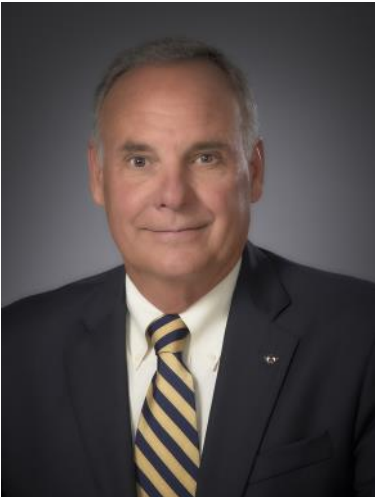


SARASOTA COUNTY PROPERTY APPRAISER 2020 ANNUAL REPORT



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

A Message from Bill Furst



Our annual report contains an overview of the trends in market and taxable values for real and tangible property in Sarasota County. 2020 market values saw an overall increase of 3.87% over the previous year. Taxable values saw an overall increase of 5.18%. Over 2,900 real property parcels were added to the tax roll this year. The vast majority of these were residential or mixed-use parcels (both residential and commercial use on the same parcel).

The information in this annual report is based on data, market trends, and other factors as of January 1, 2020. This means that any impact to property values due to the COVID-19 pandemic are not reflected in this report. Any effect the pandemic may have had on the real estate market will not be known until the 2021 tax roll is completed.

We are thankful that throughout this past year we have been able to continue providing all our services to the public with little to no interruption. The various programs and technology we have implemented and built upon over the last ten years showed its full potential in my office's ability to seamlessly continue their work remotely for a portion of 2020. Residents and property owners have and continue to utilize the many services available through our website. Our call center is another great way to communicate with us and get your questions answered. We also continue to take limited appointments for in-office visits.

As always, my office continually strives to provide fairness and transparency to all taxpayers. We pride ourselves in delivering efficient and friendly service to the residents of our county, answering questions, and bringing resolution to issues as they arise.

Sincerely,

A handwritten signature in black ink that reads "Bill Furst". The signature is written in a cursive, flowing style.

Bill Furst, CFA

Sarasota County Property Appraiser

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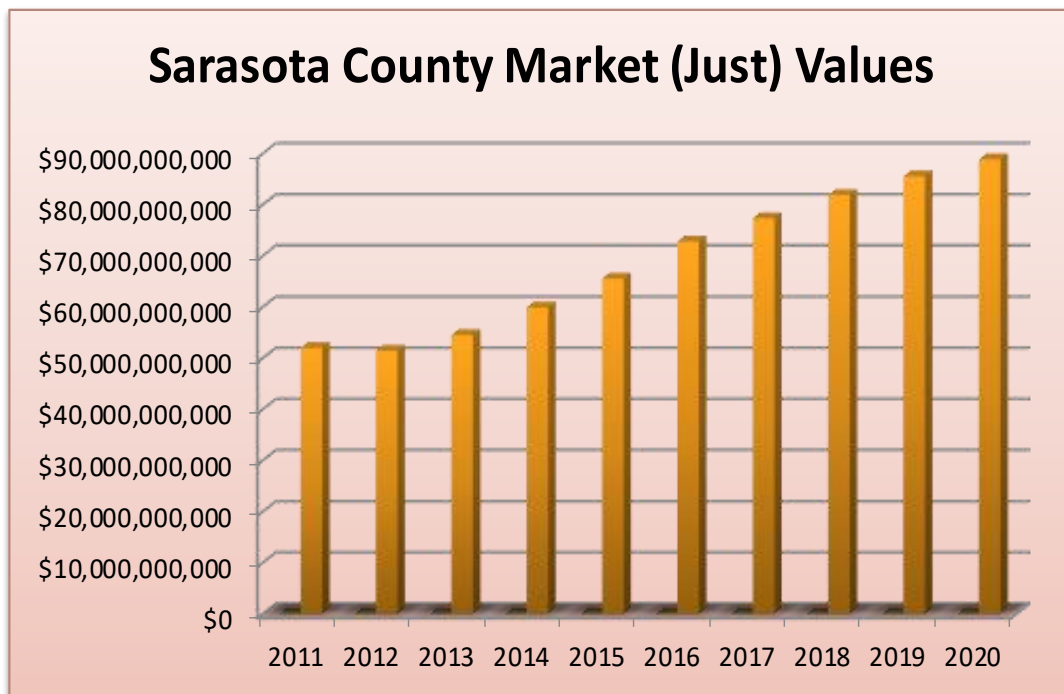
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(Data based on Certification of the 2020 Assessment Roll on October 5, 2020)

Property Market (Just) Values

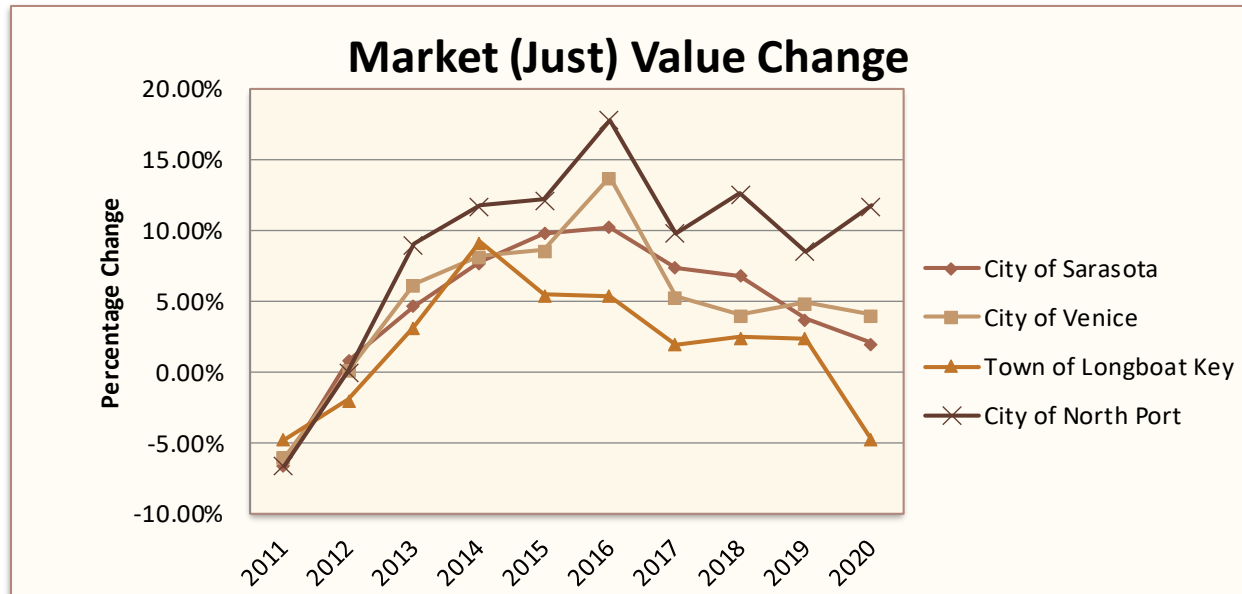
It is the responsibility of the Property Appraiser's Office to determine the value of all real property and tangible personal property (e.g. business equipment) as of January 1 of each year. Market (Just) Value is established through the appraisal process governed by Florida Law. When determining the Market Value, various factors are considered, including the amount a willing buyer would pay a willing seller for the property, the location and condition of the property, and the income generated from the property. Foreclosure and distressed sales, although considered, are not included as part of the analysis. The Market Value is effective as of January 1st of the current tax year.

