



**DAVID JOHNSON, CFA**  
SEMINOLE COUNTY PROPERTY APPRAISER

(407) 665-7506 | 110 1 E. FIRST STREET, SANFORD, FL 32771

June 20, 2023

Honorable Megan Sladek, Mayor  
City of Oviedo  
400 Alexandria Boulevard  
Oviedo, FL 32765

Dear Ms. Sladek:

Pursuant to Chapter 200.065 (1), Florida Statutes, attached please find applicable Department of Revenue DR420 Forms for your jurisdiction. These forms certify the 2023 Taxable Value of your taxing jurisdiction as prescribed by law.

***Please have the appropriate person complete the applicable forms for your jurisdiction using the Department of Revenue's eTRIM system. Please complete and certify the following forms back to our office by the deadline date of Thursday, August 4, 2023:***

<b>DR420</b>	<b><i>Certification of Taxable Value</i></b>
<b>DR420DEBT</b>	<b><i>Certificate of Voted Debt Millage (if applicable for voted debt)</i></b>
<b>DR420TIF</b>	<b><i>Tax Increment Adjustment Worksheet (if applicable for CRA)</i></b>
<b>DR420MMP</b>	<b><i>Maximum Millage Levy Calculation Preliminary Disclosure</i></b>

Please visit our website at [www.scpafl.org](http://www.scpafl.org) for further detailed information. Our website is a valuable source for information such as your DR489 Taxable Value forms, Historical Values & Millage Rates, Commercial vs. Residential Values, Top 10 Taxpayers, etc.

If you have any questions or need additional information from our office, please call Tyra Miller at (407) 665-7560.

Sincerely,

David Johnson, CFA  
Seminole County Property Appraiser

cc: Bryan Cobb, City Manager  
Elianne Rivera, City Clerk  
Jerry Boop, Finance Director  
Kelly Jones, Assistant Finance Director  
Nadia Todor, Financial Management Analyst



# CERTIFICATION OF TAXABLE VALUE

[Reset Form](#)
[Print Form](#)

DR-420  
R. 5/12  
Rule 12D-16.002  
Florida Administrative Code  
Effective 11/12


Year : 2023	County : SEMINOLE
Principal Authority : CITY OF OVIEDO	Taxing Authority : CITY OF OVIEDO

## SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	3,789,789,537	(1)
2.	Current year taxable value of personal property for operating purposes	\$	133,368,874	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	0	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	3,923,158,411	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	12,949,662	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	3,910,208,749	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	3,644,581,259	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Number 1 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Number 2 (9)
SIGN HERE	<b>Property Appraiser Certification</b>		I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser:		Date :	
	Electronically Certified by Property Appraiser		6/21/2023 2:06 PM	

## SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.				
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	0.0000	per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	0	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	0	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	0	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	0	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	3,910,208,749	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>	0.0000	per \$1000	(16)
17.	Current year proposed operating millage rate	0.0000	per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	0	(18)

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)
<b>DEPENDENT SPECIAL DISTRICTS AND MSTUs</b>			<b>STOP HERE - SIGN AND SUBMIT</b>	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$ 0		(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>	0.0000 per \$1,000		(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$ 0		(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$ 0		(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>	0.0000 per \$1,000		(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, <b>minus 1</b>, multiplied by 100)</i>	0.00 %		(27)
<b>First public budget hearing</b>		Date :	Time :	Place :
SIGN HERE	<b>Taxing Authority Certification</b>		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer :			Date :
	Title : BRYAN COBB, CITY MANAGER		Contact Name and Contact Title : Kelly Jones, Assistant Finance Director	
	Mailing Address : 400 ALEXANDRIA BLVD		Physical Address : 400 ALEXANDRIA BLVD	
	City, State, Zip : OVIEDO, FL 32765		Phone Number : 407-971-5547	Fax Number : 407-971-5805

# CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

“Principal Authority” is a county, municipality, or independent special district (including water management districts).

“Taxing Authority” is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

## Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

### Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check “Yes” if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

### Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check “Yes” if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue  
Property Tax Oversight - TRIM Section  
P. O. Box 3000  
Tallahassee, Florida 32315-3000

## Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. “Dependent special district” (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

“Independent special district” (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

“Non-voted millage” is any millage not defined as a “voted millage” in s. 200.001(8)(f), F.S.

### Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

### Line 24

Include only those levies derived from millage rates.



