

SARASOTA COUNTY PROPERTY APPRAISER 2023 ANNUAL REPORT



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

A Message from Bill Furst



The Sarasota County Property Appraiser Annual Report contains an overview of the trends in market and taxable values for real and tangible property in Sarasota County. The information in our 2023 annual report is based on data, market trends, and other factors as of January 1, 2023.

2023 market values saw an overall increase of 13% over the previous year. Taxable values saw an overall increase of 14%. The cumulative value of all parcels in the county is once again the highest it has ever been at \$150.4 billion, eclipsing last year's record. Continuing our new housing trend, over 5,384 new real property parcels were added to the tax roll this year. The vast majority of these were residential single-family parcels.

Our website continues to be an extremely valuable and popular tool, with residents, visitors, and potential buyers and sellers using the search function and maps more and more each month. Our online homestead exemption application is also saving thousands of trips to our office each year.

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.

Please feel free to contact me at PA@SC-PA.com with your comments and suggestions.

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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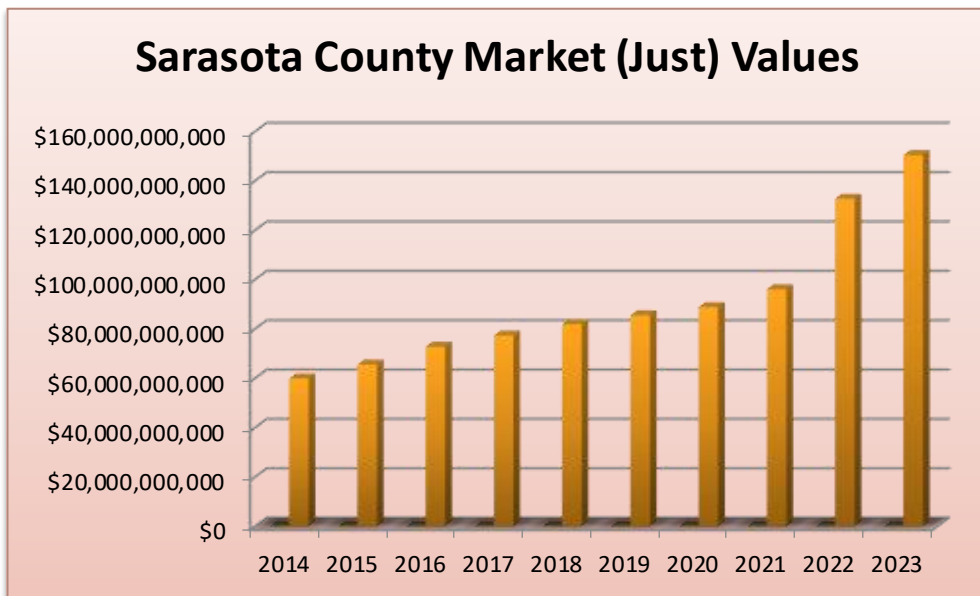
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(Data based on Certification of the 2023 Assessment Roll on September 29, 2023)

