



Ad Valorem Homestead Property Taxes

June 2026

Topics to discuss...

- A. How to read your tax bill
- B. How your local city budget is set up
- C. Fun with “Funds”
- D. Worst-case scenario for homestead property tax elimination

How to Read Your Tax Bill

A. Let's start with a monthly mortgage statement...

A. "P - I - T - I"

A. Principal

B. Interest

C. TAXES

D. Insurance

* Taxes and Insurance may be combined into "ESCROW"

How to Read Your Tax Bill

- A. Let's discuss what a "Homestead Property" is and qualifies for...
 - A. Primary Residence – house, townhome, condo, etc.
 - B. Does NOT include second homes, investment properties, commercial or industrial properties
 - C. Qualifies for Homestead Exemptions and Save Our Homes (SOH) cap on annual assessment increases (3% or CPI, whichever is lower)

Current Homestead Tax Exemption

A. Homestead Exemptions and SOH

- A. \$25k of the first \$50k of assessment
- B. \$25K of an assessment between \$50k - \$75k
- C. If assessed over \$75k, property receives the \$50k exemption
- D. Portability – homeowners can transfer up to \$500k of their SOH benefit to a new home within three years
- E. Additional exemptions apply based on specific conditions

How to Read Your Tax Bill

A. Calculating your Tax Bill

A. Millage Rate –

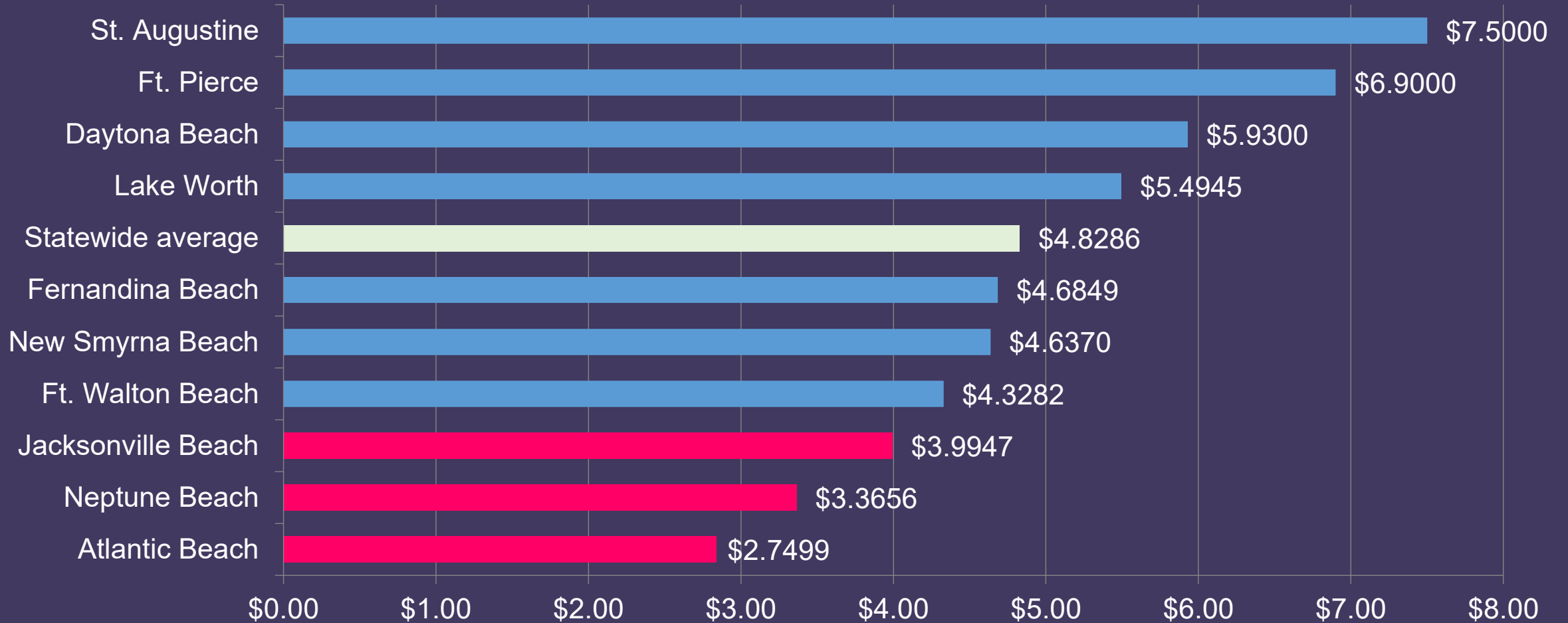
A. The amount per \$1,000 of taxable value used by local governments to calculate property taxes.