Reset Form

Print Form

DR-420TIF

R. 6/10

Rule 12D-16.002

Florida Administrative Code

Effective 11/12

**TAX INCREMENT ADJUSTMENT WORKSHEET**

Year :	2023	County :	SEMINOLE
Principal Authority :	CITY OF OVIEDO	Taxing Authority :	CITY OF OVIEDO
Community Redevelopment Area :	OVIEDO CRA (V5)	Base Year :	2010

**SECTION I : COMPLETED BY PROPERTY APPRAISER**

1.	Current year taxable value in the tax increment area	\$	341,051,811	(1)
2.	Base year taxable value in the tax increment area	\$	69,546,934	(2)
3.	Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$	271,504,877	(3)
4.	Prior year Final taxable value in the tax increment area	\$	323,301,103	(4)
5.	Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$	253,754,169	(5)

<b>SIGN HERE</b>	<b>Property Appraiser Certification</b>	I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/21/2023 2:06 PM	

**SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		0.00 %	(6a)
6b.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> <i>If value is zero or less than zero, then enter zero on Line 6b</i>	\$	0	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	0	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$	0	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		0.0000 per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$	0	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>		0.00 %	(7d)
7e.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> <i>If value is zero or less than zero, then enter zero on Line 7e</i>	\$	0	(7e)

<b>S I G  N   H E R E</b>	<b>Taxing Authority Certification</b>	I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer :		Date :	
	Title : BRYAN COBB, CITY MANAGER		Contact Name and Contact Title : Kelly Jones, Assistant Finance Director	
	Mailing Address : 400 ALEXANDRIA BLVD		Physical Address : 400 ALEXANDRIA BLVD	
City, State, Zip : OVIEDO, FL 32765		Phone Number : 407-971-5547	Fax Number : 407-971-5805	

# TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

Property appraisers must complete and sign Section I of this worksheet and provide it with form DR-420, *Certification of Taxable Value*, to all taxing authorities who make payments to a redevelopment trust fund under:

- s. 163.387(2)(a), Florida Statutes, or
- An ordinance, resolution, or agreement to fund a project or to finance essential infrastructure.

“Tax increment value” is the cumulative increase in taxable value from the base year to the current year within the defined geographic area. It is used to determine the payment to a redevelopment trust fund under:

- s. 163.387(1), F.S. or
- An ordinance, resolution, or agreement to fund a project or finance essential infrastructure. In this case, the taxing authority must certify the boundaries and beginning date to the property appraiser.

“Dedicated increment value” is the portion of the tax increment value used to determine the payment to the redevelopment trust fund. (See s. 200.001(8)(h), F.S.) Calculate the dedicated increment value on this form and enter on either Line 6b or Line 7e.

“Specific proportion,” used to determine whether to complete Line 6 or Line 7, refers to the calculation of the tax increment payment. Examples:

- Example 1.  
Section 163.387(1), F.S., states the payment made by the taxing authority should equal 95% of the millage levied times the tax increment value. The specific proportion in this case is 95%. The ordinance providing for the payment may set a percentage lower than 95%. In these cases, the lower percentage would be the specific proportion.
- Example 2.  
Some required tax increment payments are not directly related to the tax increment value. A constant dollar payment is a payment not based on a specific proportion of the tax increment value. Line 7 converts these payments into a proportion based on the prior year's payment and tax increment value to reach the current year's dedicated increment value.

## Section I: Property Appraiser

A. Complete Section I of this form for each county, municipality, independent special district, dependent special district, and MSTU that:

- Has a tax increment value and
- Is not exempted from making payments to a community redevelopment trust fund based on tax increments (s. 163.387(2)(c), F.S.).

If a taxing authority has more than one tax increment value, they must complete a separate form for each tax increment value. Send a copy to each taxing authority with the DR-420 and keep a copy. When the taxing authority returns the completed forms, immediately send the original to:

Florida Department of Revenue  
Property Tax Oversight Program - TRIM Section  
P. O. Box 3000  
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

## Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

## Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.





# CERTIFICATION OF VOTED DEBT MILLAGE

[Reset Form](#)[Print Form](#)

DR-420DEBT

R. 6/10

Rule 12D-16.002

Florida Administrative Code

Effective 11/12

Year : 2023	County : SEMINOLE
Principal Authority : CITY OF OVIEDO	Taxing Authority : CITY OF OVIEDO
Levy Description : Voted Debt, Series 2017	

## SECTION I: COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	3,789,789,537	(1)
2.	Current year taxable value of personal property for operating purposes	\$	133,368,874	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	0	(3)
4.	Current year gross taxable value for operating purposes (Line 1 plus Line 2 plus Line 3)	\$	3,923,158,411	(4)
SIGN HERE	<b>Property Appraiser Certification</b>		I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser :		Date :	
	Electronically Certified by Property Appraiser		6/21/2023 2:06 PM	