Sarasota County	
Year	Just Value
2011	\$51,987,139,459
2012	\$51,423,706,247
2013	\$54,470,238,724
2014	\$59,884,328,611
2015	\$65,508,568,792
2016	\$72,783,575,073
2017	\$77,315,737,187
2018	\$81,845,877,481
2019	\$85,506,178,588
2020	\$88,812,522,999



Market Value for all properties in Sarasota County saw an overall increase of 3.87% over the prior year.

Market Values for Municipalities



Sarasota County			City of Sarasota		City of Venice		Town of Longboat Key		City of North Port	
Year	Just Value (\$billions)	% Change	Just Value (\$billions)	% Change	Just Value (\$billions)	% Change	Just Value (\$billions)	% Change	Just Value (\$billions)	% Change
2011	\$51,987	-6.61%	\$9,995	-6.53%	\$3,451	-6.07%	\$3,655	-4.77%	\$3,377	-6.61%
2012	\$51,423	-1.08%	\$10,075	0.80%	\$3,454	0.09%	\$3,583	-1.97%	\$3,377	0.00%
2013	\$54,470	5.93%	\$10,545	4.67%	\$3,667	6.17%	\$3,698	3.21%	\$3,683	9.06%
2014	\$59,884	9.94%	\$11,367	7.80%	\$3,967	8.18%	\$4,037	9.17%	\$4,116	11.76%
2015	\$65,508	9.39%	\$12,487	9.85%	\$4,310	8.65%	\$4,257	5.45%	\$4,619	12.22%
2016	\$72,783	11.11%	\$13,771	10.28%	\$4,904	13.78%	\$4,486	5.38%	\$5,444	17.86%
2017	\$77,315	6.23%	\$14,789	7.39%	\$5,164	5.30%	\$4,575	1.98%	\$5,979	9.83%
2018	\$81,845	5.86%	\$15,797	6.82%	\$5,372	4.03%	\$4,688	2.47%	\$6,736	12.66%
2019	\$85,506	4.47%	\$16,395	3.79%	\$5,635	4.90%	\$4,802	2.43%	\$7,312	8.55%
2020	\$88,812	3.87%	\$16,727	2.03%	\$5,864	4.06%	\$4,574	-4.75%	\$8,176	11.82%

Average Market Values

Sarasota County Single Family Residential Parcels Average Market Value

Year	Avg. Market Value	% Chg
2011	\$186,085	-7.6%
2012	\$183,870	-1.2%
2013	\$201,459	9.6%
2014	\$221,902	10.1%
2015	\$240,248	8.3%
2016	\$265,721	10.6%
2017	\$276,854	4.2%
2018	\$288,489	4.2%
2019	\$294,808	2.2%
2020	\$300,861	2.1%

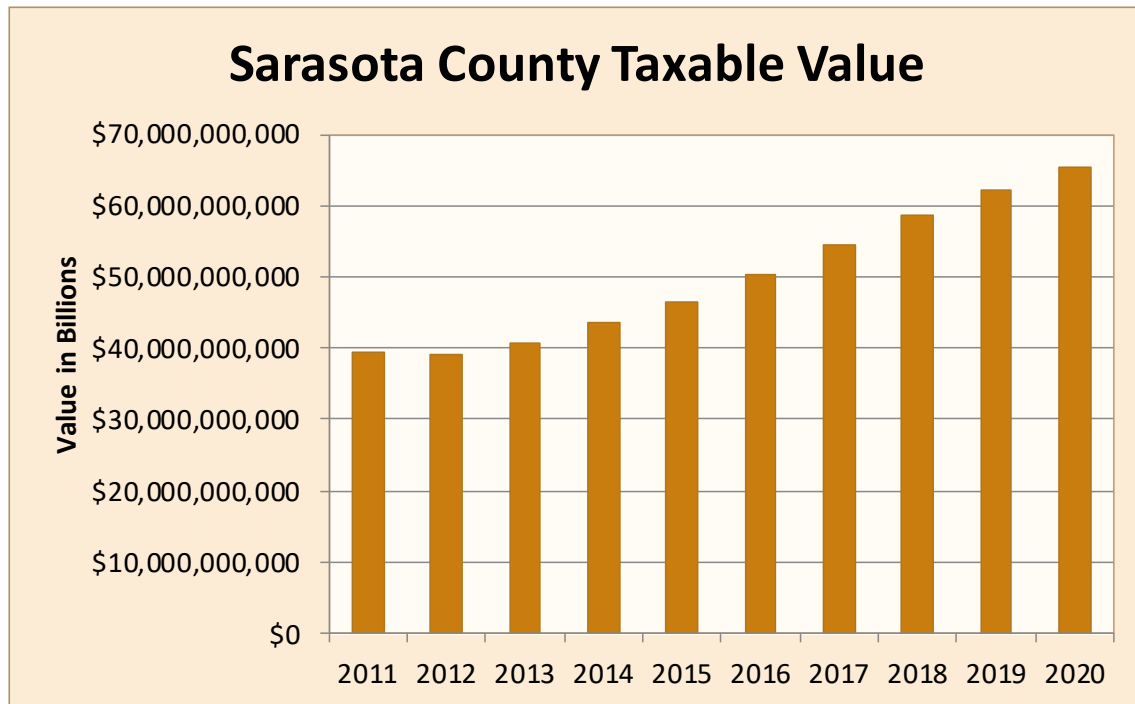
Sarasota County Residential Condominium Parcels Average Market Value

