193,996,199	8,913,575,789	10,027,698,523
OKEECHOBEE	800,977,559	844,968,411	920,172,500	1,017,473,158	1,250,117,970
ORANGE	43,811,621,836	48,056,297,685	51,071,027,635	55,158,185,765	59,682,418,020
OSCEOLA	7,470,361,984	8,664,276,021	9,814,249,330	10,761,639,276	12,259,604,996
PALM BEACH	66,634,028,047	73,877,215,868	82,136,086,620	92,366,686,865	104,878,359,702
PASCO	8,532,124,520	9,620,568,980	10,833,081,469	12,320,095,658	14,483,543,117
PINELLAS	34,363,584,750	37,671,431,940	41,167,093,480	45,407,288,131	50,693,626,100
POLK	11,286,945,026	12,518,797,404	13,696,605,067	14,568,600,966	16,037,233,064
PUTNAM	1,472,301,535	1,589,250,235	1,703,422,433	1,822,303,483	2,003,753,086
SANTA ROSA	3,757,335,044	4,172,770,476	4,552,652,880	4,919,923,768	5,481,061,723
SARASOTA	22,243,261,894	24,732,136,980	28,205,929,002	32,352,341,198	37,083,766,309
SEMINOLE	13,764,030,157	15,183,664,371	16,644,531,264	17,914,428,613	19,399,834,723
ST. JOHNS	7,563,588,131	8,934,559,954	10,220,118,339	11,798,595,741	13,523,942,842
ST. LUCIE	6,706,339,048	7,160,238,552	7,876,934,529	9,230,058,613	12,007,016,299
SUMTER	1,014,822,327	1,272,436,942	1,504,039,847	1,696,345,112	2,025,389,800
SUWANNEE	508,877,401	550,057,402	590,526,894	636,965,875	703,501,289
TAYLOR	430,599,510	455,931,319	482,485,834	525,035,127	576,250,215
UNION	111,651,556	119,307,572	124,704,460	127,958,484	135,465,327
VOLUSIA	14,451,214,277	15,456,607,329	17,061,839,747	19,336,060,330	22,229,796,161
WAKULLA	378,068,795	460,676,304	494,266,280	563,901,957	690,389,554
WALTON	3,702,698,647	4,301,795,773	5,099,395,623	6,076,067,739	7,767,321,922
WASHINGTON	330,227,053	349,758,968	365,122,991	382,751,554	406,854,751
STATEWIDE	643,101,486,157	714,551,563,372	793,006,033,655	891,625,596,199	1,016,273,631,884

Source: Florida Department of Revenue

Table 11: Taxable Real Property Value Forecast, 2008-2012 (in \$)					
COUNTY	2008	2009	2010	2011	2012
ALACHUA	9,856,200,632	10,444,330,549	11,071,509,979	11,667,121,192	12,261,572,103
BAKER	550,426,759	590,064,260	630,303,813	669,017,207	706,891,463
BAY	10,954,517,167	11,665,646,719	12,477,349,750	13,225,419,168	13,967,478,249
BRADFORD	553,428,458	575,535,661	598,513,600	622,061,138	644,409,638
BREVARD	30,926,956,680	32,828,846,262	35,167,585,983	37,250,881,939	39,325,330,336
BROWARD	149,401,627,322	159,926,055,580	171,078,921,717	181,587,509,146	192,229,754,344
CALHOUN	211,156,088	216,272,301	222,459,792	228,359,445	234,078,865
CHARLOTTE	17,634,881,871	18,947,175,119	20,492,621,974	21,879,235,028	23,273,091,594
CITRUS	7,131,194,379	7,575,097,890	8,075,521,492	8,536,797,997	8,997,604,521
CLAY	7,921,633,307	8,421,744,799	8,991,170,685	9,525,760,899	10,055,202,574
COLLIER	73,510,910,394	79,537,476,576	85,385,714,294	91,259,227,781	97,170,224,127
COLUMBIA	1,769,170,493	1,863,762,870	1,962,587,417	2,058,851,712	2,155,855,737
DADE	188,843,784,242	201,229,970,862	216,147,084,679	229,550,224,281	242,959,860,601
DESOTO	926,566,091	954,275,850	990,692,597	1,024,112,296	1,055,165,777