Property Market (Just) Values

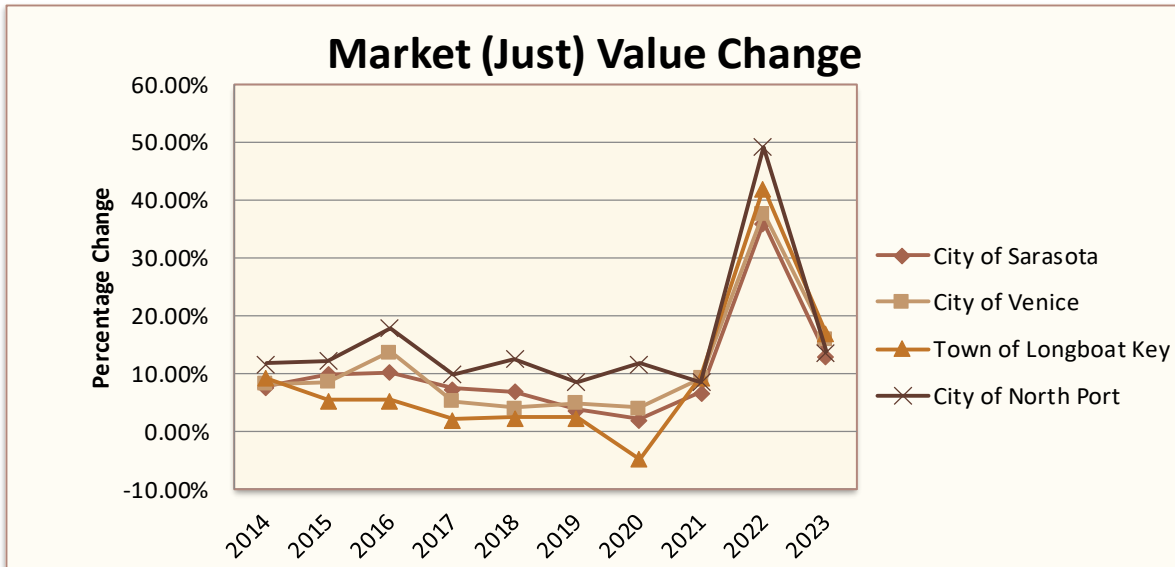
It is the responsibility of the Property Appraiser's Office to determine the value of all real property and tangible personal property (e.g. business equipment) as of January 1 of each year. Market (Just) Value is established through the appraisal process governed by Florida Law. When determining the 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
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
2021	\$96,007,774,284
2022	\$132,732,629,825
2023	\$150,426,824,440



Market Value for all properties in Sarasota County saw an overall increase of 13% 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
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%
2021	\$96,008	8.10%	\$17,846	6.69%	\$6,410	9.31%	\$5,005	9.42%	\$8,870	8.49%
2022	\$132,733	38.25%	\$24,287	36.09%	\$8,833	37.80%	\$7,119	42.24%	\$13,254	49.43%
2023	\$150,427	13.33%	\$27,451	13.03%	\$10,259	16.14%	\$8,319	16.86%	\$15,079	13.77%

Average Market Values

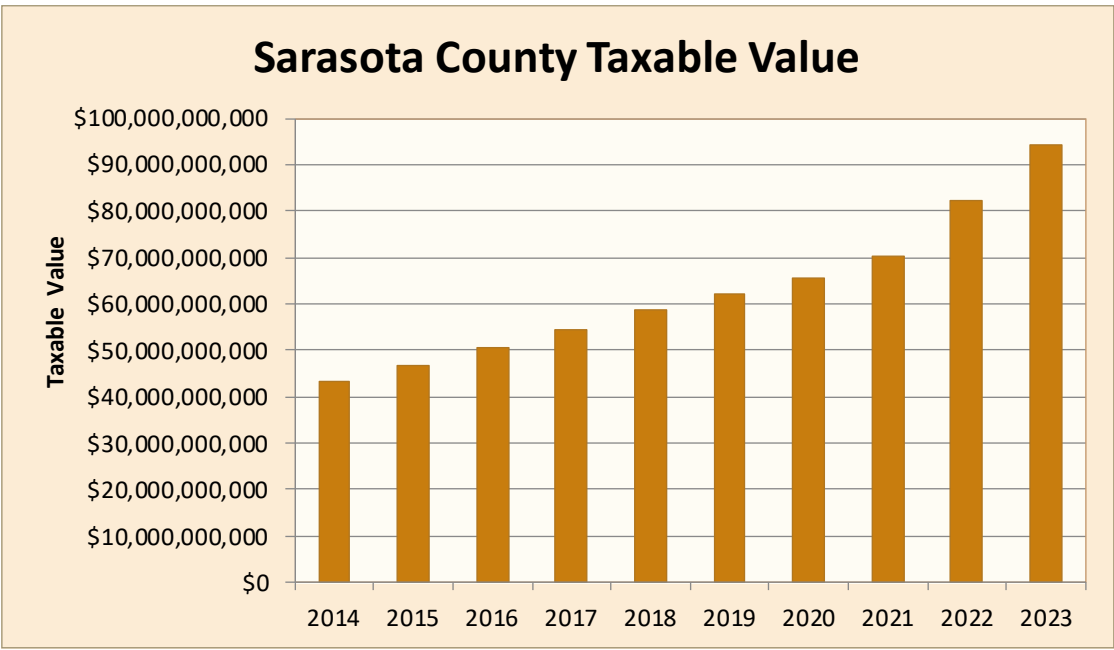
Sarasota County Single Family Residential Parcels Average Market Value		
Year	Avg. Market Value	% Chg
2014	\$221,902	10.1%
2015	\$240,248	8.3%
2016	\$265,721	10.6%
2017	\$276,854	4.2%
2018	\$288,489	4.2%
2019	\$294,808	2.2%
2020	\$300,861	2.1%
2021	\$330,917	10.0%
2022	\$473,351	43.0%
2023	\$522,641	10.4%