B. Millage rates capped under State law at 10.0000 for municipalities

C. School taxes are EXEMPT from Homestead and SOH exemption

B. SOH - annual assessment increases capped at 3% or CPI, whichever is lower

Current Year Millage Rate Comparison



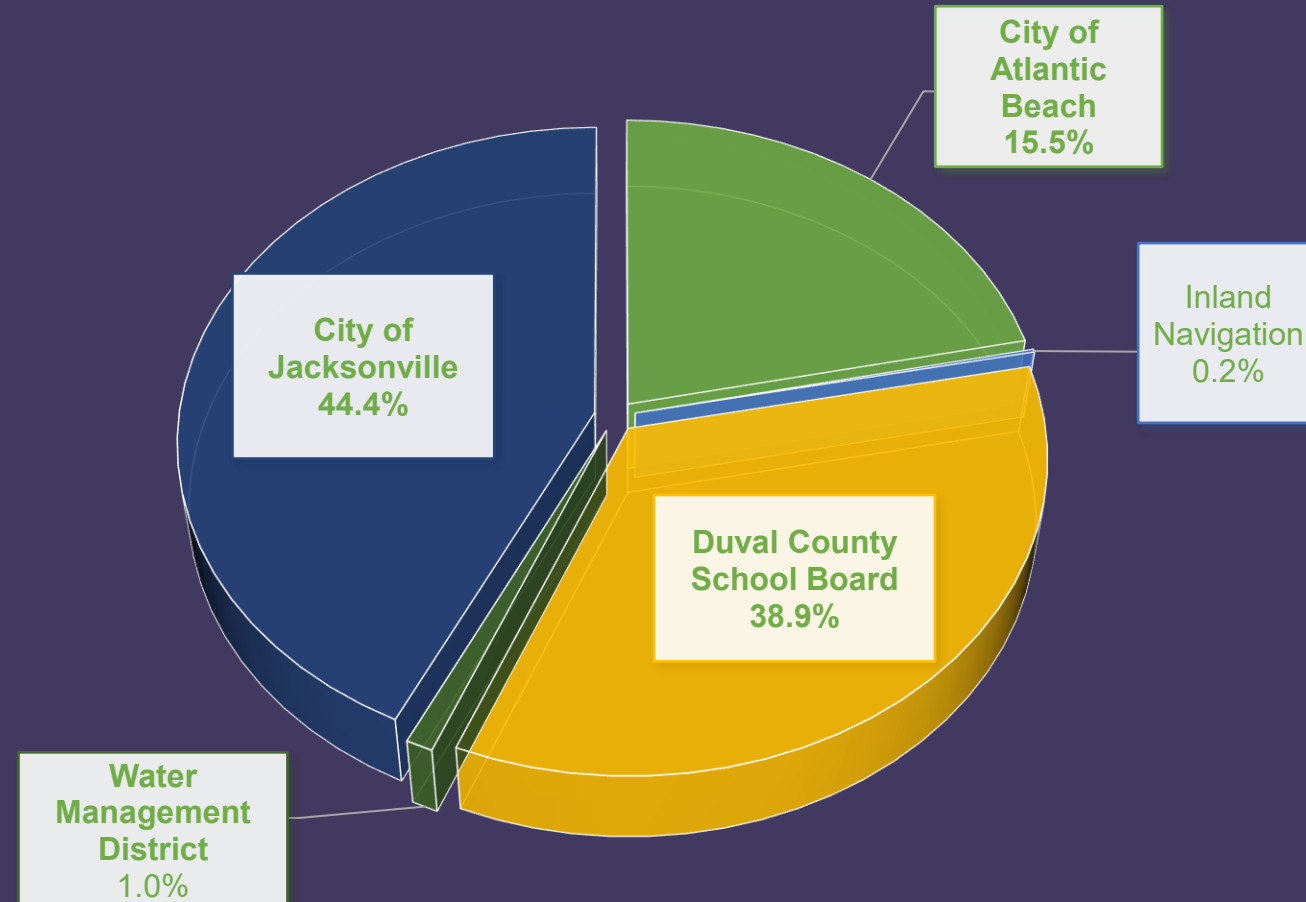
How to Read Your Tax Bill

- A. Your tax bill does NOT all to go your city!
- B. Three primary taxing authorities comprise your tax bill:
 - A. Duval County / City of Jacksonville
 - B. Duval County Public Schools
 - C. Your City (the smallest of the three!)

Atlantic Beach

Where Your Property Tax Dollars Go

	Millage Rate	Property Tax*
City of Atlantic Beach	2.7499	\$750
Inland Navigation	0.0270	\$7
Duval County School Board	6.3430	\$1,889
Water Management District	0.1793	\$49
City of Jacksonville	7.9012	\$2,156
TOTAL	17.2004	\$4,851