DIXIE	492,460,469	528,886,691	568,218,326	606,030,570	642,623,820
DUVAL	46,223,918,086	48,870,792,949	51,723,219,803	54,442,532,790	57,163,613,559
ESCAMBIA	12,776,096,898	13,475,610,762	14,501,053,379	15,370,763,515	16,218,535,445
FLAGLER	8,455,482,826	9,164,579,175	10,049,385,093	10,832,279,102	11,615,618,556
FRANKLIN	3,448,326,086	3,791,370,950	4,198,539,852	4,553,617,959	4,913,999,115
GADSDEN	931,308,699	973,766,894	1,017,120,756	1,061,717,034	1,104,622,305
GILCHRIST	407,759,187	432,165,385	457,978,625	483,186,072	507,952,275
GLADES	436,452,448	448,263,045	463,113,134	476,582,049	489,861,433
GULF	2,645,159,113	2,883,095,789	3,175,890,561	3,439,348,343	3,701,998,995
HAMILTON	271,815,996	278,417,114	284,781,477	291,417,007	298,073,506
HARDEE	661,741,666	680,930,106	703,055,806	720,903,674	740,842,093
HENDRY	1,572,049,858	1,635,147,166	1,725,420,972	1,800,647,737	1,874,531,763
HERNANDO	7,491,311,742	7,950,854,484	8,483,043,144	8,975,119,618	9,462,823,226
HIGHLANDS	3,651,868,198	3,799,632,929	3,985,355,731	4,151,142,526	4,314,521,139
HILLSBOROUGH	65,781,861,633	69,843,433,943	74,249,423,342	78,549,055,562	82,776,361,433
HOLMES	282,928,906	291,616,523	301,115,183	310,174,128	319,228,318
INDIAN RIVER	16,198,612,281	17,342,329,332	18,596,158,215	19,793,088,029	20,981,434,962
JACKSON	1,072,648,844	1,119,820,947	1,169,682,856	1,220,542,414	1,270,468,680
JEFFERSON	341,567,052	354,732,334	371,353,621	387,050,748	402,188,960
LAFAYETTE	135,648,835	139,146,583	143,076,716	147,102,722	150,893,330
LAKE	14,545,174,596	15,523,274,482	16,625,027,004	17,649,025,709	18,672,554,613
LEE	68,488,991,650	73,818,249,615	79,709,257,476	85,201,351,361	90,730,397,128
LEON	12,364,107,303	12,980,701,812	13,670,157,437	14,314,782,534	14,960,157,977
LEVY	1,476,079,840	1,557,075,124	1,666,873,045	1,761,268,748	1,856,576,449
LIBERTY	86,903,932	88,308,137	89,686,725	91,894,271	93,574,918
MADISON	448,354,839	467,753,197	499,471,527	525,535,882	551,225,644
MANATEE	27,501,769,704	29,554,156,857	31,801,925,090	33,903,640,157	36,022,995,401
MARION	13,529,308,999	14,405,538,424	15,443,674,519	16,382,645,606	17,320,742,946
MARTIN	18,754,755,896	19,911,135,980	21,378,304,712	22,670,091,376	23,954,323,337
MONROE	24,194,534,405	25,991,156,300	28,068,506,774	29,972,341,023	31,872,064,551
NASSAU	6,408,236,879	6,870,780,487	7,335,836,714	7,802,186,054	8,270,293,387
OKALOOSA	12,923,188,322	13,618,091,135	14,445,918,351	15,205,496,709	15,956,038,654
OKEECHOBEE	1,693,932,741	1,795,757,927	1,938,956,756	2,059,524,393	2,179,919,831
ORANGE	75,193,501,738	79,025,536,987	83,079,568,224	87,042,464,171	90,945,496,127
OSCEOLA	16,906,057,006	18,024,001,380	19,241,551,937	20,429,847,301	21,608,294,861
PALM BEACH	143,519,426,051	153,052,601,490	163,624,666,512	173,517,600,222	183,436,603,011
PASCO	20,425,782,214	21,866,807,634	23,543,360,644	25,084,710,862	26,624,286,233
PINELLAS	67,066,488,759	71,094,126,731	75,546,551,470	79,740,798,125	83,933,270,497