Year	Avg. Market Value	% Chg
2011	\$211,327	-6.4%
2012	\$207,741	-1.7%
2013	\$217,168	4.5%
2014	\$239,453	10.3%
2015	\$253,717	6.0%
2016	\$276,341	8.9%
2017	\$287,107	3.9%
2018	\$295,838	3.0%
2019	\$304,814	3.0%
2020	\$296,041	-2.9%



Property Taxable Values

Taxable Value results from subtracting any applicable exemptions from Assessed Value. Taxable Value is used for tax levying purposes by the various taxing authorities. **The property appraiser has no jurisdiction or responsibility for tax rates, district budgets, special assessments and fees or amount of taxes paid.**

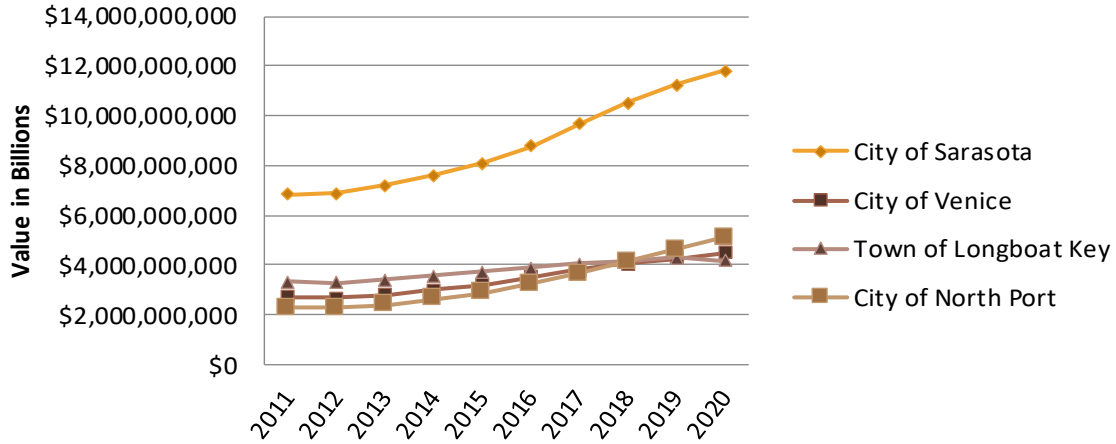


The Taxable Value for all properties in Sarasota County saw an overall increase of 5.18%.

Sarasota County		
Year	Taxable Value (\$billions)	% Change
2011	\$39,563,841,560	-6.26%
2012	\$39,129,590,308	-1.10%
2013	\$40,755,531,807	4.15%
2014	\$43,458,351,313	6.63%
2015	\$46,542,124,786	7.10%
2016	\$50,462,105,932	8.42%
2017	\$54,567,622,262	8.14%
2018	\$58,531,051,233	7.26%
2019	\$62,233,025,903	6.32%
2020	\$65,456,738,474	5.18%

Taxable Value by Municipality

Taxable Value by Municipality



City of Sarasota		
Year	Taxable Value (\$billions)	% Change
2011	\$6,842,000,000	-6.84%
2012	\$6,874,850,905	0.48%
2013	\$7,193,319,655	4.63%
2014	\$7,595,478,127	5.59%
2015	\$8,108,153,696	6.75%
2016	\$8,797,039,073	8.50%
2017	\$9,665,428,451	9.87%
2018	\$10,497,465,534	8.61%
2019	\$11,237,185,024	7.05%
2020	\$11,827,987,326	5.26%

City of Venice		
Year	Taxable Value (\$billions)	% Change
2011	\$2,710,000,000	-5.24%
2012	\$2,699,179,213	-0.40%
2013	\$2,824,395,182	4.64%
2014	\$3,024,552,251	7.09%
2015	\$3,228,144,657	6.73%
2016	\$3,547,153,125	9.88%
2017	\$3,819,935,108	7.69%
2018	\$4,055,802,537	6.17%
2019	\$4,253,712,904	4.88%
2020	\$4,506,228,634	5.94%

Town of Longboat Key		
Year	Taxable Value (\$billions)	% Change
2011	\$3,345,000,000	-4.51%
2012	\$3,304,226,339	-1.22%
2013	\$3,403,659,704	3.01%
2014	\$3,559,419,377	4.58%
2015	\$3,719,166,269	4.49%
2016	\$3,908,416,388	5.09%
2017	\$4,055,179,642	3.76%
2018	\$4,183,054,997	3.15%
2019	\$4,313,267,448	3.11%
2020	\$4,190,191,926	-2.85%

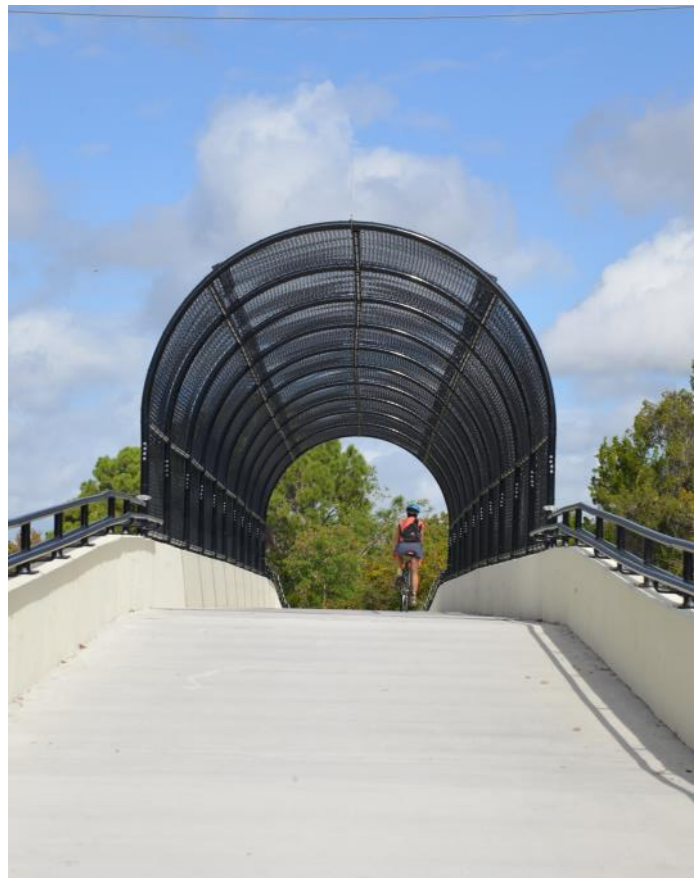
City of North Port		
Year	Taxable Value (\$billions)	% Change
2011	\$2,278,000,000	-8.37%
2012	\$2,266,049,616	-0.52%
2013	\$2,413,705,627	6.52%
2014	\$2,646,084,282	9.63%
2015	\$2,887,472,753	9.12%
2016	\$3,266,659,935	13.13%
2017	\$3,669,279,089	12.33%
2018	\$4,131,652,683	12.60%
2019	\$4,604,781,627	11.45%
2020	\$5,111,668,046	11.01%