## SECTION II: COMPLETED BY TAXING AUTHORITY

5.	Current year proposed voted debt millage rate	0.0000	per \$1,000	(5)
6.	Current year proposed millage voted for 2 years or less under s. 9(b) Article VII, State Constitution	0.0000	per \$1,000	(6)
SIGN HERE	<b>Taxing Authority Certification</b>		I certify the proposed millages and rates are correct to the best of my knowledge.	
	Signature of Chief Administrative Officer :		Date :	
	Title : BRYAN COBB, CITY MANAGER	Contact Name and Contact Title : Kelly Jones, Assistant Finance Director		
	Mailing Address : 400 ALEXANDRIA BLVD	Physical Address : 400 ALEXANDRIA BLVD		
	City, State, Zip : OVIEDO, FL 32765	Phone Number : 407-971-5547	Fax Number : 407-971-5805	

## INSTRUCTIONS

Property appraisers must complete and sign Section I of this form with the DR-420, *Certification of Taxable Value*, and DR-420S, *Certification of School Taxable Value*, and provide it to all taxing authorities levying a

- Voted debt service millage levied under Section 12, Article VII of the State Constitution or
- Millage voted for two years or less under s. 9(b), Article VII of the State Constitution

### Section I: Property Appraiser

Use a separate DR-420DEBT for each voted debt service millage that's levied by a taxing authority. The property appraiser should check the Yes box on Line 9 of DR-420, *Certification of Taxable Value*, or Line 8 of DR-420S, *Certification of School Taxable Value*. The property appraiser should provide the levy description and complete Section I, Lines 1 through 4 of this form, for each voted debt service millage levied.

Enter only taxable values that apply to the voted debt service millage indicated.

Sign, date, and forward the form to the taxing authority with the DR-420.

### Section II: Taxing Authority

Each taxing authority levying a voted debt service millage requiring this form must provide the proposed voted debt millage rate on Line 5.

If a DR-420DEBT wasn't received for any

- Voted debt service millages or
- Millages voted for two years or less

contact the property appraiser as soon as possible and request a DR-420DEBT.

Sign, date, and return the form to your property appraiser with the DR-420 or DR-420S.



# CERTIFICATION OF VOTED DEBT MILLAGE

[Reset Form](#)[Print Form](#)

DR-420DEBT

R. 6/10

Rule 12D-16.002

Florida Administrative Code

Effective 11/12

Year : 2023	County : SEMINOLE
Principal Authority : CITY OF OVIEDO	Taxing Authority : CITY OF OVIEDO
Levy Description : VOTED DEBT	

## SECTION I: COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	3,789,789,537	(1)
2.	Current year taxable value of personal property for operating purposes	\$	133,368,874	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	0	(3)
4.	Current year gross taxable value for operating purposes (Line 1 plus Line 2 plus Line 3)	\$	3,923,158,411	(4)
SIGN HERE	<b>Property Appraiser Certification</b>		I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser :		Date :	
	Electronically Certified by Property Appraiser		6/21/2023 2:06 PM	

## SECTION II: COMPLETED BY TAXING AUTHORITY

5.	Current year proposed voted debt millage rate	0.0000	per \$1,000	(5)
6.	Current year proposed millage voted for 2 years or less under s. 9(b) Article VII, State Constitution	0.0000	per \$1,000	(6)
SIGN HERE	<b>Taxing Authority Certification</b>		I certify the proposed millages and rates are correct to the best of my knowledge.	
	Signature of Chief Administrative Officer :		Date :	
	Title : BRYAN COBB, CITY MANAGER	Contact Name and Contact Title : Kelly Jones, Assistant Finance Director		
	Mailing Address : 400 ALEXANDRIA BLVD	Physical Address : 400 ALEXANDRIA BLVD		
	City, State, Zip : OVIEDO, FL 32765	Phone Number : 407-971-5547	Fax Number : 407-971-5805	

## INSTRUCTIONS

Property appraisers must complete and sign Section I of this form with the DR-420, *Certification of Taxable Value*, and DR-420S, *Certification of School Taxable Value*, and provide it to all taxing authorities levying a

- Voted debt service millage levied under Section 12, Article VII of the State Constitution or
- Millage voted for two years or less under s. 9(b), Article VII of the State Constitution

### Section I: Property Appraiser

Use a separate DR-420DEBT for each voted debt service millage that's levied by a taxing authority. The property appraiser should check the Yes box on Line 9 of DR-420, *Certification of Taxable Value*, or Line 8 of DR-420S, *Certification of School Taxable Value*. The property appraiser should provide the levy description and complete Section I, Lines 1 through 4 of this form, for each voted debt service millage levied.