POLK	20,614,437,469	21,710,375,973	22,897,356,796	24,066,641,399	25,224,636,758
PUTNAM	2,524,934,029	2,650,604,206	2,793,036,081	2,927,626,103	3,061,302,639
SANTA ROSA	7,157,331,138	7,561,237,298	8,009,842,744	8,441,128,209	8,868,209,643
SARASOTA	52,342,897,841	56,141,453,866	60,293,685,294	64,171,454,875	68,090,783,283
SEMINOLE	24,982,381,218	26,360,923,597	27,761,698,376	29,162,288,895	30,561,382,838
ST. JOHNS	19,480,647,026	20,960,352,441	22,526,949,773	24,039,651,296	25,547,500,963
ST. LUCIE	17,299,761,436	18,529,858,981	20,266,994,096	21,710,301,933	23,150,164,675
SUMTER	2,996,545,114	3,228,300,459	3,485,731,362	3,735,744,746	3,982,638,201
SUWANNEE	895,714,526	942,333,031	995,196,534	1,044,833,266	1,094,201,367
TAYLOR	723,924,383	760,396,771	802,230,853	840,440,461	878,655,329
UNION	157,311,566	162,391,010	167,982,874	173,635,508	179,119,169
VOLUSIA	30,268,622,948	32,251,754,306	34,567,237,047	36,644,323,243	38,744,299,726
WAKULLA	980,823,108	1,048,627,137	1,134,139,362	1,212,391,914	1,287,730,629
WALTON	11,828,580,549	12,797,037,576	13,998,384,309	15,067,126,434	16,136,780,451
WASHINGTON	481,211,631	499,262,782	519,089,069	538,227,872	557,095,049
STATEWIDE	1,391,733,191,562	1,484,030,811,533	1,587,387,873,851	1,683,827,901,486	1,780,340,029,128

Source: Author's calculations.

Table 12: Real Property Tax Revenue Forecast, 2008-2012 (in \$ based on 2004 millage rates)

COUNTY	2008	2009	2010	2011	2012
ALACHUA	206,153,278	218,454,662	231,572,810	244,030,674	256,464,268
BAKER	11,512,781	12,341,843	13,183,498	13,993,231	14,785,413
BAY	229,125,777	243,999,833	260,977,495	276,624,190	292,145,172
BRADFORD	11,575,565	12,037,961	12,518,570	13,011,093	13,478,536
BREVARD	646,871,319	686,651,431	735,568,745	779,143,172	822,532,542
BROWARD	3,124,899,377	3,345,029,371	3,578,303,835	3,798,102,500	4,020,696,765
CALHOUN	4,416,562	4,523,573	4,652,991	4,776,389	4,896,017
CHARLOTTE	368,852,953	396,301,010	428,625,730	457,628,268	486,782,311
CITRUS	149,156,775	158,441,505	168,908,415	178,556,521	188,194,796
CLAY	165,689,674	176,150,056	188,060,225	199,241,768	210,315,623
COLLIER	1,537,561,553	1,663,613,814	1,785,936,139	1,908,787,134	2,032,422,125
COLUMBIA	37,004,147	38,982,651	41,049,675	43,063,148	45,092,094
DADE	3,949,875,476	4,208,946,194	4,520,954,038	4,801,295,446	5,081,772,740
DESOTO	19,380,149	19,959,729	20,721,425	21,420,435	22,069,953
DIXIE	10,300,352	11,062,247	11,884,911	12,675,796	13,441,184
DUVAL	966,824,093	1,022,186,392	1,081,848,038	1,138,725,460	1,195,639,858
ESCAMBIA	267,226,120	281,857,222	303,305,483	321,496,427	339,228,509
FLAGLER	176,855,724	191,687,254	210,193,944	226,569,033	242,953,439
FRANKLIN	72,125,533	79,300,694	87,817,079	95,243,929	102,781,697
GADSDEN	19,479,346	20,367,406	21,274,199	22,206,980	23,104,391
GILCHRIST	8,528,732	9,039,214	9,579,127	10,106,368	10,624,381
GLADES	9,128,883	9,375,915	9,686,521	9,968,238	10,245,991
GULF	55,326,413	60,303,120	66,427,245	71,937,754	77,431,381
HAMILTON	5,685,331	5,823,400	5,956,518	6,095,307	6,234,535
