



TAX ROLL CERTIFICATION

I, Michelle Franklin, CFA, the Property Appraiser of Saint Lucie County, Florida, certify that all data reported on this form and accompanying forms DR-403V, DR-403CC, DR-403BM, DR-403PC, and DR-403EB, is a true recapitulation of the values of the assessment rolls of

Saint Lucie, County, Florida

and that every figure submitted is correct to the best of my knowledge. I certify that changes to the values of the assessment rolls, as initially reported on forms DR-489V, DR-489PC, and DR-489EB, are documented or can be verified with

1. A validated change of value or change of exemption order from the value adjustment board (Form DR-485),
2. A document which authorizes official corrections of the assessment rolls (Form DR-409), or
3. Otherwise in writing.



Signature of Property Appraiser

January 29, 2025
Date

Value Adjustment Board Hearings

The value adjustment board hearings are completed and adjusted values have been included. Yes No

The 2024 Final 2 Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: County General Revenue Fund

County: Saint Lucie County

Date Certified: 1/29/2025

Check one of the following:

- County Municipality
 School District Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

	Column I	Column II	Column III	Column IV	
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
Just Value					
1 Just Value (193.011, F.S.)	64,065,682,873	6,440,642,452	81,634,792	70,587,960,117	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	2,061,875,503	0	0	2,061,875,503	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.)	0	0	0	0	3
4 Just Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	3,289,984	0	0	3,289,984	4
5 Just Value of Pollution Control Devices (193.621, F.S.)	0	561,969,461	0	561,969,461	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.)	0	0	0	0	6
7 Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8 Just Value of Homestead Property (193.155, F.S.)	35,448,554,217	0	0	35,448,554,217	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	15,916,883,066	0	0	15,916,883,066	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	10,635,080,103	0	61,321,877	10,696,401,980	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Valued (193.155, F.S.)	14,086,459,209	0	0	14,086,459,209	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	2,780,167,998	0	0	2,780,167,998	13
14 Certain Res. and Nonres. Real Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	1,684,013,898	0	0	1,684,013,898	14
Just Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	88,692,196	0	0	88,692,196	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	82,131	0	0	82,131	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)	0	12,254,378	0	12,254,378	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503,F.S.) *	0	0	0	0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	21,362,095,008	0	0	21,362,095,008	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	13,136,715,068	0	0	13,136,715,068	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	8,951,066,205	0	61,321,877	9,012,388,082	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	43,538,650,608	5,890,927,369	81,634,792	49,511,212,769	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,523,928,515	0	0	2,523,928,515	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	2,281,579,963	0	0	2,281,579,963	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	198,761,780	0	0	198,761,780	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	91,805,804	1,331,249	93,137,053	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	1,689,551,600	975,584,855	0	2,665,136,455	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	635,678,104	46,605,238	0	682,283,342	31
32 Widows / Widowers Exemption (196.202, F.S.)	44,198,382	0	0	44,198,382	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	594,396,099	0	0	594,396,099	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	2,887,373	0	0	2,887,373	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998 F.S.) *	75,800	0	0	75,800	35
36 Econ. Dev. Exemption (196.1995, F.S.) Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	167,717,217	51,250,905	0	218,968,122	36
37 Lands Available for Taxes (197.502, F.S.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	29,786,171	0	0	29,786,171	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	436,400	0	0	436,400	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	347,985,627	0	347,985,627	42
Total Assessed Value					
43 Total Exempt Value (add lines 26 through 42)	8,168,997,404	1,513,232,429	1,331,249	9,683,561,082	43
Exemptions					
44 Total Taxable Value (line 25 minus 43)	35,369,653,204	4,377,694,940	80,303,543	39,827,651,687	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2024 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

County: Saint Lucie County

Date Certified: 1/29/2025

Taxing Authority: County General Revenue Fund

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	40,048,970,797
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	2,165
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	35,653,658
4	Subtotal (1 + 2 - 3 = 4)	40,013,319,304
5	Other Additions to Operating Taxable Value	0
6	Other Deductions from Operating Taxable Value	185,667,617
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	39,827,651,687

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	5,500
9	Just Value of Centrally Assessed Railroad Property Value	75,051,416
10	Just Value of Centrally Assessed Private Car Line Property Value	6,583,376

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	2,611
12	Value of Transferred Homestead Differential	320,851,562

Total Parcels or Accounts

		Column 1 Real Property Parcels	Column 2 Personal Property Accounts
13	Total Parcels or Accounts	186,379	14,441

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	2,540	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	3	0
17	Pollution Control Devices (193.621, F.S.)	0	15
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	90,401	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	45,721	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,592	0
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	375	0

* Applicable only to County or Municipal Local Option Levies

The 2024 Final 2 Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: City of Port Saint Lucie

County: Saint Lucie County

Date Certified: 1/29/2025

Check one of the following:

- County Municipality
 School District Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

	Column I	Column II	Column III	Column IV	
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
Just Value					
1 Just Value (193.011, F.S.)	39,065,339,025	1,288,413,744	1,576,609	40,355,329,378	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	479,641,980	0	0	479,641,980	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.)	0	0	0	0	3
4 Just Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	0	0	0	0	4
5 Just Value of Pollution Control Devices (193.621, F.S.)	0	79,121	0	79,121	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.)	0	0	0	0	6
7 Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8 Just Value of Homestead Property (193.155, F.S.)	25,316,480,978	0	0	25,316,480,978	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	8,465,622,270	0	0	8,465,622,270	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	4,803,593,797	0	1,162,082	4,804,755,879	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Valued (193.155, F.S.)	9,749,076,521	0	0	9,749,076,521	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	1,388,673,179	0	0	1,388,673,179	13
14 Certain Res. and Nonres. Real Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	638,685,388	0	0	638,685,388	14
Just Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	3,407,146	0	0	3,407,146	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	0	0	0	0	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)	0	7,912	0	7,912	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503,F.S.) *	0	0	0	0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	15,567,404,457	0	0	15,567,404,457	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	7,076,949,091	0	0	7,076,949,091	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	4,164,908,409	0	1,162,082	4,166,070,491	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	26,812,669,103	1,288,342,535	1,576,609	28,102,588,247	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	1,768,125,544	0	0	1,768,125,544	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	1,661,152,924	0	0	1,661,152,924	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0	0	0	0	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	42,781,445	25,004	42,806,449	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	554,229,245	339,608,073	0	893,837,318	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	339,606,373	25,964,033	0	365,570,406	31
32 Widows / Widowers Exemption (196.202, F.S.)	26,418,724	0	0	26,418,724	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	465,640,866	0	0	465,640,866	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	98,800	0	0	98,800	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998 F.S.) *	0	0	0	0	35
36 Econ. Dev. Exemption (196.1995, F.S.) Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	113,476,974	46,642,905	0	160,119,879	36
37 Lands Available for Taxes (197.502, F.S.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	19,286,216	0	0	19,286,216	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	142,784	0	0	142,784	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	0	0	0	42
Total Assessed Value					
43 Total Exempt Value (add lines 26 through 42)	4,948,178,450	454,996,456	25,004	5,403,199,910	43
Exemptions					
44 Total Taxable Value (line 25 minus 43)	21,864,490,653	833,346,079	1,551,605	22,699,388,337	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2024 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

County: Saint Lucie County

Date Certified: 1/29/2025

Taxing Authority: City of Port Saint Lucie

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	22,817,796,727
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	2,165
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	909,347
4	Subtotal (1 + 2 - 3 = 4)	22,816,889,545
5	Other Additions to Operating Taxable Value	0
6	Other Deductions from Operating Taxable Value	117,501,208
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	22,699,388,337

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	0
9	Just Value of Centrally Assessed Railroad Property Value	1,455,404
10	Just Value of Centrally Assessed Private Car Line Property Value	121,205

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	1,888
12	Value of Transferred Homestead Differential	237,350,314

Total Parcels or Accounts

		Column 1 Real Property Parcels	Column 2 Personal Property Accounts
13	Total Parcels or Accounts	114,740	4,943