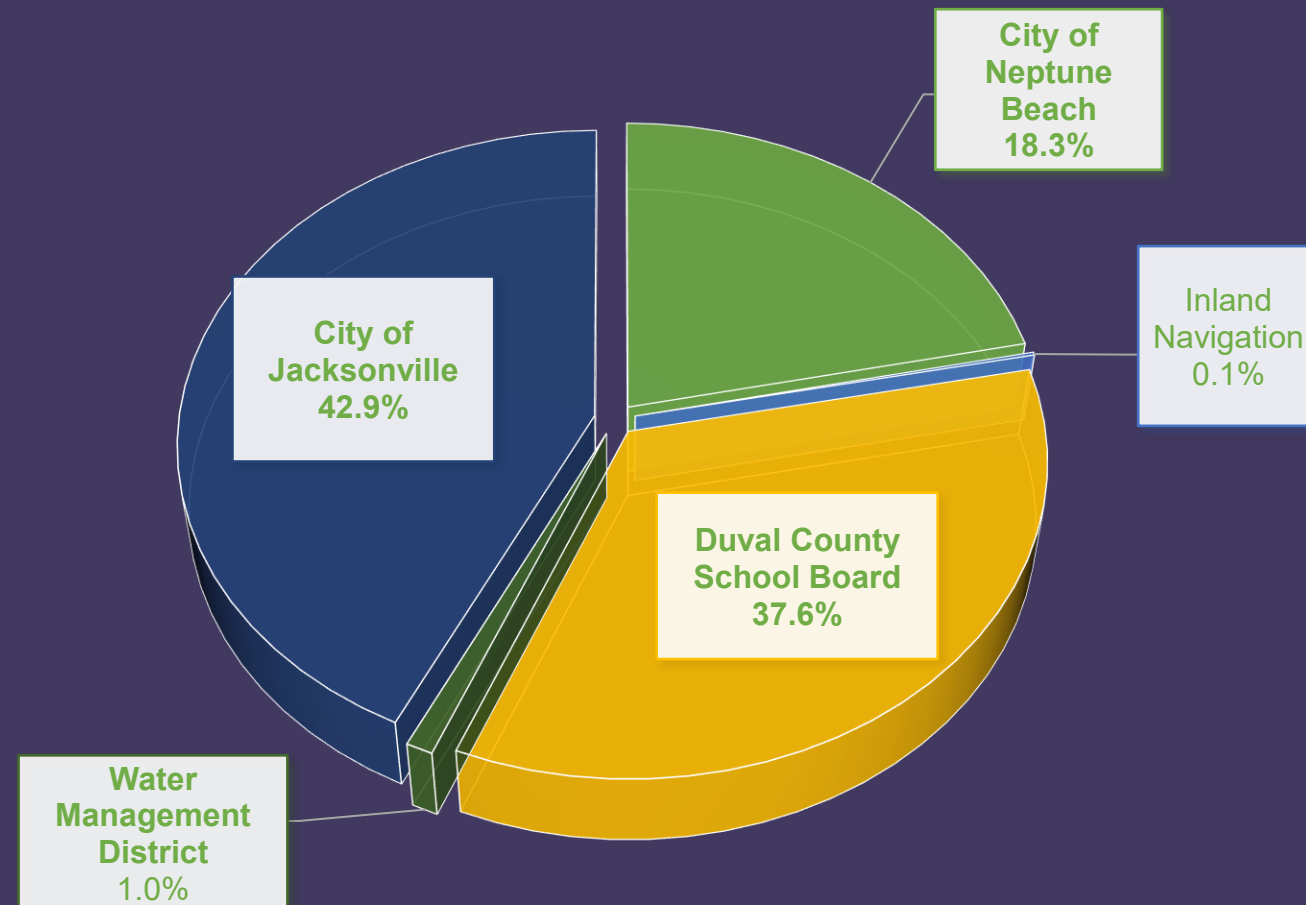


**Based on a median home assessed value of \$322,820, with a homestead exemption
Final adopted millage rates per DR-403*

Neptune Beach

Where Your Property Tax Dollars Go

	Millage Rate	Property Tax*
City of Neptune Beach	3.3656	\$918
Inland Navigation	0.0270	\$7
Duval County School Board	6.3430	\$1,889
Water Management District	0.1793	\$49
City of Jacksonville	7.9012	\$2,156
TOTAL	17.8161	\$5,019