Sarasota County Residential Condominium Parcels Average Market Value		
Year	Avg. Market Value	% Chg
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%
2021	\$312,337	5.5%
2022	\$442,957	41.8%
2023	\$504,842	14.0%

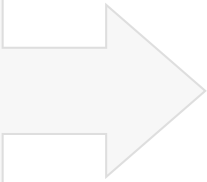


Property Taxable Values

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.**

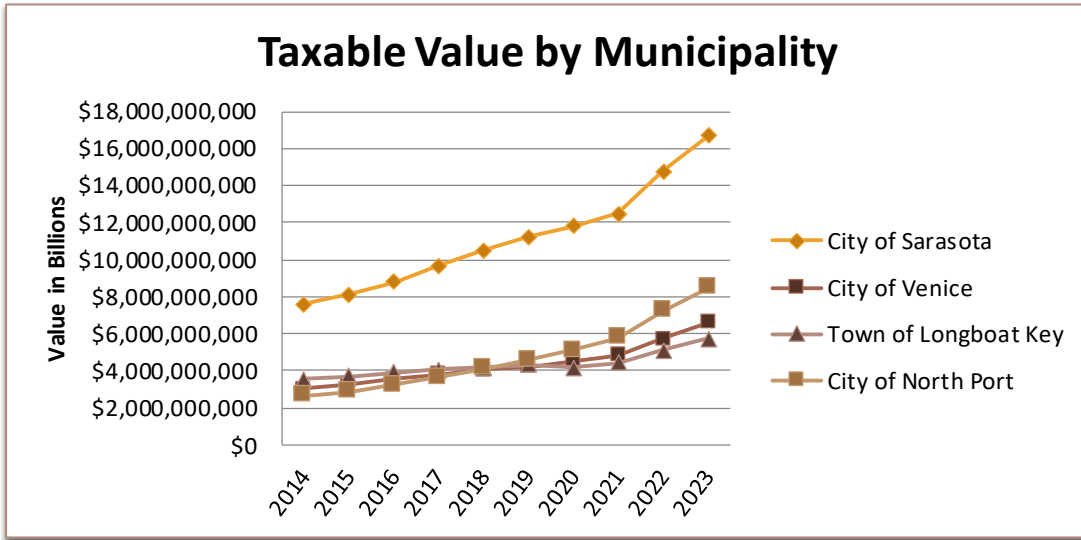


The Taxable Value for all properties in Sarasota County saw an overall increase of 14.24%.



Sarasota County		
Year	Taxable Value	%
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%
2021	\$70,095,387,468	7.09%
2022	\$82,398,547,608	17.55%
2023	\$94,129,509,413	14.24%

Taxable Value by Municipality



City of Sarasota		
Year	Taxable Value	%
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%
2021	\$12,456,717,891	5.32%
2022	\$14,741,900,749	18.34%
2023	\$16,694,782,552	13.25%

City of Venice		
Year	Taxable Value	%
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%
2021	\$4,843,152,349	7.48%
2022	\$5,738,209,962	18.48%
2023	\$6,610,153,001	15.20%

Town of Longboat Key		
Year	Taxable Value	%
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%
2021	\$4,451,725,597	6.24%
2022	\$5,091,944,937	14.38%
2023	\$5,743,684,652	12.80%

City of North Port		
Year	Taxable Value	%
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%
2021	\$5,772,979,693	12.94%
2022	\$7,257,635,185	25.72%
2023	\$8,496,865,543	17.07%

Taxing Authorities Millage Rates

There are 65 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.