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	133	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	0	0
17	Pollution Control Devices (193.621, F.S.)	0	2
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	62,800	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	23,682	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	2,193	0
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	258	0

* Applicable only to County or Municipal Local Option Levies

The 2024 Final 2 Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: City of Fort Pierce

County: Saint Lucie County

Date Certified: 1/29/2025

Check one of the following:

- County Municipality
 School District Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

	Column I	Column II	Column III	Column IV	
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
Just Value					
1 Just Value (193.011, F.S.)	7,123,340,322	629,323,567	17,253,041	7,769,916,930	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	41,556,896	0	0	41,556,896	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.)	0	0	0	0	3
4 Just Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	2,179,720	0	0	2,179,720	4
5 Just Value of Pollution Control Devices (193.621, F.S.)	0	1,108,007	0	1,108,007	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.)	0	0	0	0	6
7 Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8 Just Value of Homestead Property (193.155, F.S.)	2,264,533,045	0	0	2,264,533,045	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	2,020,905,467	0	0	2,020,905,467	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	2,794,165,194	0	12,867,338	2,807,032,532	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Valued (193.155, F.S.)	993,363,164	0	0	993,363,164	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	450,210,963	0	0	450,210,963	13
14 Certain Res. and Nonres. Real Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	460,737,761	0	0	460,737,761	14
Just Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	10,536,790	0	0	10,536,790	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	30,500	0	0	30,500	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)	0	110,800	0	110,800	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503,F.S.) *	0	0	0	0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	1,271,169,881	0	0	1,271,169,881	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	1,570,694,504	0	0	1,570,694,504	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	2,333,427,433	0	12,867,338	2,346,294,771	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	5,185,859,108	628,326,360	17,253,041	5,831,438,509	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	203,833,602	0	0	203,833,602	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	147,824,131	0	0	147,824,131	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0	0	0	0	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	21,236,049	185,009	21,421,058	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	496,663,658	298,538,073	0	795,201,731	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	202,212,770	5,792,074	0	208,004,844	31
32 Widows / Widowers Exemption (196.202, F.S.)	4,430,087	0	0	4,430,087	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	27,704,012	0	0	27,704,012	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0	0	0	0	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998 F.S.) *	208,100	0	0	208,100	35
36 Econ. Dev. Exemption (196.1995, F.S.) Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0	0	0	36
37 Lands Available for Taxes (197.502, F.S.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	1,266,555	0	0	1,266,555	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	293,616	0	0	293,616	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	0	0	0	42
Total Assessed Value					
43 Total Exempt Value (add lines 26 through 42)	1,084,436,531	325,566,196	185,009	1,410,187,736	43
Exemptions					
44 Total Taxable Value (line 25 minus 43)	4,101,422,577	302,760,164	17,068,032	4,421,250,773	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2024 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

County: Saint Lucie County

Date Certified: 1/29/2025

Taxing Authority: City of Fort Pierce

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	4,459,788,864
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	0
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	6,598,600
4	Subtotal (1 + 2 - 3 = 4)	4,453,190,264
5	Other Additions to Operating Taxable Value	0
6	Other Deductions from Operating Taxable Value	31,939,491
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	4,421,250,773

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	0
9	Just Value of Centrally Assessed Railroad Property Value	16,376,515
10	Just Value of Centrally Assessed Private Car Line Property Value	876,526

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	192
12	Value of Transferred Homestead Differential	19,407,451

Total Parcels or Accounts

		Column 1 Real Property Parcels	Column 2 Personal Property Accounts
13	Total Parcels or Accounts	21,484	2,250

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	25	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	1	0
17	Pollution Control Devices (193.621, F.S.)	0	4
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	7,328	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	7,686	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	1,543	0
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	20	0

* Applicable only to County or Municipal Local Option Levies

The 2024 Final 2 Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Town of Saint Lucie Village

County: Saint Lucie County

Date Certified: 1/29/2025

Check one of the following:

- County Municipality
 School District Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

	Column I	Column II	Column III	Column IV	
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
Just Value					
1 Just Value (193.011, F.S.)	180,967,500	2,120,444	3,930,092	187,018,036	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	0	0	0	0	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.)	0	0	0	0	3
4 Just Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	0	0	0	0	4
5 Just Value of Pollution Control Devices (193.621, F.S.)	0	0	0	0	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.)	0	0	0	0	6
7 Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8 Just Value of Homestead Property (193.155, F.S.)	104,455,126	0	0	104,455,126	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	36,711,374	0	0	36,711,374	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	39,801,000	0	2,896,783	42,697,783	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Valued (193.155, F.S.)	50,004,710	0	0	50,004,710	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	4,715,491	0	0	4,715,491	13
14 Certain Res. and Nonres. Real Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	7,732,320	0	0	7,732,320	14
Just Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	0	0	0	0	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	0	0	0	0	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)	0	0	0	0	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503,F.S.) *	0	0	0	0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	54,450,416	0	0	54,450,416	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	31,995,883	0	0	31,995,883	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	32,068,680	0	2,896,783	34,965,463	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	118,514,979	2,120,444	3,930,092	124,565,515	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	4,646,138	0	0	4,646,138	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	4,380,551	0	0	4,380,551	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0	0	0	0	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	444,889	62,340	507,229	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	4,218,030	0	0	4,218,030	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1986, 196.1987, 196.1988, 196.1989, 196.2001, 196.2002, F.S.)	0	0	0	0	31
32 Widows / Widowers Exemption (196.202, F.S.)	45,000	0	0	45,000	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	294,768	0	0	294,768	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0	0	0	0	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998 F.S.) *	0	0	0	0	35
36 Econ. Dev. Exemption (196.1995, F.S.) Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0	0	0	36
37 Lands Available for Taxes (197.502, F.S.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	0	0	0	0	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	0	0	0	0	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	0	0	0	42
Total Assessed Value					
43 Total Exempt Value (add lines 26 through 42)	13,584,487	444,889	62,340	14,091,716	43
Exemptions					
44 Total Taxable Value (line 25 minus 43)	104,930,492	1,675,555	3,867,752	110,473,799	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2024 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

County: Saint Lucie County

Date Certified: 1/29/2025

Taxing Authority: Town of Saint Lucie Village

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	108,986,598
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	0
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	0
4	Subtotal (1 + 2 - 3 = 4)	108,986,598
5	Other Additions to Operating Taxable Value	1,487,201
6	Other Deductions from Operating Taxable Value	0
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	110,473,799

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	0
9	Just Value of Centrally Assessed Railroad Property Value	3,627,964
10	Just Value of Centrally Assessed Private Car Line Property Value	302,128

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	4
12	Value of Transferred Homestead Differential	167,330

Total Parcels or Accounts

		Column 1 Real Property Parcels	Column 2 Personal Property Accounts
13	Total Parcels or Accounts	407	46

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	0	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	0	0
17	Pollution Control Devices (193.621, F.S.)	0	0
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	176	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	114	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	44	0
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

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

* Applicable only to County or Municipal Local Option Levies

The 2024 Final 2 Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Saint Lucie County Fire District

County: Saint Lucie County

Date Certified: 1/29/2025

Check one of the following:

- County Municipality
 School District Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