Enter only taxable values that apply to the voted debt service millage indicated.

Sign, date, and forward the form to the taxing authority with the DR-420.

### Section II: Taxing Authority

Each taxing authority levying a voted debt service millage requiring this form must provide the proposed voted debt millage rate on Line 5.

If a DR-420DEBT wasn't received for any

- Voted debt service millages or
- Millages voted for two years or less

contact the property appraiser as soon as possible and request a DR-420DEBT.

Sign, date, and return the form to your property appraiser with the DR-420 or DR-420S.



The 2023 (tax year) Preliminary Recapitulation of the Ad Valorem Assessment Roll

Value Data

Taxing Authority: Oviedo

County: Seminole

Date Certified: 06/20/2023

Check one of the following:  
☐ County ☒ Municipality  
☐ School District ☐ Independent Special District  
Separate reports for MSTUs, Dependent Districts, and Water Management Basins are not required

Just Value

1	Just Value (193.011, F.S.)	6,374,109,987	164,328,577	0	6,538,438,564	1
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Just Value of All Property in the Following Categories

2	Just Value of Land Classified Agricultural (193.561, F.S.)	12,279,414			12,279,414	2
3	Just Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	3
4	Just Value of Land Classified and Used for Conservation Purposes (193.501, F.S.)				0	4
5	Just Value of Pollution Control Devices (193.621, F.S.)				0	5
6	Just Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	6
7	Just Value of Historically Significant Property (193.505, F.S.)				0	7
8	Just Value of Homestead Property (193.155, F.S.)	4,148,453,185			4,148,453,185	8
9	Just Value of Non-Homestead Residential Property (193.1555, F.S.)	1,058,163,351			1,058,163,351	9
10	Just Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	1,155,214,037		0	1,155,214,037	10
11	Just Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	11

Assessed Value of Differentials

12	Homestead Assessment Differential: Just Value Minus Capped Value (193.155, F.S.)	1,630,539,637			1,630,539,637	12
13	Nonhomestead Residential Property Differential: Just Value Minus Capped Value (193.1555, F.S.)	112,713,277				13
14	Certain Res. and Nonres. Real Property differential: Just Value Minus Capped Value (193.1555, F.S.)	146,447,106			146,447,106	14

Assessed Value of All Property in the Following Categories

15	Assessed Value of Land Classified Agricultural (193.561, F.S.)	122,925			122,925	15
16	Assessed Value of Land Classified High-Water Recharge (193.625, F.S.) *				0	16
17	Assessed Value of Land Classified and used for Conservation Purposes (193.501, F.S.)				0	17
18	Assessed Value of Pollution Control Devices (193.621, F.S.)				0	18
19	Assessed Value of Historic Property used for Commercial Purposes (193.503, F.S.) *				0	19
20	Assessed Value of Historically Significant Property (193.505, F.S.)				0	20
21	Assessed Value of Homestead Property (193.155, F.S.)	2,517,913,548			2,517,913,548	21
22	Assessed Value of Non-Homestead Residential Property (193.1555, F.S.)	945,450,074			945,450,074	22
23	Assessed Value of Certain Residential and Non-Residential Property (193.1555, F.S.)	1,008,766,931		0	1,008,766,931	23
24	Assessed Value of Working Waterfront Property (Art. VII, s.5(j), State Constitution)				0	24

Total Assessed Value

25	Total Assessed Value [Line 1 minus (2 through 11) plus (15 through 24)]	4,472,253,478	164,328,577	0	4,636,582,055	25
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Exemptions