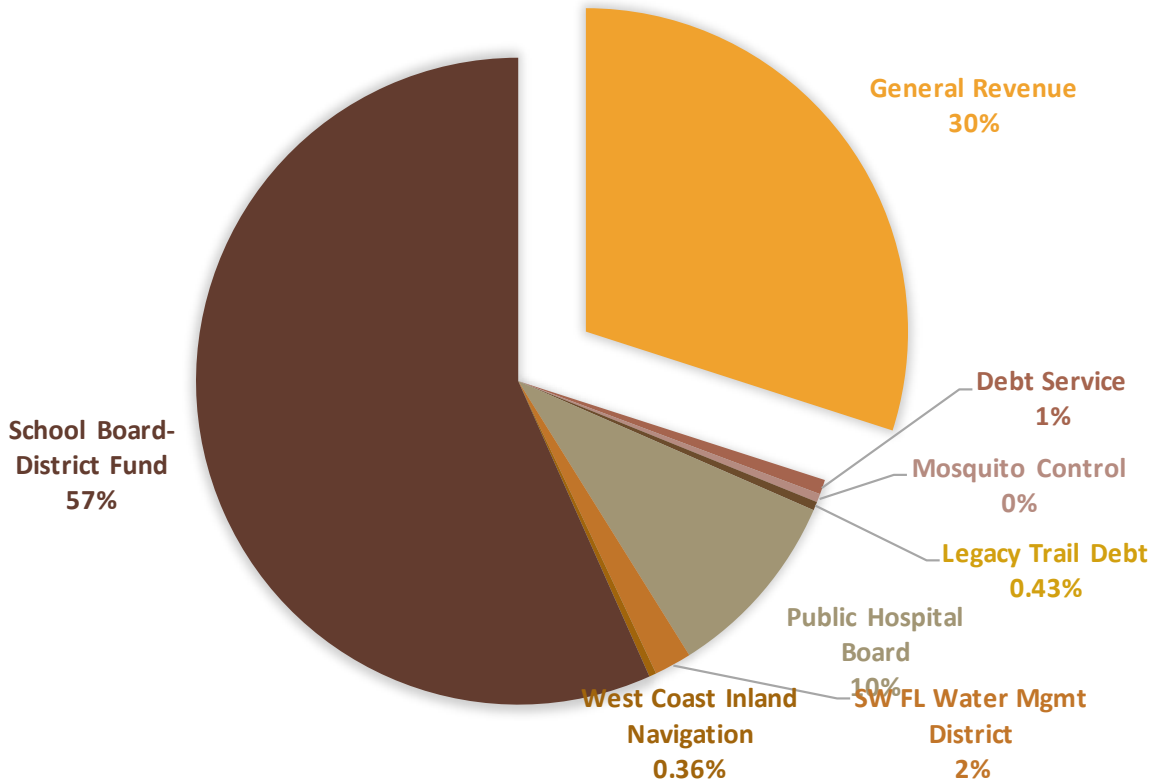
Millage Rates for County-wide Services Sarasota County Ad Valorem Taxes	
Taxing Authority	Millage
General Revenue	3.2653
Debt Service	0.0799
Mosquito Control	0.0460
Legacy Trail Debt	0.0469
Sarasota County Public Hospital	1.0420
SW FL Water Mgmt District	0.2043
West Coast Inland Navigation District	0.0394
School Board	6.1800
Total	10.9038

Millage rates total does not include EMS services



Tax Distribution

WHERE DOES MY TAX DOLLAR GO?



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	3.9041	1.96	3.7667
Debt Service	0.158	0.4061	0.044	--
Total	3.158	4.3102	2.004	3.7667

Note: One mill equals \$1 per \$1,000 (.001). For example, a tax rate of 11.0257 mills is 1.10257% (0.0110257) of Taxable Value.