	Column I	Column II	Column III	Column IV	
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
Just Value					
1 Just Value (193.011, F.S.)	64,065,682,873	6,440,642,452	81,634,792	70,587,960,117	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	2,061,875,503	0	0	2,061,875,503	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.)	0	0	0	0	3
4 Just Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	3,289,984	0	0	3,289,984	4
5 Just Value of Pollution Control Devices (193.621, F.S.)	0	561,969,461	0	561,969,461	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.)	0	0	0	0	6
7 Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8 Just Value of Homestead Property (193.155, F.S.)	35,448,554,217	0	0	35,448,554,217	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	15,916,883,066	0	0	15,916,883,066	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	10,635,080,103	0	61,321,877	10,696,401,980	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Valued (193.155, F.S.)	14,086,459,209	0	0	14,086,459,209	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	2,780,167,998	0	0	2,780,167,998	13
14 Certain Res. and Nonres. Real Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	1,684,013,898	0	0	1,684,013,898	14
Just Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	88,692,196	0	0	88,692,196	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	82,131	0	0	82,131	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)	0	12,254,378	0	12,254,378	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503,F.S.) *	0	0	0	0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	21,362,095,008	0	0	21,362,095,008	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	13,136,715,068	0	0	13,136,715,068	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	8,951,066,205	0	61,321,877	9,012,388,082	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	43,538,650,608	5,890,927,369	81,634,792	49,511,212,769	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,523,928,515	0	0	2,523,928,515	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	2,281,579,963	0	0	2,281,579,963	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0	0	0	0	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	91,805,804	1,331,249	93,137,053	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	1,689,551,600	975,584,855	0	2,665,136,455	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	635,678,104	46,605,238	0	682,283,342	31
32 Widows / Widowers Exemption (196.202, F.S.)	44,198,382	0	0	44,198,382	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	594,396,099	0	0	594,396,099	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	2,887,373	0	0	2,887,373	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998 F.S.) *	0	0	0	0	35
36 Econ. Dev. Exemption (196.1995, F.S.) Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0	0	0	36
37 Lands Available for Taxes (197.502, F.S.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	30,353,076	0	0	30,353,076	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	436,400	0	0	436,400	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	347,985,627	0	347,985,627	42
Total Assessed Value					
43 Total Exempt Value (add lines 26 through 42)	7,803,009,512	1,461,981,524	1,331,249	9,266,322,285	43
Exemptions					
44 Total Taxable Value (line 25 minus 43)	35,735,641,096	4,428,945,845	80,303,543	40,244,890,484	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2024 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

County: Saint Lucie County

Date Certified: 1/29/2025

Taxing Authority: Saint Lucie County Fire District

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	40,458,086,422
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	2,165
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	35,653,658
4	Subtotal (1 + 2 - 3 = 4)	40,422,434,929
5	Other Additions to Operating Taxable Value	0
6	Other Deductions from Operating Taxable Value	177,544,445
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	40,244,890,484

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	5,500
9	Just Value of Centrally Assessed Railroad Property Value	75,051,416
10	Just Value of Centrally Assessed Private Car Line Property Value	6,583,376

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	2,611
12	Value of Transferred Homestead Differential	320,851,562

Total Parcels or Accounts

		Column 1 Real Property Parcels	Column 2 Personal Property Accounts
13	Total Parcels or Accounts	186,379	14,441

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	2,540	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	3	0
17	Pollution Control Devices (193.621, F.S.)	0	15
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	90,401	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	45,721	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,592	0
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	375	0

* Applicable only to County or Municipal Local Option Levies

The 2024 Final 2 Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: School Required Local Effort

County: Saint Lucie County

Date Certified: 1/29/2025

Check one of the following:

- County Municipality
 School District Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

	Column I	Column II	Column III	Column IV	
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
Just Value					
1 Just Value (193.011, F.S.)	64,065,682,873	6,440,642,452	81,634,792	70,587,960,117	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	2,061,875,503	0	0	2,061,875,503	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.)	0	0	0	0	3
4 Just Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	3,289,984	0	0	3,289,984	4
5 Just Value of Pollution Control Devices (193.621, F.S.)	0	561,969,461	0	561,969,461	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.)	0	0	0	0	6
7 Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8 Just Value of Homestead Property (193.155, F.S.)	35,448,554,217	0	0	35,448,554,217	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	15,916,883,066	0	0	15,916,883,066	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	10,635,080,103	0	61,321,877	10,696,401,980	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Valued (193.155, F.S.)	14,086,459,209	0	0	14,086,459,209	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	0	0	0	0	13
14 Certain Res. and Nonres. Real Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	0	0	0	0	14
Just Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	88,692,196	0	0	88,692,196	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	82,131	0	0	82,131	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)	0	12,254,378	0	12,254,378	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503,F.S.) *	0	0	0	0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	21,362,095,008	0	0	21,362,095,008	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	15,916,883,066	0	0	15,916,883,066	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	10,635,080,103	0	61,321,877	10,696,401,980	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	48,002,832,504	5,890,927,369	81,634,792	53,975,394,665	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,523,928,515	0	0	2,523,928,515	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	0	0	0	0	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0	0	0	0	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	91,805,804	1,331,249	93,137,053	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	2,085,684,061	975,584,855	0	3,061,268,916	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	740,267,931	46,605,238	0	786,873,169	31
32 Widows / Widowers Exemption (196.202, F.S.)	44,198,485	0	0	44,198,485	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	594,930,371	0	0	594,930,371	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	2,887,373	0	0	2,887,373	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998 F.S.) *	0	0	0	0	35
36 Econ. Dev. Exemption (196.1995, F.S.) Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0	0	0	36
37 Lands Available for Taxes (197.502, F.S.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	34,363,835	0	0	34,363,835	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	469,150	0	0	469,150	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	347,985,627	0	347,985,627	42
Total Assessed Value					
43 Total Exempt Value (add lines 26 through 42)	6,026,729,721	1,461,981,524	1,331,249	7,490,042,494	43
Exemptions					
44 Total Taxable Value (line 25 minus 43)	41,976,102,783	4,428,945,845	80,303,543	46,485,352,171	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2024 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

County: Saint Lucie County

Date Certified: 1/29/2025

Taxing Authority: School Required Local Effort

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	46,777,472,723
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	2,165
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	35,653,658
4	Subtotal (1 + 2 - 3 = 4)	46,741,821,230
5	Other Additions to Operating Taxable Value	0
6	Other Deductions from Operating Taxable Value	256,469,059
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	46,485,352,171

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	5,500
9	Just Value of Centrally Assessed Railroad Property Value	75,051,416
10	Just Value of Centrally Assessed Private Car Line Property Value	6,583,376

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	2,611
12	Value of Transferred Homestead Differential	320,851,562

Total Parcels or Accounts

		Column 1 Real Property Parcels	Column 2 Personal Property Accounts
13	Total Parcels or Accounts	186,379	14,441

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	2,540	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	3	0
17	Pollution Control Devices (193.621, F.S.)	0	15
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	90,401	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	45,721	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,592	0
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	375	0

* Applicable only to County or Municipal Local Option Levies

The 2024 Final 2 Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Children's Services Council SLC

County: Saint Lucie County

Date Certified: 1/29/2025

Check one of the following:

- County Municipality
 School District Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

	Column I	Column II	Column III	Column IV	
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
Just Value					
1 Just Value (193.011, F.S.)	64,065,682,873	6,440,642,452	81,634,792	70,587,960,117	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	2,061,875,503	0	0	2,061,875,503	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.)	0	0	0	0	3
4 Just Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	3,289,984	0	0	3,289,984	4
5 Just Value of Pollution Control Devices (193.621, F.S.)	0	561,969,461	0	561,969,461	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.)	0	0	0	0	6
7 Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8 Just Value of Homestead Property (193.155, F.S.)	35,448,554,217	0	0	35,448,554,217	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	15,916,883,066	0	0	15,916,883,066	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	10,635,080,103	0	61,321,877	10,696,401,980	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Valued (193.155, F.S.)	14,086,459,209	0	0	14,086,459,209	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	2,780,167,998	0	0	2,780,167,998	13
14 Certain Res. and Nonres. Real Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	1,684,013,898	0	0	1,684,013,898	14
Just Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	88,692,196	0	0	88,692,196	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	82,131	0	0	82,131	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)	0	12,254,378	0	12,254,378	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503,F.S.) *	0	0	0	0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	21,362,095,008	0	0	21,362,095,008	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	13,136,715,068	0	0	13,136,715,068	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	8,951,066,205	0	61,321,877	9,012,388,082	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	43,538,650,608	5,890,927,369	81,634,792	49,511,212,769	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,523,928,515	0	0	2,523,928,515	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	2,281,579,963	0	0	2,281,579,963	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0	0	0	0	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	91,805,804	1,331,249	93,137,053	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	1,689,551,600	975,584,855	0	2,665,136,455	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	635,678,104	46,605,238	0	682,283,342	31
32 Widows / Widowers Exemption (196.202, F.S.)	44,198,382	0	0	44,198,382	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	594,396,099	0	0	594,396,099	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	2,887,373	0	0	2,887,373	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998 F.S.) *	0	0	0	0	35
36 Econ. Dev. Exemption (196.1995, F.S.) Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0	0	0	36
37 Lands Available for Taxes (197.502, F.S.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	30,353,076	0	0	30,353,076	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	436,400	0	0	436,400	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	347,985,627	0	347,985,627	42
Total Assessed Value					
43 Total Exempt Value (add lines 26 through 42)	7,803,009,512	1,461,981,524	1,331,249	9,266,322,285	43
Exemptions					
44 Total Taxable Value (line 25 minus 43)	35,735,641,096	4,428,945,845	80,303,543	40,244,890,484	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2024 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