Taxing Authorities Millage Rates

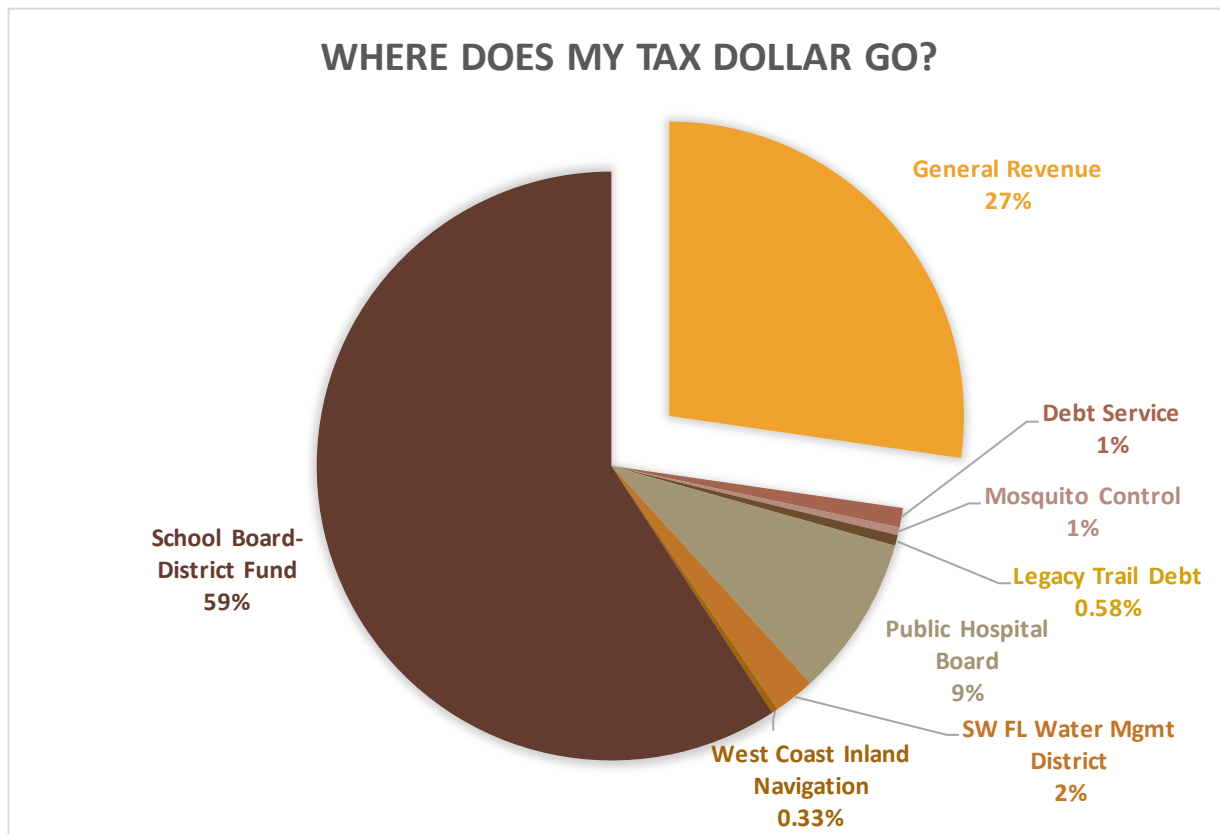
There are 67 different taxing authorities within Sarasota County. On an annual basis, each Taxing Authority establishes a millage rate by dividing their proposed budget by the taxable value less the value of new construction. The millage rate is then multiplied by the taxable value of each property located within the taxing district. These taxes are referred to as Ad Valorem Taxes and the revenues generated are used to support the operation and services provided by each of the taxing authorities. Each year the newly proposed millage rates are published on the Notice of Proposed Property Taxes (TRIM or Truth in Millage) sent to property owners during the month of August. It is important to review the TRIM Notice since it provides details about the proposed millage rates, the new appraised values, and exemption information. The TRIM Notice provides the date, time and place of the taxing authority's budget hearing as well as contact information.

Millage Rates for County-wide Services Sarasota County Ad Valorem Taxes	
Taxing Authority	Millage
General Revenue	3.2149
Debt Service	0.1253
Mosquito Control	0.0510
Legacy Trail Debt	0.0688
Sarasota County Public Hospital	1.0420
SW FL Water Mgmt District	0.2669
West Coast Inland Navigation District	0.0394
School Board	6.9750

Millage rates total does not include EMS services



Tax Distribution



In addition to the county-wide millage rates, there are ad valorem rates specific to each municipality and certain neighborhoods. Each of the taxing authorities serving a particular property is listed on the TRIM Notice and on the tax bill.

Additional Millage by Municipality				
Taxing Authority	City of Sarasota	City of Venice	Town of Longboat Key	City of North Port
General Revenue	3.2632	4.3600	2.1144	3.7667
Debt Service	0.2234	0.5674	0.0607	--
Total	3.4866	4.9274	2.1751	3.7667

Note: One mill equals \$1 per \$1,000 (.001). For example, a tax rate of 12.2478 mills is 1.22478% (0.0122478) of Taxable Value.

Florida Counties - Taxable Value

Top 20 Florida Counties - Taxable Value		
Rank	County	Total Taxable Value*
1	Miami-Dade (Miami)	\$324,078,995,640
2	Broward (Ft. Lauderdale)	\$210,890,470,321
3	Palm Beach (W Palm Beach)	\$210,145,754,984
4	Orange (Orlando)	\$155,914,881,471
5	Hillsborough (Tampa)	\$112,807,176,240
6	Collier (Naples)	\$99,168,131,887
7	Pinellas (Clearwater)	\$91,752,486,078
8	Lee (Ft. Myers)	\$89,314,624,576
9	Duval (Jacksonville)	\$73,975,669,904
10	Sarasota	\$65,456,738,472
11	Brevard (Titusville)	\$43,808,791,135
12	Manatee (Bradenton)	\$41,693,993,608
13	Polk (Lakeland)	\$40,196,938,311
14	Volusia (Daytona Beach)	\$39,823,502,127
15	Seminole (Sanford)	\$38,030,704,096
16	Pasco (Dade City)	\$31,743,617,155
17	Saint Johns (St. Augustine)	\$31,702,718,088
18	Monroe (Key West)	\$30,167,680,090
19	Osceola (Kissimmee)	\$31,397,076,497
20	Martin (Stuart)	\$23,874,092,756
	Total Statewide	\$2,130,377,105,308
*FDOR data for 2020 is preliminary only and may not reflect the final values.		