Florida Counties - Taxable Value

Top 20 Florida Counties - Taxable Value		
Rank	County	Total Taxable Value*
1	Miami-Dade	\$427,141,906,565
2	Palm Beach	\$289,753,741,184
3	Broward	\$272,765,350,162
4	Orange	\$203,545,318,351
5	Hillsborough	\$157,177,713,503
6	Collier	\$138,016,573,448
7	Pinellas	\$123,805,271,352
8	Lee	\$120,583,101,524
9	Duval	\$102,086,260,569
10	Sarasota	\$94,129,509,413
11	Manatee	\$62,060,595,238
12	Brevard	\$61,231,021,849
13	Polk	\$59,707,425,384
14	Volusia	\$55,061,523,333
15	Seminole	\$49,614,867,786
16	Saint Johns	\$47,639,946,348
17	Pasco	\$47,590,378,965
18	Osceola	\$46,353,488,373
19	Monroe	\$41,819,788,017
20	Walton	\$37,456,096,113
	Total Statewide	\$2,586,647,756,650
*FDOR data for 2023 is preliminary only and may not reflect the final values.		

Tangible Personal Property (TPP)


TPP Taxable Value By Municipality				
Municipality	2023	2022	% Change	% of Total
City of Sarasota	\$412,647,571	\$354,287,451	16.5%	23.1%
City of Venice	\$276,498,445	\$240,037,094	15.2%	15.5%
Town of Longboat Key	\$40,017,816	\$35,601,699	12.4%	2.2%
City of North Port	\$246,436,445	\$206,414,117	19.4%	13.8%
Unincorporated County	\$1,787,736,537	\$1,284,971,434	39.1%	45.4%

Tangible Personal Property Sarasota County		
Year	Market Value (\$Billions)	Taxable Value (\$Billions)
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
2021	\$2.95	\$2.12
2022	\$3.19	\$2.32
2023	\$3.67	\$2.77



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

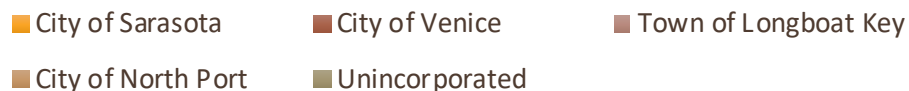
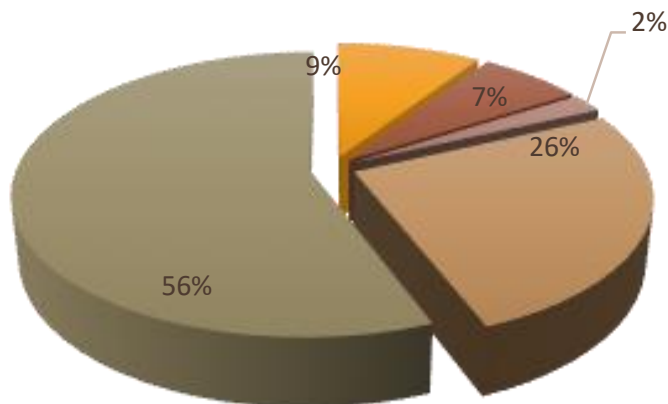
 All businesses, regardless of size, must file a TPP return.



Property Parcels and Accounts

Sarasota County Parcels (Accounts)						
Year	Real Property		TPP		Total Parcels	
	# Parcels	% Change	# Parcels	% Change	# Parcels	% Change
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%
2021	289,827	0.8%	26,365	-2.1%	316,192	0.5%
2022	293,679	1.3%	23,692	-10.1%	317,371	0.4%
2023	298,347	1.6%	22,918	-3.3%	321,265	1.2%

Distribution of Total Real Property Parcels by Municipality



Property Parcels and Accounts

Sarasota County Single Family Residential Parcel Count		
Year	# Parcels	% Change
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%
2021	149,392	2.3%
2022	152,769	2.3%
2023	156,419	2.4%

Sarasota County Condominium Parcel Count		
Year	# Parcels	% Change
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%
2021	52,273	0.4%
2022	52,589	0.6%
2023	52,881	0.6%