County: Saint Lucie County

Date Certified: 1/29/2025

Taxing Authority: Children's Services Council SLC

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	40,458,086,422
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	2,165
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	35,653,658
4	Subtotal (1 + 2 - 3 = 4)	40,422,434,929
5	Other Additions to Operating Taxable Value	0
6	Other Deductions from Operating Taxable Value	177,544,445
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	40,244,890,484

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	5,500
9	Just Value of Centrally Assessed Railroad Property Value	75,051,416
10	Just Value of Centrally Assessed Private Car Line Property Value	6,583,376

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	2,611
12	Value of Transferred Homestead Differential	320,851,562

Total Parcels or Accounts

		Column 1 Real Property Parcels	Column 2 Personal Property Accounts
13	Total Parcels or Accounts	186,379	14,441

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	2,540	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	3	0
17	Pollution Control Devices (193.621, F.S.)	0	15
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	90,401	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	45,721	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,592	0
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	375	0

* Applicable only to County or Municipal Local Option Levies

The 2024 Final 2 Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Florida Inland Navigation District

County: Saint Lucie County

Date Certified: 1/29/2025

Check one of the following:

- County Municipality
 School District Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

	Column I	Column II	Column III	Column IV	
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
Just Value					
1 Just Value (193.011, F.S.)	64,065,682,873	6,440,642,452	81,634,792	70,587,960,117	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	2,061,875,503	0	0	2,061,875,503	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.)	0	0	0	0	3
4 Just Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	3,289,984	0	0	3,289,984	4
5 Just Value of Pollution Control Devices (193.621, F.S.)	0	561,969,461	0	561,969,461	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.)	0	0	0	0	6
7 Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8 Just Value of Homestead Property (193.155, F.S.)	35,448,554,217	0	0	35,448,554,217	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	15,916,883,066	0	0	15,916,883,066	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	10,635,080,103	0	61,321,877	10,696,401,980	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Valued (193.155, F.S.)	14,086,459,209	0	0	14,086,459,209	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	2,780,167,998	0	0	2,780,167,998	13
14 Certain Res. and Nonres. Real Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	1,684,013,898	0	0	1,684,013,898	14
Just Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	88,692,196	0	0	88,692,196	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	82,131	0	0	82,131	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)	0	12,254,378	0	12,254,378	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503,F.S.) *	0	0	0	0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	21,362,095,008	0	0	21,362,095,008	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	13,136,715,068	0	0	13,136,715,068	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	8,951,066,205	0	61,321,877	9,012,388,082	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	43,538,650,608	5,890,927,369	81,634,792	49,511,212,769	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,523,928,515	0	0	2,523,928,515	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	2,281,579,963	0	0	2,281,579,963	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0	0	0	0	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	91,805,804	1,331,249	93,137,053	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	1,689,551,600	975,584,855	0	2,665,136,455	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	635,678,104	46,605,238	0	682,283,342	31
32 Widows / Widowers Exemption (196.202, F.S.)	44,198,382	0	0	44,198,382	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	594,396,099	0	0	594,396,099	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	2,887,373	0	0	2,887,373	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998 F.S.) *	0	0	0	0	35
36 Econ. Dev. Exemption (196.1995, F.S.) Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0	0	0	36
37 Lands Available for Taxes (197.502, F.S.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	30,353,076	0	0	30,353,076	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	436,400	0	0	436,400	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	347,985,627	0	347,985,627	42
Total Assessed Value					
43 Total Exempt Value (add lines 26 through 42)	7,803,009,512	1,461,981,524	1,331,249	9,266,322,285	43
Exemptions					
44 Total Taxable Value (line 25 minus 43)	35,735,641,096	4,428,945,845	80,303,543	40,244,890,484	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2024 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

County: Saint Lucie County

Date Certified: 1/29/2025

Taxing Authority: Florida Inland Navigation District

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	40,458,086,422
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	2,165
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	35,653,658
4	Subtotal (1 + 2 - 3 = 4)	40,422,434,929
5	Other Additions to Operating Taxable Value	0
6	Other Deductions from Operating Taxable Value	177,544,445
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	40,244,890,484

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	5,500
9	Just Value of Centrally Assessed Railroad Property Value	75,051,416
10	Just Value of Centrally Assessed Private Car Line Property Value	6,583,376

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	2,611
12	Value of Transferred Homestead Differential	320,851,562

Total Parcels or Accounts

		Column 1 Real Property Parcels	Column 2 Personal Property Accounts
13	Total Parcels or Accounts	186,379	14,441

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	2,540	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	3	0
17	Pollution Control Devices (193.621, F.S.)	0	15
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	90,401	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	45,721	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,592	0
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	375	0

* Applicable only to County or Municipal Local Option Levies

The 2024 Final 2 Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: S Florida Water Management Dist

County: Saint Lucie County

Date Certified: 1/29/2025

Check one of the following:

- County Municipality
 School District Independent Special District

Separate reports for MSTU's, Dependent Districts, and Water Management Basins are not required.