Tangible Personal Property (TPP)

TPP Taxable Value By Municipality

Municipality	2020	2019	% Change	% of Total
City of Sarasota	\$334,686,861	\$297,787,804	12.4%	23.5%
City of Venice	\$209,186,636	\$178,973,390	16.9%	14.7%
Town of Longboat Key	\$30,131,519	\$25,031,675	20.4%	2.1%
City of North Port	\$167,276,059	\$141,132,475	18.5%	11.7%
Unincorporated County	\$1,424,797,963	\$1,182,717,042	20.5%	48.0%

Tangible Personal Property Sarasota County

Year	Market Value (\$Billions)	Taxable Value (\$Billions)
2011	\$2.06	\$1.49
2012	\$1.97	\$1.39
2013	\$2.10	\$1.40
2014	\$2.16	\$1.45
2015	\$2.34	\$1.53
2016	\$2.36	\$1.53
2017	\$2.54	\$1.65
2018	\$2.67	\$1.79
2019	\$2.66	\$1.83
2020	\$3.00	\$2.17

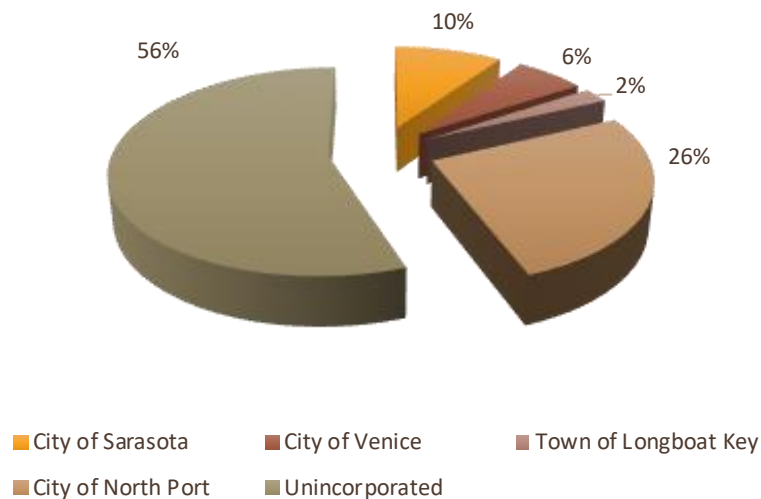
Tangible Personal Property (TPP) is everything other than real estate used in business.

All businesses, regardless of size, must file a TPP return.

Property Parcels and Accounts

Sarasota County Parcels (Accounts)						
	Real Property		TPP		Total Parcels	
Year	# Parcels	% Change	# Parcels	% Change	# Parcels	% Change
2011	268,077	0.0%	32,274	-2.9%	300,351	-0.3%
2012	268,135	0.0%	31,597	-2.1%	299,732	-0.2%
2013	268,940	0.3%	31,813	0.7%	300,753	0.3%
2014	269,576	0.2%	31,766	-0.1%	301,342	0.2%
2015	274,116	1.7%	30,599	-3.7%	304,715	1.1%
2016	276,059	0.7%	30,548	-0.2%	306,607	0.6%
2017	278,692	1.0%	28,789	-5.8%	307,481	0.3%
2018	281,680	1.1%	28,685	-0.4%	310,365	0.9%
2019	284,947	1.2%	28,922	0.8%	313,869	1.1%
2020	287,541	0.9%	26,941	-6.8%	314,482	0.2%

**2020 Distribution of Total Real Property
Parcels by Municipality**



Property Parcels and Accounts

Sarasota County Single Family Residential Parcel Count		
Year	# Parcels	% Change
2011	129,893	0.4%
2012	130,357	0.4%
2013	131,025	0.5%
2014	132,225	0.9%
2015	133,627	1.1%
2016	135,265	1.2%
2017	137,683	1.8%
2018	140,056	1.7%
2019	142,991	2.1%
2020	146,036	2.1%

Sarasota County Condominium Parcel Count		
Year	# Parcels	% Change
2011	50,254	-0.1%
2012	50,387	0.3%
2013	50,507	0.2%
2014	50,550	0.1%
2015	50,705	0.3%
2016	50,874	0.3%
2017	51,116	0.5%
2018	51,515	0.8%
2019	51,692	0.3%
2020	52,076	0.7%



Property by Type

Parcel Counts and Values Sarasota County Real Property Parcels and Values				
Property Type	Parcel Count	Market Value	Taxable Value	% of Total Taxable Value
Residential Properties				
Vacant Residential	52,835	\$1,790,512,800	\$1,636,694,949	2.59%
Single Family Homes	146,036	\$43,936,541,800	\$32,644,913,003	51.58%
Mobile Homes	11,948	\$1,073,854,500	\$759,081,279	1.20%
Multi-Family <10 Units	4,539	\$2,327,123,900	\$1,873,656,514	2.96%
Condominiums	52,076	\$15,416,653,400	\$13,514,153,384	21.35%
Cooperatives	333	\$78,361,900	\$74,723,907	0.12%
Residential Sub-Total	267,767	\$64,623,048,300	\$50,503,223,036	79.80%
Non-Residential Properties				
Multi-Family >10 Units	173	\$1,658,855,800	\$1,516,718,502	2.40%
Retirement Homes & Misc. Res.	3,061	\$563,015,900	\$403,777,506	0.64%
Vacant Commercial	1,214	\$388,856,300	\$357,729,804	0.57%
Improved Commercial	7,800	\$8,594,787,400	\$7,830,432,441	12.37%
Vacant Industrial	313	\$43,704,300	\$37,162,539	0.06%
Improved Industrial	2,287	\$1,445,684,500	\$1,386,651,220	2.19%
Agricultural	848	\$1,812,354,900	\$109,531,909	0.17%
Institutional	782	\$2,246,812,900	\$868,232,603	1.37%
Government	1,031	\$3,870,365,700	\$8,005,533	0.01%
Leasehold Interest	12	\$8,754,700	\$811,461	0.00%
Miscellaneous	2,064	\$289,036,000	\$83,506,499	0.13%
Non-Agricultural Acreage	189	\$264,753,700	\$184,141,457	0.29%
Non-Residential Sub-Total	19,774	\$21,186,982,100	\$12,786,701,474	20.20%
Totals	287,541	\$85,810,030,400	\$63,289,924,510	100.00%

Exemptions

The Constitution of the State of Florida provides for a number of property exemptions that may reduce the taxable value of a property. **Both the property and its residents must meet the qualification requirements as of January 1 of the year for which they are applying.** Exemptions generally require the filing of an original application by March 1 of the year the exemption is first requested. Some exemptions are automatically renewed in subsequent years, while others require annual application and confirmation.