Property by Type

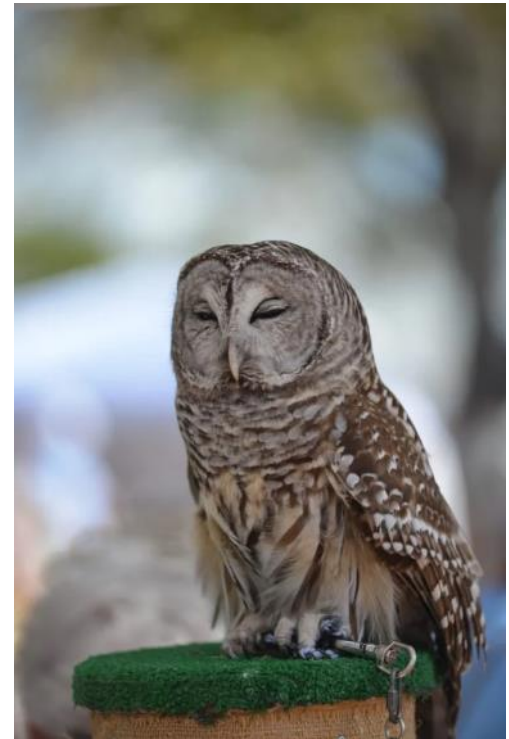
Parcel Counts and Values Sarasota County Real Property Parcels and Values

Property Type	Parcel Count	Market Value	Taxable Value	% of Total Taxable Value
Residential Properties				
Vacant Residential	52,780	\$3,389,942,900	\$2,681,976,949	2.94%
Single Family Homes	156,419	\$81,751,052,700	\$49,041,641,835	53.68%
Mobile Homes	11,890	\$1,375,003,000	\$926,997,403	1.01%
Multi-Family <10 Units	4,684	\$4,136,944,300	\$2,713,067,986	2.97%
Condominiums	52,881	\$26,696,533,700	\$18,815,243,959	20.59%
Cooperatives	333	\$126,796,200	\$99,550,190	0.11%
Residential Sub-Total	278,987	\$117,476,272,800	74,278,478,322	81.30%
Non-Residential Properties				
Multi-Family >10 Units	190	\$3,277,483,800	\$2,883,007,007	3.16%
Retirement Homes & Misc. Res.	3,230	\$877,055,400	\$659,799,107	0.72%
Vacant Commercial	1,000	\$857,623,900	\$710,639,082	0.78%
Improved Commercial	7,703	\$11,353,909,100	\$9,357,733,371	10.24%
Vacant Industrial	278	\$66,147,000	\$45,973,730	0.05%
Improved Industrial	2,399	\$2,274,616,700	\$1,946,344,310	2.13%
Agricultural	599	\$2,027,982,800	\$95,886,268	0.10%
Institutional	764	\$2,638,518,100	\$842,760,951	0.92%
Government	857	\$4,971,326,300	\$23,046,873	0.03%
Leasehold Interest	12	\$10,421,100	\$1,176,376	0.00%
Miscellaneous	2,071	\$387,280,100	\$98,041,423	0.11%
Non-Agricultural Acreage	257	\$541,866,900	\$422,763,750	0.46%
Non-Residential Sub-Total	19,360	29,284,231,200	17,087,172,248	18.70%
Totals	298,347	\$146,760,504,000	\$91,365,650,570	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	\$3,355,387,944
Additional \$25,000 Homestead Exemption	\$3,180,883,076
Save Our Homes Cap Differential	\$27,757,527,697
Non-Homestead 10% Cap Differential	\$12,002,241,307
Seniors Exemption	\$15,225,781
Governmental Exemption (Real & Tangible)	\$5,437,521,672
Organizational Exemption (Real & Tangible)	\$1,769,655,888
Tangible Personal Property Exemption	\$138,108,390
Agricultural Classification:	
Market Value	\$1,894,882,500
Assessed Value	\$23,934,300
Classified (Exempt) Value	\$1,870,948,200

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

Homestead Exemption

45% 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
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%
2021	128,273	2.50%
2022	131,472	2.49%
2023	134,242	2.11%