	Column I	Column II	Column III	Column IV	
	Real Property Including Subsurface Rights	Personal Property	Centrally Assessed Property	Total Property	
Just Value					
1 Just Value (193.011, F.S.)	64,065,682,873	6,440,642,452	81,634,792	70,587,960,117	1
Just Value of All Property in the Following Categories					
2 Just Value of Land Classified Agricultural (193.461, F.S.)	2,061,875,503	0	0	2,061,875,503	2
3 Just Value of Land Classified High-Water Recharge (193.625, F.S.)	0	0	0	0	3
4 Just Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	3,289,984	0	0	3,289,984	4
5 Just Value of Pollution Control Devices (193.621, F.S.)	0	561,969,461	0	561,969,461	5
6 Just Value of Historic Property used for Commercial Purposes (193.503, F.S.)	0	0	0	0	6
7 Just Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	7
8 Just Value of Homestead Property (193.155, F.S.)	35,448,554,217	0	0	35,448,554,217	8
9 Just Value of Non-Homestead Residential Property (193.1554, F.S.)	15,916,883,066	0	0	15,916,883,066	9
10 Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	10,635,080,103	0	61,321,877	10,696,401,980	10
11 Just Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	11
Assessed Value of Differentials					
12 Homestead Assessment Differential: Just Value Minus Capped Valued (193.155, F.S.)	14,086,459,209	0	0	14,086,459,209	12
13 Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1554, F.S.)	2,780,167,998	0	0	2,780,167,998	13
14 Certain Res. and Nonres. Real Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	1,684,013,898	0	0	1,684,013,898	14
Just Value of All Property in the Following Categories					
15 Assessed Value of Land Classified Agricultural (193.461, F.S.)	88,692,196	0	0	88,692,196	15
16 Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *	0	0	0	0	16
17 Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)	82,131	0	0	82,131	17
18 Assessed Value of Pollution Control Devices (193.621, F.S.)	0	12,254,378	0	12,254,378	18
19 Assessed Value of Historic Property used for Commercial Purposes (193.503,F.S.) *	0	0	0	0	19
20 Assessed Value of Historically Significant Property (193.505, F.S.)	0	0	0	0	20
21 Assessed Value of Homestead Property (193.155, F.S.)	21,362,095,008	0	0	21,362,095,008	21
22 Assessed Value of Non-Homestead Residential Property (193.1554, F.S.)	13,136,715,068	0	0	13,136,715,068	22
23 Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	8,951,066,205	0	61,321,877	9,012,388,082	23
24 Assessed Value of Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0	0	0	24
Total Assessed Value					
25 Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	43,538,650,608	5,890,927,369	81,634,792	49,511,212,769	25
Exemptions					
26 \$25,000 Homestead Exemption (196.031(1)(a), F.S.)	2,523,928,515	0	0	2,523,928,515	26
27 Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	2,281,579,963	0	0	2,281,579,963	27
28 Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0	0	0	0	28
29 Tangible Personal Property \$25,000 Exemption (196.183, F.S.)	0	91,805,804	1,331,249	93,137,053	29
30 Governmental Exemption (196.199, 196.1993, F.S.)	1,689,551,600	975,584,855	0	2,665,136,455	30
31 Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.1979, 196.198, 196.1983, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	635,678,104	46,605,238	0	682,283,342	31
32 Widows / Widowers Exemption (196.202, F.S.)	44,198,382	0	0	44,198,382	32
33 Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.102, 196.202, 196.24, F.S.)	594,396,099	0	0	594,396,099	33
34 Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	2,887,373	0	0	2,887,373	34
35 Historic Property Exemption (196.1961, 196.1997, 196.1998 F.S.) *	0	0	0	0	35
36 Econ. Dev. Exemption (196.1995, F.S.) Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0	0	0	36
37 Lands Available for Taxes (197.502, F.S.)	0	0	0	0	37
38 Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0	0	0	38
39 Disabled Veterans' Homestead Discount (196.082, F.S.)	30,353,076	0	0	30,353,076	39
40 Deployed Service Member's Homestead Exemption (196.173, F.S.)	436,400	0	0	436,400	40
41 Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *	0	0	0	0	41
42 Renewable Energy Source Devices 80% Exemption (196.182, F.S.)	0	347,985,627	0	347,985,627	42
Total Assessed Value					
43 Total Exempt Value (add lines 26 through 42)	7,803,009,512	1,461,981,524	1,331,249	9,266,322,285	43
Exemptions					
44 Total Taxable Value (line 25 minus 43)	35,735,641,096	4,428,945,845	80,303,543	40,244,890,484	44

* Applicable only to County or Municipal Local Option Levies

Note: Columns I and II should not include values for centrally assessed property. Column III should include both real and personal centrally assessed values.

The 2024 Revised Recapitulation of the Ad Valorem Assessment Roll

Parcels and Accounts

County: Saint Lucie County

Date Certified: 1/29/2025

Taxing Authority: S Florida Water Management Dist

Reconciliation of Preliminary and Final Tax Roll

		Taxable Value
1	Operating Taxable Value as Shown on Preliminary Tax Roll	40,458,086,422
2	Additions to Operating Taxable Value Resulting from Petitions to the VAB	2,165
3	Deductions from Operating Taxable Value Resulting from Petitions to the VAB	35,653,658
4	Subtotal (1 + 2 - 3 = 4)	40,422,434,929
5	Other Additions to Operating Taxable Value	0
6	Other Deductions from Operating Taxable Value	177,544,445
7	Operating Taxable Value Shown on Final Tax Roll (4 + 5 - 6 = 7)	40,244,890,484

Selected Just Values

		Just Value
8	Just Value of Subsurface Rights (this amount included in Line 1, Column I, Page One) 193.481, F.S.	5,500
9	Just Value of Centrally Assessed Railroad Property Value	75,051,416
10	Just Value of Centrally Assessed Private Car Line Property Value	6,583,376

Note: Sum of items 9 and 10 should equal centrally assessed just value on page 1, line 1, column III.

Homestead Portability

11	# of Parcels Receiving Transfer of Homestead Differential	2,611
12	Value of Transferred Homestead Differential	320,851,562

Total Parcels or Accounts

		Column 1 Real Property Parcels	Column 2 Personal Property Accounts
13	Total Parcels or Accounts	186,379	14,441

Property with Reduced Assessed Value

14	Land Classified Agricultural (193.461, F.S.)	2,540	0
15	Land Classified High-Water Recharge (193.625, F.S.) *	0	0
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)	3	0
17	Pollution Control Devices (193.621, F.S.)	0	15
18	Historic Property used for Commercial Purposes (193.503, F.S.) *	0	0
19	Historically Significant Property (193.505, F.S.)	0	0
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	90,401	0
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	45,721	0
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	5,592	0
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)	0	0

Other Reductions in Assessed Value

24	Lands Available for Taxes (197.502, F.S.)	0	0
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	0	0
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	375	0

* Applicable only to County or Municipal Local Option Levies

(Locally assessed real property only. Do not include personal property or centrally assessed property.)

		Code 00 Vacant Residential	Code 01 Single Family Residential	Code 02 Mobile Homes	Code 08 Multi-Family Less than 10 Units	Code 03 Multi-Family 10 Units or More	Code 04 Condominiums
1	Just Value	\$ 1,939,825,080	43,176,283,567	849,258,800	443,377,700	1,227,737,813	4,537,240,200
2	Taxable Value for Operating Purposes	\$ 1,137,273,465	23,346,693,235	461,262,305	281,076,994	826,543,984	3,249,826,029
3	Number of Parcels	# 22,821	123,171	4,554	1,513	87	14,654
		Code 05 Cooperatives	Code 06, 07, and 09 Ret. Homes and Misc. Res.	Code 10 Vacant Commercial	Code 11-39 Improved Commercial	Code 40 Vacant Industrial	Code 41-49 Improved Industrial
4	Just Value	\$ 1,032,700	44,027,400	467,928,006	3,610,447,566	166,169,600	1,992,519,208
5	Taxable Value for Operating Purposes	\$ 0	25,276,362	337,285,970	3,024,398,094	120,827,592	1,567,125,252
6	Number of Parcels	# 1	3,056	1,405	2,614	440	1,267
		Code 50-69 Agricultural	Code 70-79 Institutional	Code 80-89 Government	Code 90 Leasehold Interests	Code 91-97 Miscellaneous	Code 99 Non-Agricultural Acreage
7	Just Value	\$ 2,309,336,787	882,331,762	1,845,925,800	8,680,300	305,523,484	258,037,100
8	Taxable Value for Operating Purposes	\$ 212,495,208	331,593,667	11,422,351	0	229,280,628	207,272,068
9	Number of Parcels	# 2,539	542	3,822	18	2,806	1,069
10	Total Real Property:	Just Value	64,065,682,873 <small>(Sum lines 1, 4, and 7)</small>	Taxable Value for Operating Purposes	35,369,653,204 <small>(Sum lines 2, 5, and 8)</small>	Parcels	186,379 <small>(Sum lines 3, 6, and 9)</small>

Note: *Total real property Just Value above should equal page 1 of County form DR-403V, column I, line 1; Taxable value should equal page 1 of County form DR-403V, column I, line 43; Parcels should equal page 2 of County form DR-403V, column 1, line 13.

* The following entries are for informational purposes only and are optional. Value amounts and parcel counts should be reported under the proper code above.

		Code H. Header	Code N. Notes	Code S. Spaces
11	Just Value	\$		
12	Taxable Value for Operating Purposes	\$		
13	Number of Parcels	#		
		Time Share Fee	Time Share Non-Fee	Common Area
14	Just Value	\$		
15	Taxable Value for Operating Purposes	\$		
16	Number of Parcels	#		
17	Number of Units per year	#		

(Every Space must be filled in. Where there are spaces that are not applicable to your county, write "NONE" or "0" in that space.)