Visit our website at www.SC-PA.com for more information on qualifying and applying for the property exemptions and discounts.



Exemptions & Classified Use Totals Sarasota County	
Type	Value
\$25,000 Homestead Exemption	\$3,124,731,300
Additional \$25,000 Homestead Exemption	\$2,893,595,492
Save Our Homes Cap Differential	\$7,180,639,619
Non-Homestead 10% Cap Differential	\$2,120,213,896
Seniors Exemption	\$9,489,059
Governmental Exemption (Real & Tangible)	\$4,353,357,599
Organizational Exemption (Real & Tangible)	\$1,451,433,639
Tangible Personal Property Exemption	\$138,301,391
Agricultural Classification:	
Market Value	\$1,698,524,400
Assessed Value	\$21,481,300
Classified (Exempt) Value	\$1,677,043,100

Agriculture is not an exemption but rather a classification of property assessed at a lower rate than market value.

Homestead Exemption

44% of parcels in Sarasota County enjoy the benefit of a homestead exemption, making it the most prevalent property exemption. ***Every person who owns and resides on real property in Florida on January 1 and makes the property their permanent residence is eligible to receive a homestead exemption of up to \$50,000.*** The first \$25,000 exemption applies to all property taxes, including school district taxes. The additional exemption of up to \$25,000 applies to the assessed value between \$50,000 and \$75,000 and only to non-school taxes.

Homestead Exemptions Sarasota County		
Year	Number of Exemptions	% Change
2011	112,148	-1.61%
2012	110,445	-1.52%
2013	109,965	-0.43%
2014	109,737	-0.21%
2015	110,975	1.13%
2016	113,202	2.01%
2017	115,903	2.39%
2018	118,579	2.31%
2019	121,794	2.71%
2020	125,146	2.75%

Save Our Homes Cap

The “Save Our Homes” (SOH) Cap provision puts a limit on the annual increases to the Assessed Value of homestead exempt property. It works by limiting annual increases in Assessed Value to no more than 3% or the amount of the Consumer Price Index, whichever is less. However, new construction is added at market value in the year after the improvements are done. On the first year the homestead exemption is granted, the Market Value and Assessed Value are equal. Thereafter, the increase in Assessed Value is limited by the annual SOH percent increase. ***The difference between Market Value and the capped Assessed Value is often called the “Save Our Homes” cap.***

Cap Rate History	
Roll Year	SOH Cap
2011	1.5%
2012	3.0%
2013	1.7%
2014	1.5%
2015	0.8%
2016	0.7%
2017	2.1%
2018	2.1%
2019	1.9%
2020	2.3%

Exemptions

Among the 125,146 homestead exempt parcels, 78% realized an added Save Our Homes differential. The average amount of a Save Our Homes cap for a property with differential in our county in 2020 was \$73,403.

IF YOUR ASSESSED VALUE IS.....	YOUR HOMESTEAD EXEMPTION WILL BE.....
\$75,000 and up	\$25,000 Homestead Exemption plus full additional \$25,000 exemption from non-School taxes
\$50,001 - \$74,999	\$25,000 Homestead Exemption plus portion of additional \$25,000 exemption from non-School taxes
\$1 - \$50,000	\$25,000 Homestead Exemption only.

Total Save Our Homes Cap Values & Differential Sarasota County

Year	Differential	Differential % change from prior year	Parcels with Differential	% Change from Prior Year - Parcels with Differential	Average Differential	Homestead Parcels	% of Homestead Parcels with Differential
2011	\$1,559,393,662	-30%	29,331	-32%	\$53,165	112,148	26%
2012	\$1,459,410,907	-6%	31,196	6%	\$46,782	110,445	28%
2013	\$2,735,273,004	87%	90,277	189%	\$30,299	109,965	82%
2014	\$4,458,069,236	205%	98,844	217%	\$45,102	109,737	90%
2015	\$5,856,461,514	31%	98,831	0%	\$59,257	110,975	89%
2016	\$7,792,824,642	33%	102,222	3%	\$76,234	113,202	90%
2017	\$7,871,969,372	1%	101,006	-1%	\$77,936	115,903	87%
2018	\$7,999,185,089	2%	99,656	-1%	\$80,268	118,579	84%
2019	\$7,789,091,608	-3%	99,784	0%	\$78,060	121,794	82%
2020	\$7,180,639,619	-8%	97,825	-2%	\$73,403	125,046	78%

Portability and 10% Cap

Portability

Since 2009 property owners have been able to transfer or port their accumulated Save Our Homes cap differential value from their prior homestead exempt property to their new homestead exempt property anywhere in the State of Florida.

Homestead Portability		
Municipality/County	Parcels	Total Ported Value
City of Sarasota	289	\$31,905,275
City of Venice	183	\$8,683,770
Town of Longboat Key	35	\$4,482,490
City of North Port	545	\$24,106,360
ALL Sarasota County	2,873	\$165,382,914

10% Assessment Limitation Cap

A 10% Assessment Limitation Cap on the Assessed Value of non-homestead residential and non-residential properties became effective with the 2009 Assessment Roll. The limitation remains with the property until a change of ownership or control of more than 50% occurs. The cap became permanent on January 1, 2019 when a new amendment was passed by the voters in the November 2019 elections.

Residential 9 units or less (193.1554)*			
Year	Differential	Parcels with Differential	Average Differential
2015	\$1,001,936,288	67,936	\$14,748
2016	\$1,348,507,488	94,424	\$14,281
2017	\$1,101,421,531	82,016	\$13,429
2018	\$1,043,048,914	72,742	\$14,339
2019	\$765,553,472	54,502	\$14,046
2020	\$560,063,499	44,897	\$12,474

Residential 10 units or more & Non-Residential (193.1555)**			
Year	Differential	Parcels with Differential	Average Differential
2015	\$826,466,537	3,557	\$232,349
2016	\$1,421,014,561	8,641	\$164,450
2017	\$1,399,532,676	8,062	\$173,596
2018	\$1,248,675,875	6,963	\$179,330
2019	\$1,191,963,064	6,034	\$197,541
2019	\$1,560,150,397	5,565	\$280,350

*Section 193.1554 applies to non-homestead residential property with no more than 9 dwelling units and to vacant property zoned for residential uses. New construction is added at market value on the year after the improvements are done.