HARDEE	13,841,055	14,242,402	14,705,186	15,078,493	15,495,527
HENDRY	32,881,152	34,200,902	36,089,078	37,662,528	39,207,894
HERNANDO	156,689,026	166,300,867	177,432,179	187,724,499	197,925,357
HIGHLANDS	76,382,840	79,473,502	83,358,099	86,825,712	90,242,956
HILLSBOROUGH	1,375,899,996	1,460,852,249	1,553,008,364	1,642,939,901	1,731,358,653
HOLMES	5,917,769	6,099,480	6,298,155	6,487,633	6,677,011
INDIAN RIVER	338,811,794	362,733,895	388,959,105	413,994,209	438,849,792
JACKSON	22,435,630	23,422,287	24,465,204	25,528,987	26,573,250
JEFFERSON	7,144,251	7,419,617	7,767,269	8,095,592	8,412,225
LAFAYETTE	2,837,245	2,910,404	2,992,607	3,076,815	3,156,100
LAKE	304,228,326	324,686,361	347,730,727	369,148,787	390,557,020
LEE	1,432,522,598	1,543,989,891	1,667,206,800	1,782,079,985	1,897,726,059
LEON	258,608,905	271,505,657	285,926,380	299,409,423	312,908,160
LEVY	30,873,834	32,567,939	34,864,483	36,838,873	38,832,339
LIBERTY	1,817,691	1,847,062	1,875,897	1,922,070	1,957,222
MADISON	9,377,835	9,783,573	10,446,996	10,992,161	11,529,491
MANATEE	575,229,765	618,157,700	665,172,245	709,131,928	753,460,574
MARION	282,980,380	301,307,682	323,021,441	342,661,054	362,282,392
MARTIN	392,276,350	416,463,311	447,150,759	474,169,898	501,031,022
MONROE	506,055,301	543,633,624	587,083,695	626,904,482	666,639,289
NASSAU	134,035,323	143,709,932	153,437,094	163,191,304	172,982,284
OKALOOSA	270,302,699	284,837,356	302,152,273	318,039,690	333,738,100
OKEECHOBEE	35,430,467	37,560,252	40,555,413	43,077,218	45,595,421
ORANGE	1,572,754,802	1,652,906,034	1,737,700,557	1,820,588,885	1,902,225,092
OSCEOLA	353,608,779	376,991,815	402,458,224	427,312,729	451,961,256
PALM BEACH	3,001,866,667	3,201,263,518	3,422,389,887	3,629,311,478	3,836,778,332
PASCO	427,227,703	457,368,335	492,435,286	524,674,321	556,876,233
PINELLAS	1,402,769,386	1,487,011,864	1,580,139,225	1,667,866,508	1,755,556,679
POLK	431,173,636	454,096,395	478,923,404	503,380,278	527,601,025
PUTNAM	52,811,773	55,440,303	58,419,422	61,234,520	64,030,512
SANTA ROSA	149,703,454	158,151,595	167,534,672	176,555,482	185,488,360
SARASOTA	1,094,809,286	1,174,260,263	1,261,108,751	1,342,216,567	1,424,193,632
SEMINOLE	522,533,984	551,367,714	580,666,459	609,961,351	639,224,940
ST. JOHNS	407,459,161	438,408,828	471,175,934	502,815,750	534,354,085
ST. LUCIE	361,843,540	387,572,383	423,906,475	454,094,846	484,211,159
SUMTER	62,676,037	67,523,455	72,907,906	78,137,211	83,301,259
SUWANNEE	18,734,855	19,709,932	20,815,630	21,853,837	22,886,425
TAYLOR	15,141,675	15,904,535	16,779,541	17,578,737	18,378,043
UNION	3,290,344	3,396,587	3,513,547	3,631,778	3,746,474
VOLUSIA	633,101,544	674,580,918	723,011,787	766,456,329	810,379,647
WAKULLA	20,514,994	21,933,190	23,721,772	25,358,511	26,934,303
WALTON	247,407,774	267,664,118	292,791,606	315,145,523	337,518,514
WASHINGTON	10,065,071	10,442,630	10,857,319	11,257,628	11,652,256
STATEWIDE	29,109,630,608	31,040,136,857	33,201,963,508	35,219,112,770	37,237,770,083

Source: Author's calculations.