Statutory Authority	Property Roll Affected	Type of Exemption	Real Property		Personal Property			
			Number of Exemptions	Value of Exemption	Number of Exemptions	Value of Exemption		
1	196.031(1)(a)	Real	\$25,000 Homestead Exemption	101,276	2,523,928,515	0	0	1
2	196.031(1)(b)	Real	Additional \$25,000 Homestead Exemption	101,096	2,281,579,963	0	0	2
3	196.075	Real	Additional Homestead Exemption Age 65 and Older	8,597	198,761,780	0	0	3
4	196.081	Real	Totally & Permanently Disabled Veterans & Surviving Spouse	2,591	537,769,722	0	0	4
5	196.091	Real	Totally Disabled Veterans Confined to Wheelchairs	0	0	0	0	5
6	196.095	Real	Licensed Child Care Facility in Enterprise Zone	0	0	0	0	6
7	196.101	Real	Quadriplegic, Paraplegic, Hemiplegic & Totally & Permanently Disabled & Blind (Meeting Income Test)	61	7,094,158	0	0	7
8	196.183	Personal	\$25,000 Tangible Personal Property Exemption	0	0	13,726	91,805,804	8
9	196.196	Real & Personal	Constitutional Charitable, Religious, Scientific or Literary	2,877	308,936,930	259	36,882,426	9
10	196.1961	Real	Historic Property for Commercial or Nonprofit Purposes	0	0	0	0	10
11	196.197	Real & Personal	Charitable Hospitals, Nursing Homes & Homes for Special Services	10	117,003,520	5	1,178,378	11
12	196.1975	Real & Personal	Charitable Homes for the Aged	1	2,693,300	0	0	12
13	196.1977	Real	Proprietary Continuing Care Facilities	0	0	0	0	13
14	196.1978(1)(a)&(2)	Real & Personal	Affordable Housing Property	25	125,223,609	8	1,805,792	14
15	196.198	Real & Personal	Educational Property	40	72,544,363	20	6,738,642	15
16	196.1983	Real & Personal	Charter School	0	0	0	0	16
17	196.1985	Real	Labor Union Education Property	0	0	0	0	17
18	196.1986	Real	Community Center	0	0	0	0	18
19	196.1987	Real & Personal	Biblical History Display Property	0	0	0	0	19
20	196.199(1)(a)	Real & Personal	Federal Government Property	22	45,236,128	1	600,000	20
21	196.199(1)(b)	Real & Personal	State Government Property	906	415,318,355	2	5,257,054	21
22	196.199(1)(c)	Real & Personal	Local Government Property	4,725	1,228,997,117	43	969,727,801	22
23	196.199(2)	Real & Personal	Leasehold Interests in Government Property	0	0	0	0	23
24	196.1993	Real	Agreements with Local Governments for use of Public Property	0	0	0	0	24
25	196.1995	Real & Personal	Parcels Granted Economic Development Exemption	7	167,717,217	7	51,250,905	25
26	196.1997	Real	Historic Property Improvements	1	75,800	0	0	26
27	196.1998	Real	Historic Property Open to the Public	0	0	0	0	27
28	196.1999	Personal	Space Laboratories & Carriers	0	0	0	0	28
29	196.2001	Real & Personal	Non-for-Profit Sewer & Water Company	0	0	0	0	29
30	196.2002	Real & Personal	Non-for-Profit Water & Waste Water Systems Corporation	0	0	0	0	30
31	196.202	Real & Personal	Blind Exemption	118	585,000	1	0	31
32	196.202	Real & Personal	Total & Permanent Disability Exemption	5,201	25,736,035	9	0	32
33	196.202	Real & Personal	Widow's Exemption	7,329	36,265,338	218	0	33
34	196.202	Real & Personal	Widower's Exemption	1,598	7,933,044	13	0	34
35	196.24	Real & Personal	Disabled Ex-Service Member Exemption	4,653	23,211,184	18	0	35
36	196.26(2)	Real	Land Dedicated in Perpetuity for Conservation Purposes (100%)	24	473,006	0	0	36
37	196.26(3)	Real	Land Dedicated in Perpetuity for Conservation Purposes (50%)	6	2,414,367	0	0	37
38	196.173	Real	Deployed Service Member's Homestead Exemption	4	436,400	0	0	38
39	196.075	Real	Additional Homestead Exemption Age 65 and Older & 25 yr Residence	0	0	0	0	39
40	196.102	Real	Totally & Permanently Disabled First Responders & Surviving Spouse	0	0	0	0	40
41	196.182	Personal	Renewable Energy Source Devices (80% exemption)	0	0	7	347,985,627	41
42	196.178(3)	Real & Personal	Affordable Housing Property (State), Newly Constructed	1	9,016,245	0	0	42
43	196.178(1)(b)	Real	Leased Land Affordable Housing	16	260,137	0	0	43
44	196.1979	Real & Personal	Affordable Housing Property (County)	0	0	0	0	44

Note: Centrally assessed property exemptions should be included in this table.

RECAPITULATION OF TAXES AS EXTENDED ON THE 2024 TAX ROLLS; MUNICIPALITIES

- | | | | | |
|---|--|--|---|---|
| <p>A.</p> <ol style="list-style-type: none"> 1. County Commission Levy 2. School Board Levy 3. Independent Special District Levy 4. County Commission Levy for a Dependent Special District 5. MSBU/MSTU | <p>B.</p> <ol style="list-style-type: none"> 1. County-Wide Levy 2. Less than County-Wide Levy 3. Multi-County District Levying County-Wide 4. Multi-County District Levying Less than County-Wide | <p>C.</p> <ol style="list-style-type: none"> 1. Operating Millage 2. Debt Service Millage 3. Non-Ad Valorem Assessment Rate / Basis | <p>D.</p> <ol style="list-style-type: none"> 1. Millage Subject to a Cap 2. Millage not Subject to a Cap 3. Non-Ad Valorem Assessment Rate / Basis | <p>E.</p> <ol style="list-style-type: none"> 1. Non-Voted Millage 2. Voted Millage 3. Non-Ad Valorem Assessment Rate / Basis |
|---|--|--|---|---|

The codes listed above are intended to describe the nature of the taxing authority and the type of millage. Enter the appropriate number in each of the four code columns. Be as descriptive as possible; separately list the various millages of each municipal taxing authority according to the characteristics coded above. Total the levies for all municipalities included herein. All dependent special districts and voter approved debt payments should be listed with the appropriate municipality. Round all amounts to the nearest whole dollar. List all non-ad valorem assessments included on the tax rolls. A separate levy entry should be reported for each DR-420, DR-420S and DR-420DEBT form provided to a taxing authority.