**Section 193.1555 applies to all residential properties with 10 units or more and all non-residential properties. It provides for the reassessment of the property and resetting of the 10% cap when a qualifying improvement increases the market value of the property by at least 25%.

New Construction

Market Value New Construction					
Year	City of Sarasota	City of Venice	Town of Longboat Key	City of North Port	Sarasota County
2011	\$44,003,910	\$6,517,710	\$2,121,600	\$23,834,445	\$181,112,205
2012	\$27,382,850	\$16,651,450	\$1,626,900	\$22,992,000	\$174,669,150
2013	\$84,899,501	\$35,879,416	\$28,341,611	\$47,312,359	\$454,299,558
2014	\$104,030,394	\$59,558,334	\$22,995,861	\$58,233,514	\$586,245,422
2015	\$133,009,417	\$65,466,445	\$21,690,182	\$87,122,795	\$948,650,840
2016	\$137,294,808	\$70,347,636	\$28,758,463	\$173,643,153	\$942,529,227
2017	\$270,242,582	\$114,658,665	\$73,827,215	\$201,592,935	\$1,335,556,647
2018	\$474,005,765	\$89,128,380	\$31,977,693	\$202,294,359	\$1,497,223,749
2019	\$335,424,790	\$90,516,994	\$44,567,739	\$276,473,701	\$1,662,981,454
2020	\$375,822,500	\$148,816,300	\$48,768,500	\$354,816,800	\$1,973,822,000

Taxable Value New Construction					
Year	City of Sarasota	City of Venice	Town of Longboat Key	City of North Port	Sarasota County
2011	\$11,936,033	\$5,977,430	\$2,096,337	\$21,956,308	\$135,761,216
2012	\$22,336,208	\$15,386,140	\$1,626,900	\$18,653,901	\$149,968,549
2013	\$72,048,063	\$32,716,606	\$27,839,141	\$38,356,080	\$397,162,357
2014	\$48,993,270	\$52,311,694	\$21,731,431	\$46,948,096	\$454,840,711
2015	\$61,535,050	\$52,124,816	\$19,862,171	\$72,143,634	\$786,445,361
2016	\$112,177,122	\$61,026,396	\$27,530,619	\$146,565,181	\$783,659,458
2017	\$249,571,509	\$101,889,913	\$71,207,294	\$168,143,175	\$1,154,719,690
2018	\$403,050,498	\$76,707,594	\$30,744,770	\$165,205,489	\$1,271,656,684
2019	\$297,798,052	\$76,395,457	\$41,916,558	\$233,729,548	\$1,459,980,592
2020	\$329,452,122	\$118,860,337	\$46,810,048	\$256,009,988	\$1,690,868,428

Redevelopment Areas



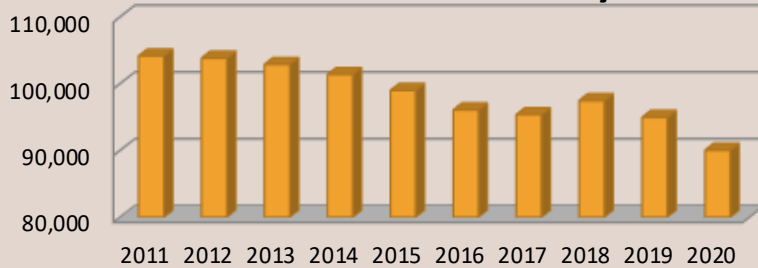
The Community Redevelopment Act of 1969 was created by the State Legislature so that county and municipal governments could address the deteriorating and adverse conditions of specific communities and neighborhoods. It allows the local government to designate a Community Redevelopment Area (CRA) if that area meets certain criteria such as the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, or inadequate parking or roadways. The purpose of a CRA is to allow a portion of the tax dollars to be used specifically for redevelopment purposes in the designated area. Funding of these projects begins with Tax Increment Financing (TIF), which is a method for leveraging public dollars to stimulate private investment in the CRA district. The dollar value of all property in the CRA is determined as of a given date and “frozen”. All tax revenues generated from any increases in real property values (over the frozen value) are used for redevelopment efforts in the CRA district.

¹SCOPE, Community Changes Redevelopment & Infill Study Group Report, spring 2004.

Redevelopment Areas in Sarasota County		
Community Redevelopment Area	2020 Taxable Value	Base Year Taxable Value
Englewood	\$1,402,433,722	\$538,174,830 (1999)
Newtown	\$186,786,931	\$143,659,391 (2017)

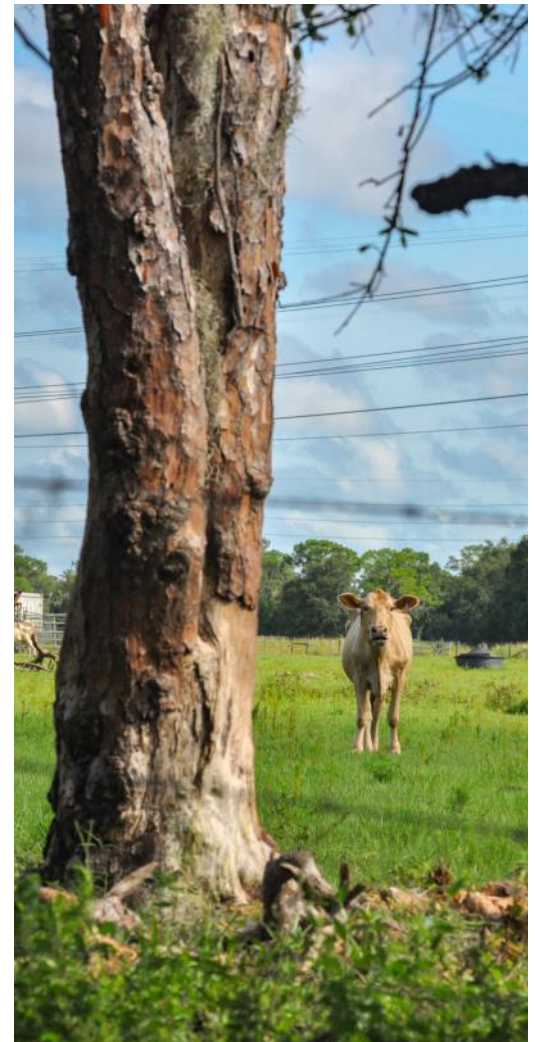
Agricultural Use

**Acres Classified as Agricultural Land
Sarasota County**



**Agricultural Classified Land
Sarasota County**

Year	Parcels	Acres	% of Total County Land
2011	944	104,181	28.5%
2012	942	103,843	28.4%
2013	943	102,892	28.1%
2014	940	101,396	27.7%
2015	930	99,006	27.1%
2016	897	96,085	26.3%
2017	918	95,389	26.1%
2018	933	97,478	26.6%
2019	880	94,991	26.0%
2020	848	90,058	24.6%



Manufactured (Mobile) Homes

A manufactured home may be classified as either real property or as a motor vehicle. If the manufactured home owner owns or has beneficial interest to the land where the home is located the home is considered real property and valued as an improvement to the land. In this case, the resident owner may be eligible for a homestead exemption. Typically, manufactured homes in Resident Owned Communities are valued as real property when the owner of the home becomes a stock member of the community and receives a 99-year proprietary lease. If the land is rented, the manufactured home is considered a motor vehicle and the attachments to the home (carports, screen porch, etc.) are classified and placed on the assessment rolls as tangible personal property.