Table 13: Forecast of Real Property Tax Revenue Lost Due to Portable SOHA as a Percentage of Total Real Property Tax Revenue (assuming no change in millage rates)					
COUNTY	2008	2009	2010	2011	2012
ALACHUA	0.12	0.24	0.44	0.85	1.65
BAKER	0.17	0.34	0.61	1.16	2.25
BAY	0.07	0.15	0.27	0.51	0.99
BRADFORD	0.14	0.28	0.53	1.02	2.02
BREVARD	0.33	0.66	1.23	2.33	4.52
BROWARD	0.19	0.38	0.70	1.33	2.57
CALHOUN	0.07	0.16	0.30	0.58	1.16
CHARLOTTE	0.12	0.25	0.45	0.84	1.62
CITRUS	0.19	0.37	0.68	1.29	2.51
CLAY	0.14	0.28	0.52	0.98	1.90
COLLIER	0.17	0.33	0.60	1.13	2.18
COLUMBIA	0.16	0.31	0.58	1.12	2.18
DADE	0.17	0.34	0.63	1.19	2.30
DESOTO	0.06	0.12	0.22	0.42	0.83
DIXIE	0.36	0.70	1.30	2.45	4.73
DUVAL	0.11	0.23	0.42	0.81	1.57
ESCAMBIA	0.16	0.33	0.60	1.13	2.19
FLAGLER	0.16	0.31	0.56	1.04	1.98
FRANKLIN	0.01	0.02	0.04	0.07	0.13
GADSDEN	0.10	0.21	0.39	0.75	1.46
GILCHRIST	0.13	0.26	0.48	0.91	1.78
GLADES	0.06	0.13	0.24	0.47	0.93
GULF	0.11	0.21	0.38	0.70	1.33
HAMILTON	0.09	0.19	0.36	0.71	1.43
HARDEE	0.14	0.27	0.52	1.03	2.05
HENDRY	0.08	0.17	0.31	0.61	1.19
HERNANDO	0.24	0.47	0.85	1.62	3.14
HIGHLANDS	0.07	0.13	0.25	0.49	0.96
HILLSBOROUGH	0.24	0.49	0.90	1.72	3.33
HOLMES	0.15	0.31	0.56	1.08	2.14
INDIAN RIVER	0.14	0.27	0.50	0.94	1.82
JACKSON	0.08	0.17	0.32	0.61	1.20
JEFFERSON	0.36	0.73	1.37	2.65	5.22
LAFAYETTE	0.10	0.20	0.38	0.74	1.46
LAKE	0.14	0.28	0.52	0.99	1.92
LEE	0.10	0.20	0.37	0.70	1.34
LEON	0.20	0.41	0.77	1.47	2.88
LEVY	0.09	0.18	0.33	0.62	1.21
LIBERTY	0.02	0.05	0.10	0.19	0.38
MADISON	0.18	0.35	0.64	1.22	2.39
MANATEE	0.32	0.63	1.16	2.19	4.21
MARION	0.17	0.33	0.61	1.16	2.24
MARTIN	0.19	0.38	0.70	1.34	2.59
MONROE	0.11	0.22	0.40	0.76	1.46
NASSAU	0.16	0.32	0.59	1.11	2.13
OKALOOSA	0.05	0.09	0.17	0.32	0.63
OKEECHOBEE	0.13	0.25	0.46	0.87	1.69
ORANGE	0.20	0.39	0.74	1.42	2.79
OSCEOLA	0.09	0.18	0.34	0.64	1.24
PALM BEACH	0.26	0.52	0.97	1.84	3.55
PASCO	0.27	0.53	0.97	1.83	3.54
PINELLAS	0.34	0.68	1.27	2.42	4.70
POLK	0.23	0.46	0.86	1.65	3.21
PUTNAM	0.04	0.09	0.17	0.32	0.62
SANTA ROSA	0.70	1.39	2.60	4.96	9.66
SARASOTA	0.08	0.16	0.30	0.56	1.08
SEMINOLE	0.03	0.05	0.10	0.19	0.37
ST. JOHNS	0.58	1.14	2.10	3.95	7.61
ST. LUCIE	0.27	0.52	0.95	1.78	3.42
SUMTER	0.10	0.21	0.37	0.70	1.34
SUWANNEE	0.19	0.34	0.63	1.21	2.35
TAYLOR	0.07	0.14	0.26	0.50	0.98
UNION	0.34	0.68	1.30	2.53	5.01
VOLUSIA	0.21	0.41	0.76	1.45	2.81
WAKULLA	0.10	0.20	0.36	0.67	1.29
WALTON	0.03	0.07	0.12	0.23	0.43
WASHINGTON	0.02	0.03	0.05	0.10	0.19
STATEWIDE	0.20	0.39	0.72	1.36	2.63

Source: Author's calculations.