CODES					NAME OF TAXING AUTHORITY & NATURE OF SPECIAL LEVY, IF APPLICABLE	MILLAGE or other basis of levy	TOTAL TAXABLE VALUE	TAXABLE VALUE EXCLUDED FROM LEVY PURSUANT TO S197.212 F.S.	TOTAL TAXES LEVIED	PENALTIES UNDER S. 193.072
A	B	C	D	E						
1	1	1	1	1	County General Revenue Fund	4.22220000	39,827,651,687	0	168,160,329.03	60,916.36
1	1	1	1	1	Saint Lucie County Fine and Forfeiture	2.72940000	39,827,727,487	0	108,705,825.24	39,379.06
1	1	1	1	1	Saint Lucie County Erosion District E	0.10000000	39,827,727,487	0	3,982,778.60	1,443.57
2	1	1	1	1	School Required Local Effort	3.00000000	46,485,352,171	0	139,456,103.63	43,283.14
2	1	1	1	1	School Non-Voted Capital Improvement	1.50000000	46,485,352,171	0	69,728,053.02	21,641.78
2	1	1	1	1	School Discretionary Fund	0.74800000	46,485,352,171	0	34,771,040.54	10,792.56
2	1	1	1	2	School Voted Referendum	1.00000000	46,485,352,171	0	46,485,400.53	14,428.19
3	1	1	1	1	Saint Lucie County Fire District	3.00000000	40,244,890,484	0	120,734,735.52	43,283.14
3	1	1	1	1	Children`s Services Council SLC	0.36500000	40,244,890,484	0	14,689,421.89	5,266.65
3	3	1	1	1	Florida Inland Navigation District	0.02880000	40,244,890,484	0	1,159,058.79	416.34
3	3	1	1	1	S Florida Water Management Dist	0.09480000	40,244,890,484	0	3,815,221.78	1,368.51
3	3	1	1	1	S Florida Water Management Dist Okeechobee Basin	0.10260000	40,244,890,484	0	4,129,155.85	1,480.99
3	3	1	1	1	S Florida Water Management Dist Everglades Project	0.03270000	40,244,890,484	0	1,316,018.35	472.60
4	2	1	1	1	Saint Lucie County Mosquito Control District	0.13520000	38,625,947,232	0	5,222,231.99	1,913.99
5	1	1	1	1	County Public Transit MSTU	0.25000000	39,827,727,487	0	9,957,037.86	3,607.59
5	2	1	1	1	County Community Development MSTU	0.50000000	12,741,895,004	0	6,370,959.80	1,980.03
5	2	1	1	1	County Law Enforcement MSTU	0.84030000	12,741,895,004	0	10,707,017.09	3,327.47
5	2	1	1	1	Saint Lucie Co Stormwater Management MSTU	0.47310000	12,741,895,004	0	6,028,190.34	1,873.44
5	2	1	1	1	South Hutchinson Island Erosion Control MSTU	0.52000000	1,726,993,858	0	898,036.80	94.15

RECAPITULATION OF TAXES AS EXTENDED ON THE 2024 TAX ROLLS; MUNICIPALITIES

- | | | | |
|---|--|---|---|
| <p>A.</p> <ol style="list-style-type: none"> 1. Municipal Levy 2. Municipality Levying for a Dependent Special District that is Municipal Wide 3. Municipality Levying for a Dependent Special District that is Less than Municipal Wide 4. Municipal Levy Less Than Municipal Wide | <p>B.</p> <ol style="list-style-type: none"> 1. Operating Millage 2. Debt Service Millage 3. Non-Ad Valorem Assessment Rate / Basis | <p>C.</p> <ol style="list-style-type: none"> 1. Millage Subject to a Cap 2. Millage not Subject to a Cap 3. Non-Ad Valorem Assessment Rate / Basis | <p>D.</p> <ol style="list-style-type: none"> 1. Non-Voted Millage 2. Voted Millage 3. Non-Ad Valorem Assessment Rate / Basis |
|---|--|---|---|

The codes listed above are intended to describe the nature of the taxing authority and the type of millage. Enter the appropriate number in each of the four code columns. Be as descriptive as possible; separately list the various millages of each municipal taxing authority according to the characteristics coded above. Total the levies for all municipalities included herein. All dependent special districts and voter approved debt payments should be listed with the appropriate municipality. Round all amounts to the nearest whole dollar. List all non-ad valorem assessments included on the tax rolls. A separate levy entry should be reported for each DR-420, DR-420S and DR-420DEBT form provided to a taxing authority.

CODES				NAME OF MUNICIPALITY OF DISTRICT, AND NATURE OF SPECIAL LEVY, IF APPLICABLE	MILLAGE or other basis of levy	TOTAL TAXABLE VALUE	TAXABLE VALUE EXCLUDED FROM LEVY PURSUANT TO §197.212 F.S.	TOTAL TAXES LEVIED	PENALTIES UNDER §193.072
A	B	C	D						
1	1	1	1	City of Fort Pierce	6.90000000	4,421,250,773	0	30,506,631.58	31,038.53
1	1	1	1	City of Port Saint Lucie	4.68070000	22,699,388,337	0	106,249,032.74	27,861.01
1	1	1	1	Town of Saint Lucie Village	1.85000000	110,473,799	0	204,376.71	31.85
2	2	2	2	Port Saint Lucie Voted Debt Service	0.37430000	22,859,508,216	0	8,556,322.71	2,228.48



CERTIFICATION OF THE VALUE ADJUSTMENT BOARD

Section 193.122, Florida Statutes

DR-488
R. 12/09
Rule 12D-16.002
Florida Administrative Code

Tax Roll Year 2024

The Value Adjustment Board of Saint Lucie County, after approval of the assessment roll below by the Department of Revenue, certifies that all hearings required by section 194.032, F.S., have been held and the Value Adjustment Board is satisfied that the

(Check one.) Real Property Tangible Personal Property

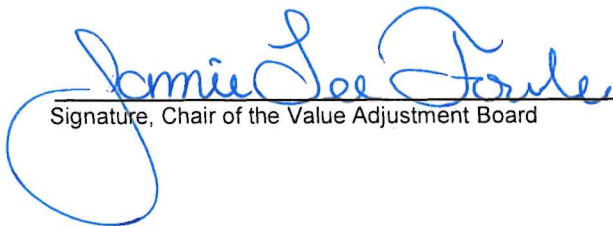
assessment for our county includes all property and information required by the statutes of the State of Florida and the requirements and regulations of the Department of Revenue.

On behalf of the entire board, I certify that we have ordered this certification to be attached as part of the assessment roll. The roll will be delivered to the property appraiser of this county on the date of this certification. The property appraiser will adjust the roll accordingly and make all extensions to show the tax attributable to all taxable property under the law.

The following figures* are correct to the best of our knowledge:

1. Taxable value of <input checked="" type="checkbox"/> real property <input type="checkbox"/> tangible personal property assessment roll as submitted by the property appraiser to the value adjustment board	\$ 35,610,506,196
2. Net change in taxable value due to actions of the Board	\$ 35,651,493
3. Taxable value of <input checked="" type="checkbox"/> real property <input type="checkbox"/> tangible personal property assessment roll incorporating all changes due to action of the value adjustment board	\$ 35,574,854,703

*All values entered should be county taxable values. School and other taxing authority values may differ.


Signature, Chair of the Value Adjustment Board

January 29, 2025
Date

Continued on page 2

CERTIFICATION OF THE VALUE ADJUSTMENT BOARD

DR-488
R. 12/09
Page 2 of 2

PROCEDURES

Tax Roll Year 2024

The value adjustment board has met the requirements below. Check all that apply.

The board:


- 1. Followed the prehearing checklist in Chapter 12D-9, Florida Administrative Code. Took all actions reported by the VAB clerk or the legal counsel to comply with the checklist.
- 2. Verified the qualifications of special magistrates, including if special magistrates completed the Department's training.
- 3. Based the selection of special magistrates solely on proper qualifications and the property appraiser did not influence the selection of special magistrates.
- 4. Considered only petitions filed by the deadline or found to have good cause for filing late.
- 5. Noticed all meetings as required by section 286.011, F.S.
- 6. Did not consider ex parte communications unless all parties were notified and allowed to object to or address the communication.
- 7. Reviewed and considered all petitions as required, unless withdrawn or settled by the petitioner.
- 8. Ensured that all decisions contained the required findings of fact and conclusions of law.
- 9. Allowed the opportunity for public comment at the meetings where the recommended decisions of special magistrates were considered or board decisions were adopted.
- 10. Addressed all complaints of noncompliance with the provisions of Chapter 194, Part I, Florida Statutes, and rule Chapter 12D-9, F.A.C., that were called to the board's attention.

All board members and the board's legal counsel have read this certification.

The board must submit this certification to the Department of Revenue before it publishes the notice of the findings and results required by section 194.037, F.S.

On behalf of the entire value adjustment board, I certify that the above statements are true and that the board has met all the requirements in Chapter 194, F.S., and Department rules.

After all hearings have been held, the board shall certify an assessment roll or part of an assessment roll that has been finally approved according to section 193.011, F.S. A sufficient number of copies of this certification shall be delivered to the property appraiser to attach to each copy of the assessment roll prepared by the property appraiser.