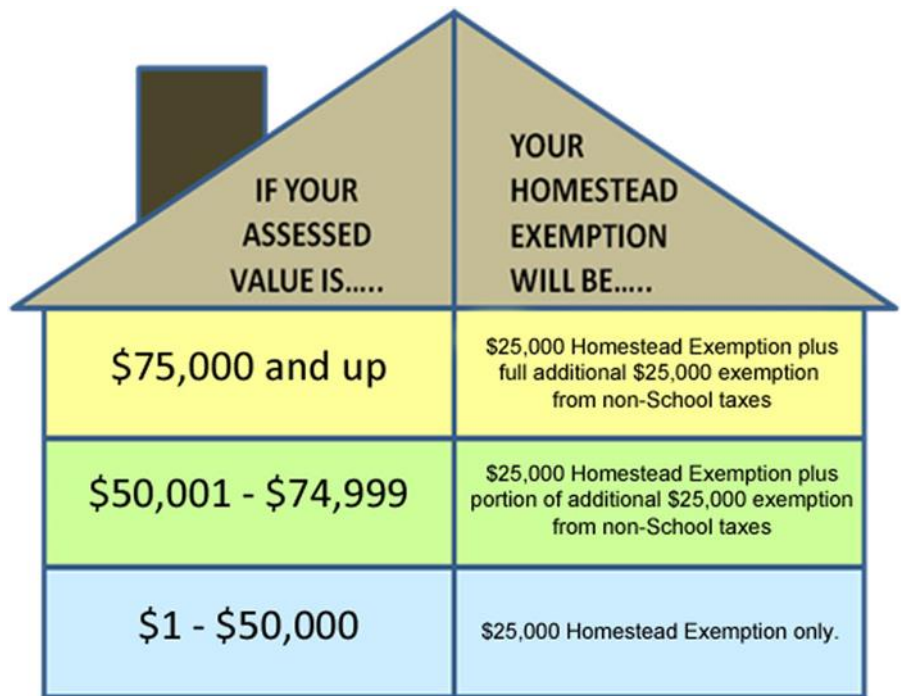
Save Our Homes Cap

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.**

Save-Our-Homes Cap Rate History	
Roll Year	SOH Cap
2014	1.5%
2015	0.8%
2016	0.7%
2017	2.1%
2018	2.1%
2019	1.9%
2020	2.3%
2021	1.4%
2022	3.0%
2023	3.0%

Exemptions

Among the 134,242 homestead exempt parcels, 90% 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 2023 was \$229,178.



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
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%
2021	\$9,359,656,727	30%	113,562	16%	\$82,419	128,273	89%
2022	\$24,158,971,316	158%	118,057	4%	\$204,638	131,472	90%
2023	\$27,757,527,697	15%	121,118	3%	\$229,178	134,242	90%

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	221	\$42,012,813
City of Venice	206	\$22,052,172
Town of Longboat Key	38	\$10,572,286
City of North Port	402	\$37,322,108
ALL Sarasota County	2,447	\$301,081,908

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
2019	\$765,553,472	54,502	\$14,046
2020	\$560,063,499	44,897	\$12,474
2021	\$929,620,603	68,244	\$13,622
2022	\$7,827,678,806	114,073	\$68,620
2023	\$8,215,637,040	107,733	\$76,259

Residential 10 units or more & Non-Residential (193.1555)**			
Year	Differential	Parcels with Differential	Average Differential
2019	\$1,191,963,064	6,034	\$197,541
2020	\$1,560,150,397	5,565	\$280,350
2021	\$1,543,025,460	6,066	\$254,373
2022	\$2,543,480,034	9,029	\$281,701
2023	\$3,786,604,267	10,878	\$348,097

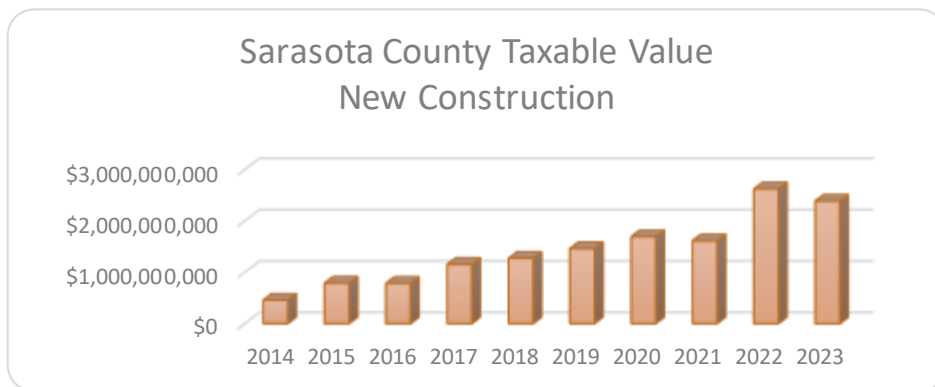
*Section 193.1554 applies to non-homestead residential property with no more than 9 dwelling units and to vacant property zoned for residential uses. New construction is added at market value on the year after the improvements are done.