26	\$25,000 Homestead Exemption (196.031(1)(a), F.S.)	234,807,282			234,807,282	26
27	Additional \$25,000 Homestead Exemption (196.031(1)(b), F.S.)	232,157,524			232,157,524	27
28	Additional Homestead Exemption Age 65 and Older up to \$50,000 (196.075, F.S.) *	0			0	28
29	Tangible Personal Property \$25,000 Exemption (196.183, F.S.)		12,289,148	0	12,289,148	29
30	Governmental Exemption (196.199, 196.1993, F.S.)	47,178,083	9,845,322		57,023,405	30
31	Institutional Exemptions - Charitable, Religious, Scientific, Literary, Educational (196.196, 196.197, 196.1975, 196.1977, 196.1978, 196.198, 196.1983, 196.1985, 196.1986, 196.1987, 196.1999, 196.2001, 196.2002, F.S.)	109,951,703	8,782,638		118,734,341	31
32	Widows / Widowers Exemption (196.202, F.S.)	2,220,000			2,220,000	32
33	Disability / Blind Exemptions (196.081, 196.091, 196.101, 196.202, 196.25, F.S.)	53,468,028			53,468,028	33
34	Land Dedicated in Perpetuity for Conservation Purposes (196.26, F.S.)	0			0	34
35	Historic Property Exemption (196.1961, 196.1997, 196.1998, F.S.) *				0	35
36	Econ. Dev. Exemption (196.1995, F.S.), Licensed Child Care Facility in Ent. Zone (196.095, F.S.) *	0	0		0	36
37	Lands Available for Taxes (197.502, F.S.)	0			0	37
38	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	313,906			313,906	38
39	Disabled Veterans' Homestead Discount (196.082, F.S.)	2,367,415			2,367,415	39
40	Deployed Service Member's Homestead Exemption (196.173, F.S.)	0			0	40
41	Additional Homestead Exemption Age 65 and Older and 25 yr Residence (196.075, F.S.) *				0	41
42	Renewable Energy Source Devices 80% Exemption (196.182, F.S.)		42,595		42,595	42

Total Exempt Value

43	Total Exempt Value (add 26 through 42)	682,463,941	30,959,703	0	713,423,644	43
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Total Taxable Value

44	Total Taxable Value (25 minus 43)	3,789,789,537	133,368,874	0	3,923,158,411	44
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\* 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 2023 (tax year) Preliminary Recapitulation of the Ad Valorem Assessment Roll  
Parcels and Accounts**

County:       Seminole        
Taxing Authority:       Oviedo      

Date Certified: **06/20/2023**

Additions/Deletions		Just Value	Taxable Value
1	New Construction	16,285,139	13,352,781
2	Additions		
3	Annexations	203,500	0
4	Deletions	403,119	403,119
5	Rehabilitative Improvements Increasing Assessed Value by at Least 100%		
6	Total TPP taxable value in excess of 115% of Previous year total TPP taxable value		
7	Net New Value (1 + 2 + 3 - 4 + 5 + 6 = 7)	16,085,520	12,949,662

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.	
9	Just Value of Centrally Assessed Railroad Property Value	0
10	Just Value of Centrally Assessed Private Car Line Property Value	0

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	102
12	Value of Transferred Homestead Differential	10,231,083

		Column 1 Real Property	Column 2 Personal Property
		Parcels	Accounts
13	Total Parcels or Accounts	14,174	1,047

**Property with Reduced Assessed Value**

14	Land Classified Agricultural (193.461, F.S.)	18	
15	Land Classified High-Water Recharge (193.625, F.S.) *		
16	Land Classified and Used for Conservation Purposes (193.501, F.S.)		
17	Pollution Control Devices (193.621, F.S.)		
18	Historic Property used for Commercial Purposes (193.503, F.S.) *		
19	Historically Significant Property (193.505, F.S.)		
20	Homestead Property; Parcels with Capped Value (193.155, F.S.)	9,057	
21	Non-Homestead Residential Property; Parcels with Capped Value (193.1554, F.S.)	2,598	
22	Certain Residential and Non-Residential Property; Parcels with Capped Value (193.1555, F.S.)	295	
23	Working Waterfront Property (Art. VII, s.4(j), State Constitution)		

**Other Reductions in Assessed Value**

24	Lands Available for Taxes (197.502, F.S.)	0	
25	Homestead Assessment Reduction for Parents or Grandparents (193.703, F.S.)	6	
26	Disabled Veterans' Homestead Discount (196.082, F.S.)	27	

\* Applicable only to County or Municipal Local Option Levies



**CITY OF OVIEDO COMMUNITY REDEVELOPMENT AREAS**  
**2023 Preliminary Taxable Value & Increment Value**  
**June 20, 2023**

<i>Name of Community Redevelopment Area</i>	<i>2023</i>	<i>2023</i>					
	<i>Preliminary</i>	<i>Less 2023</i>	<i>Taxable Value</i>	<i>Base</i>	<i>Total Base</i>	<i>2023 Increment</i>	<i>2023 Increment</i>
	<i>Taxable Value</i>	<i>Reductions</i>	<i>After VAB</i>	<i>Year</i>	<i>Year(s) Value</i>	<i>@ 100%</i>	<i>@ 50%</i>
Oviedo CRA (V5)	341,051,811	0	0	2010	69,546,934	271,504,877	135,752,439