Manufactured Homes Real Property	
Year	Parcel Count
2011	11,780
2012	11,799
2013	11,818
2014	11,834
2015	11,853
2016	11,870
2017	11,887
2018	11,912
2019	11,926
2020	11,948

Government Lands

Sarasota County is 571.55 square miles in size. Of this, 35% or roughly 200 square miles is government owned property (excluding public rights-of-way and river/ waterway bottoms).

Government Authority	Acres
State of Florida	55,602
Sarasota County	62,088
Municipal	7,187
Political Subdivision	1,779
School Board	2,012
Sarasota/Manatee Airport Authority	215
Public Hospital Board	288
Federal	338

Addendum A - Ad Valorem Taxing Authorities

Abbreviation	Full Description
Sarasota County	Sarasota - Operating
County Debt	Sarasota County Debt Service
County Debt-Legacy Trail	Sarasota County Legacy Trail Debt
County Msqt	Sarasota County Mosquito Control
Hospital Board	Sarasota County Public Hospital Board
SWFWMD-District	Southwest Fl. Water Management Dist. - District
WCIND	West Coast Inland Navigation District
SB State Law	School Board - State Law
School Board	School Board - Local Board
City of Sarasota	City of Sarasota
Cit Sara Db	City of Sarasota Debt Service
City of Venice	City of Venice
Cit Ven Db	City of Venice Debt Service
Town of Longboat Key	Town of Longboat Key
Longboat Key Debt	Town of Longboat Key Debt Service
LBK Gulfside	Longboat Key Gulfside Debt
LBK Bayside	Longboat Key Bayside Debt
City of North Port	City of North Port
CC Sarasota	Country Club of Sarasota Lighting
Village Green	Village Green Lighting
Kensngton Pk	Kensington Park Lighting
Nokomis East	Nokomis East Lighting
Col Terr/Gld	Colonial Terrace/Golden Acres Lighting
Glf Gate Wds	Gulf Gate Woods Lighting
South Gate	South Gate Lighting
LBK A Debt	Longboat Key Erosion Control District A Debt Serv
Englwood Lt	Englewood Lighting
Siesta Ky Lt	Siesta Key Lighting
Gulf Gate Lt	Gulf Gate Lighting
LBK B Debt	Longboat Key Erosion Control District B Debt Serv
Ven Gardens	Venice Gardens Lighting
Warm Min Spr	Warm Mineral Springs Lighting
River Forest	River Forest Lighting
Denham Acres	Denham Acres Lighting
Oyster Bay	Oyster Bay Lighting
Rdgwd Estate	Ridgewood Estates Lighting
Shadow Lakes	Shadow Lakes Lighting

Addendum A - Ad Valorem Taxing Authorities

Abbreviation	Full Description
So Gate Rdge	South Gate Ridge Lighting
Rrerview Man	Riverview Manor Lighting
Southpointe	Southpointe Shores Lighting
Forest Lakes	Forest Lakes Lighting
East Park	East Park Lighting
Overbrook Gd	Overbrook Gardens Lighting
Nrthgate Ctr	Northgate Center Lighting
Ctr Gate Wd	Center Gate Woods Lighting
Bay Vista Bv	Bay Vista Blvd Lighting
Clark Rd Ind	Clark Road Industrial Lighting
Bay Point	Bay Point Lighting
Phillippi Gd	Phillippi Gardens Lighting
So Venice Lt	South Venice Lighting
Jacaranda W	Jacaranda West Lighting
Uplands	Uplands Lighting
Sunrise Golf	Sunrise Golf Club Lighting
Venetian Gdn	Venetian Gardens Lighting
North Casey	North Casey Key Public Improvement
Ctr Gate Est	Center Gate Estates Lighting
Aqualane Est	Aqualane Estates Lighting
PineCraft Lighting	PineCraft Lighting
Sarasota Springs Lt	Sarasota Springs Lighting District
Sarasota EMS	Sarasota County Emergency Medical Services Dist
St Armands	St Armands Special Business Neighborhood Imp Dist
Waterwy MSTU	Sarasota County Navigable Waterways Maint MSTU
Goldgate	Golden Gate Point Streetscape Special District
GoldGate Dt	Golden Gate Point Streetscape Debt Service
SiestaVilPID	Siesta Key Village Public Improvement District



Addendum B - Links

Government

Sarasota County www.scgov.net
City of North Port www.cityofnorthport.com
City of Sarasota www.sarasotagov.com
City of Venice www.venicegov.com
Town of Longboat Key www.longboatkey.org

Elected Officials

Clerk of the Circuit Court and Comptroller www.sarasotaclerk.com
County Commission www.scgov.net
Sarasota County Property Appraiser www.sc-pa.com
Sarasota County Sheriff's Office www.sarasotasheriff.org
Supervisor of Elections www.sarasotavotes.com
Tax Collector www.sarasotataxcollector.com

Community

Visit Sarasota County www.visitsarasota.org
Community Foundation of Sarasota County www.cfsarasota.org/
Economic Development Corporation of Sarasota County
www.edcsarasotacounty.com
Realtor Association of Sarasota and Manatee www.myrasm.com
Englewood-Cape Haze Area Chamber of Commerce
www.inglewoodchamber.com
Greater Sarasota Chamber of Commerce www.sarasotachamber.com
Longboat Key Chamber of Commerce www.longboatkeychamber.com
North Port Area Chamber of Commerce www.northportareachamber.com
Siesta Key Chamber of Commerce www.siestakeychamber.com
Venice Area Chamber of Commerce www.venicechamber.com



Pictures shown in this report are courtesy of the Sarasota County Government Communications Department.