**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
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
2021	\$290,944,800	\$91,228,346	\$58,213,022	\$354,981,200	\$1,839,136,063
2022	\$836,890,600	\$489,232,930	\$38,269,400	\$545,871,800	\$3,316,752,830
2023	\$312,403,100	\$254,452,900	\$60,109,200	\$603,608,539	\$2,768,968,439

Taxable Value New Construction					
Year	City of Sarasota	City of Venice	Town of Longboat Key	City of North Port	Sarasota County
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
2021	\$259,317,366	\$70,799,019	\$53,540,804	\$301,854,843	\$1,611,048,878
2022	\$649,638,635	\$233,888,937	\$29,174,663	\$47,694,488	\$2,622,868,460
2023	\$273,653,286	\$224,811,637	\$47,970,668	\$513,847,123	\$2,384,503,080



Redevelopment Areas



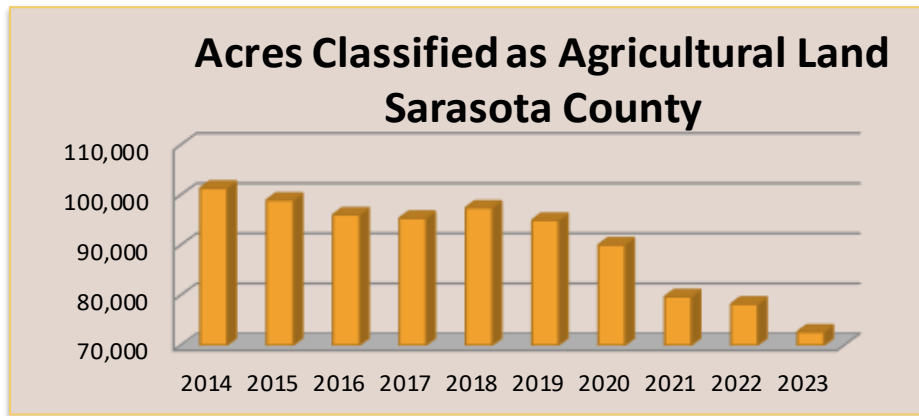
The Community Redevelopment Act of 1969 was created by the State Legislature so that county and municipal governments could address the deteriorating and adverse conditions of specific communities and neighborhoods. It allows the local government to designate a Community Redevelopment Area (CRA) if that 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.

Community Redevelopment Areas

Redevelopment Areas in Sarasota County		
Community Redevelopment Area	2023 Taxable Value	Base Year Taxable Value
Englewood	\$1,938,087,874	\$538,174,830 (1999)
Newtown	\$273,455,012	\$143,659,391 (2017)

Agricultural Use



Agricultural Classified Land Sarasota County			
Year	Parcels	Acres	% of Total County Land
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%
2021	700	79,737	21.8%
2022	700	78,253	21.4%
2023	599	72,701	19.9%



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
2014	11,834
2015	11,853
2016	11,870
2017	11,887
2018	11,912
2019	11,926
2020	11,948
2021	11,955
2022	11,960
2023	11,890

Government Lands

Sarasota County is 571.55 square miles in size. Of this, 39% or roughly 222 square miles is government owned property (excluding public rights-of-way and river/ waterway bottoms).

Government Authority	Acres
State of Florida	56,637
Sarasota County	74,135
Municipal	7,318
Political Subdivision	1,569
School Board	2,188
Sarasota/Manatee Airport Authority	217
Public Hospital Board	297
Federal	337

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
Englwood Lt	Englewood Lighting
Siesta Ky Lt	Siesta Key Lighting
Gulf Gate Lt	Gulf Gate Lighting
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
Rrview 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.