Signature, Chair of the Value Adjustment Board

January 29, 2025
Date



CERTIFICATION OF THE VALUE ADJUSTMENT BOARD

Section 193.122, Florida Statutes

DR-488
R. 12/09
Rule 12D-16.002
Florida Administrative Code

Tax Roll Year 2024

The Value Adjustment Board of Saint Lucie County, after approval of the assessment roll below by the Department of Revenue, certifies that all hearings required by section 194.032, F.S., have been held and the Value Adjustment Board is satisfied that the

(Check one.) Real Property Tangible Personal Property


assessment for our county includes all property and information required by the statutes of the State of Florida and the requirements and regulations of the Department of Revenue.

On behalf of the entire board, I certify that we have ordered this certification to be attached as part of the assessment roll. The roll will be delivered to the property appraiser of this county on the date of this certification. The property appraiser will adjust the roll accordingly and make all extensions to show the tax attributable to all taxable property under the law.

The following figures* are correct to the best of our knowledge:

1. Taxable value of <input type="checkbox"/> real property <input checked="" type="checkbox"/> tangible personal property assessment roll as submitted by the property appraiser to the value adjustment board	\$	4,378,924,537
2. Net change in taxable value due to actions of the Board	\$	0
3. Taxable value of <input type="checkbox"/> real property <input checked="" type="checkbox"/> tangible personal property assessment roll incorporating all changes due to action of the value adjustment board	\$	4,378,924,537

*All values entered should be county taxable values. School and other taxing authority values may differ.



Signature, Chair of the Value Adjustment Board

January 29, 2025
Date

Continued on page 2

CERTIFICATION OF THE VALUE ADJUSTMENT BOARD

DR-488
R. 12/09
Page 2 of 2

PROCEDURES

Tax Roll Year 2024

The value adjustment board has met the requirements below. Check all that apply.

The board:


- 1. Followed the prehearing checklist in Chapter 12D-9, Florida Administrative Code. Took all actions reported by the VAB clerk or the legal counsel to comply with the checklist.
- 2. Verified the qualifications of special magistrates, including if special magistrates completed the Department's training.
- 3. Based the selection of special magistrates solely on proper qualifications and the property appraiser did not influence the selection of special magistrates.
- 4. Considered only petitions filed by the deadline or found to have good cause for filing late.
- 5. Noticed all meetings as required by section 286.011, F.S.
- 6. Did not consider ex parte communications unless all parties were notified and allowed to object to or address the communication.
- 7. Reviewed and considered all petitions as required, unless withdrawn or settled by the petitioner.
- 8. Ensured that all decisions contained the required findings of fact and conclusions of law.
- 9. Allowed the opportunity for public comment at the meetings where the recommended decisions of special magistrates were considered or board decisions were adopted.
- 10. Addressed all complaints of noncompliance with the provisions of Chapter 194, Part I, Florida Statutes, and rule Chapter 12D-9, F.A.C., that were called to the board's attention.

All board members and the board's legal counsel have read this certification.

The board must submit this certification to the Department of Revenue before it publishes the notice of the findings and results required by section 194.037, F.S.

On behalf of the entire value adjustment board, I certify that the above statements are true and that the board has met all the requirements in Chapter 194, F.S., and Department rules.

After all hearings have been held, the board shall certify an assessment roll or part of an assessment roll that has been finally approved according to section 193.011, F.S. A sufficient number of copies of this certification shall be delivered to the property appraiser to attach to each copy of the assessment roll prepared by the property appraiser.



Signature, Chair of the Value Adjustment Board

January 29, 2025
Date



CERTIFICATE TO ROLL

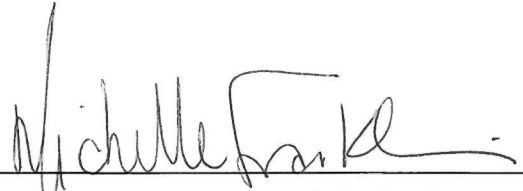
DR-408
R. 6/91

I, the undersigned, hereby certify that I am the duly qualified and acting Property Appraiser in and for Saint Lucie County, Florida. As such, I have satisfied myself that all property included or includable on the Real Property* Property Assessment Roll for the aforesaid county is properly taxed so far as I have been able to ascertain, that the said roll was certified and delivered to me by the Value Adjustment Board on the 29th day of January, 2025; and that all required extensions on the above described roll to show the tax attributable to all taxable property included therein have been made pursuant to law.

*those parcels not previously certified

I further certify that, upon completion of this certificate and the attachment of same to the herein described assessment roll as a part thereof, said assessment roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate, caused the same to be attached to and made part of, the above described assessment roll this the 29th day of January 2025.



Property Appraiser of Saint Lucie
County, Florida



CERTIFICATE TO ROLL

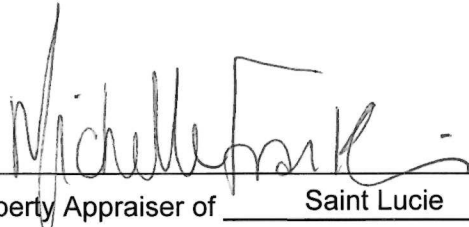
DR-408
R. 6/91

I, the undersigned, hereby certify that I am the duly qualified and acting Property Appraiser in and for Saint Lucie County, Florida. As such, I have satisfied myself that all property included or includable on the Tangible Personal Property* Property Assessment Roll for the aforesaid county is properly taxed so far as I have been able to ascertain, that the said roll was certified and delivered to me by the Value Adjustment Board on the 29th day of January, 2025; and that all required extensions on the above described roll to show the tax attributable to all taxable property included therein have been made pursuant to law.

*those parcels not previously certified

I further certify that, upon completion of this certificate and the attachment of same to the herein described assessment roll as a part thereof, said assessment roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate, caused the same to be attached to and made part of, the above described assessment roll this the 29th day of January 2025.



Property Appraiser of Saint Lucie
County, Florida



NOTICE

TAX IMPACT OF VALUE ADJUSTMENT BOARD

DR-529

R. 12/09

Rule 12D-16.002

Florida Administrative Code

St. Lucie County
County

Tax Year

2	0	2	4
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Members of the Board

Honorable Jamie Fowler	Board of County Commissioners, District No. 4
Honorable Erin Lowry	Board of County Commissioners, District No. 3
Honorable Troy Ingersoll	School Board, District No. 5
Citizen Member Cheryl Handy	Business owner within the school district
Citizen Member Bryan Kelly	Homestead property owner

The Value Adjustment Board (VAB) meets each year to hear petitions and make decisions relating to property tax assessments, exemptions, classifications, and tax deferrals.

Summary of Year's Actions

Type of Property	Number of Parcels					Reduction in County Taxable Value Due to Board Actions	Shift in Taxes Due to Board Actions
	Exemptions		Assessments*		Both		
	Granted	Requested	Reduced	Requested	Withdrawn or settled		
Residential	3	140	60	581	542	\$ 979,751	\$ 20,701.03
Commercial	0	0	6	182	122	\$ 6,939,831	\$ 167,243.17
Industrial and miscellaneous	0	2	3	77	56	\$ 27,731,911	\$ 530,292.38
Agricultural or classified use	0	0	0	6	2	\$ 0	\$ 0.00
High-water recharge	0	0	0	0	0	\$ 0	\$ 0.00
Historic commercial or nonprofit	0	0	0	0	0	\$ 0	\$ 0.00
Business machinery and equipment	0	0	0	65	65	\$ 0	\$ 0.00
Vacant lots and acreage	1	7	1	90	75	\$ 0	\$ 0.00
TOTALS	4	149	70	1,001	862	\$ 35,651,493	\$ 718,236.57

All values should be county taxable values. School and other taxing authority values may differ.

*Include transfer of assessment difference (portability) requests.

If you have a question about these actions, contact the Chair or the Clerk of the Value Adjustment Board.

Chair's name Jamie Fowler	Phone 772-462-1429	ext.
Clerk's name Angela Riggins	Phone 772-462-1429	ext.