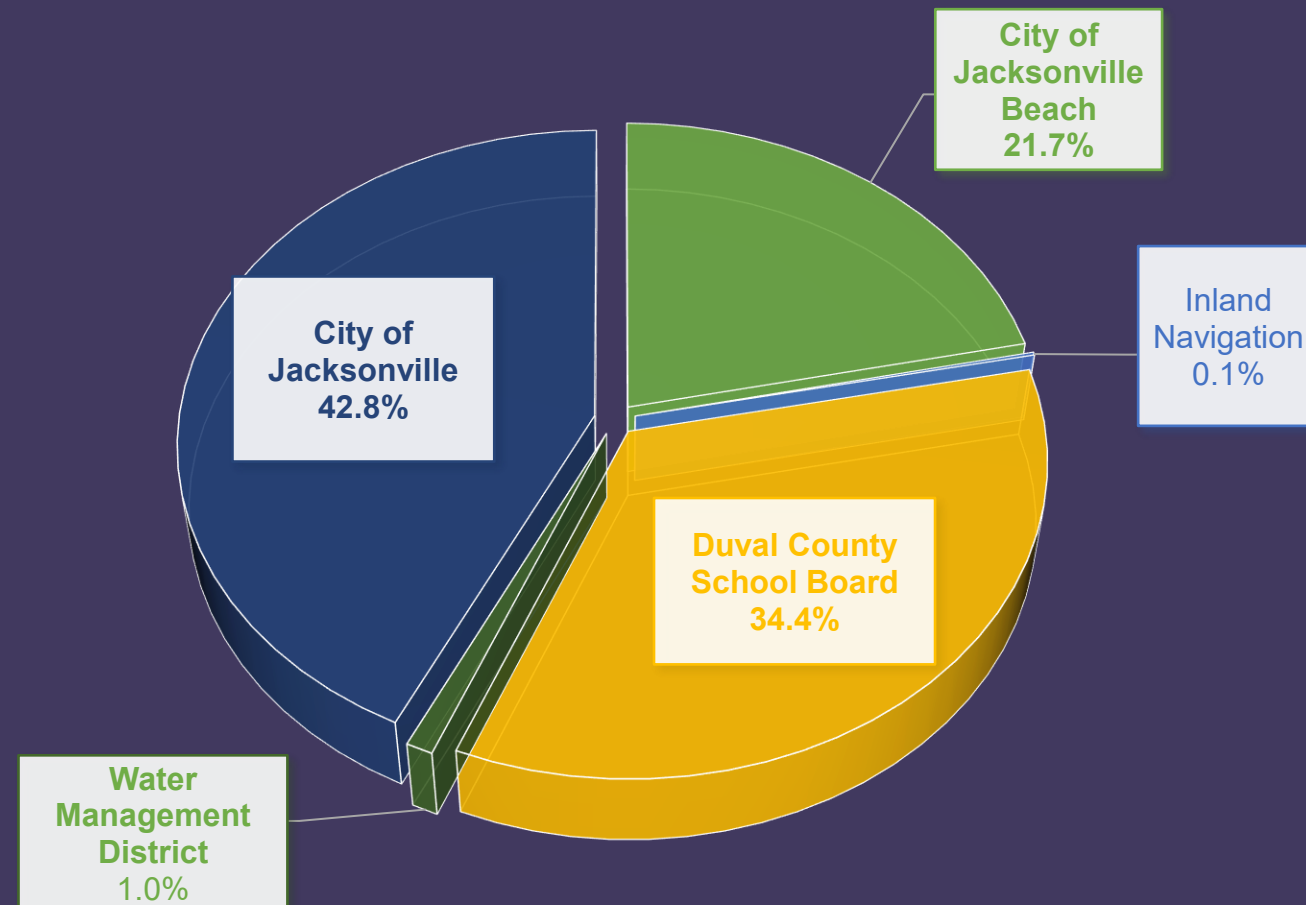


**Based on a median home assessed value of \$322,820, with a homestead exemption
Final adopted millage rates per DR-403*

Jacksonville Beach

Where Your Property Tax Dollars Go

	Millage Rate	Property Tax*
City of Jacksonville Beach	3.9947	\$1,090
Inland Navigation	0.0270	\$7
Duval County School Board	6.3430	\$1,889
Water Management District	0.1793	\$49
City of Jacksonville	7.9012	\$2,156
TOTAL	18.4452	\$5,191



**Based on a median home assessed value of \$322,820, with a homestead exemption
Final adopted millage rates per DR-403*

How Your City Budget is Set Up

- A. The annual budget includes both capital and operating expenses and all revenues for the fiscal year, across all City operations.
- B. The annual budget includes a Capital Improvement Program, identifying capital projects for a multi-year period
- C. The fiscal year is October 1 through September 30.

How Your City Budget is Set Up

- A. The annual budget is MORE than just property taxes.
- B. Enterprise Funds – funds that pay for themselves (i.e., water, sewer, sanitation)
- C. Restricted Funds – funds can only be used for specific purposes (i.e., Building Division, Gas Tax, Visitor and Tourism)
- D. Unrestricted Funds – funds that can be used for any type of expense (the “General Fund”) – NOT SO FAST...

GF Compared to Total Budget

Property Type	General Fund	Total Budget	General Fund % of Total Budget
Atlantic Beach	\$21,636,755	\$57,616,034	37.6%
Neptune Beach	\$11,731,984	\$27,886,660	42.1%
Jacksonville Beach	\$33,033,348	\$248,040,185	13.3%

GF Revenues/Expenditures – Atlantic Beach

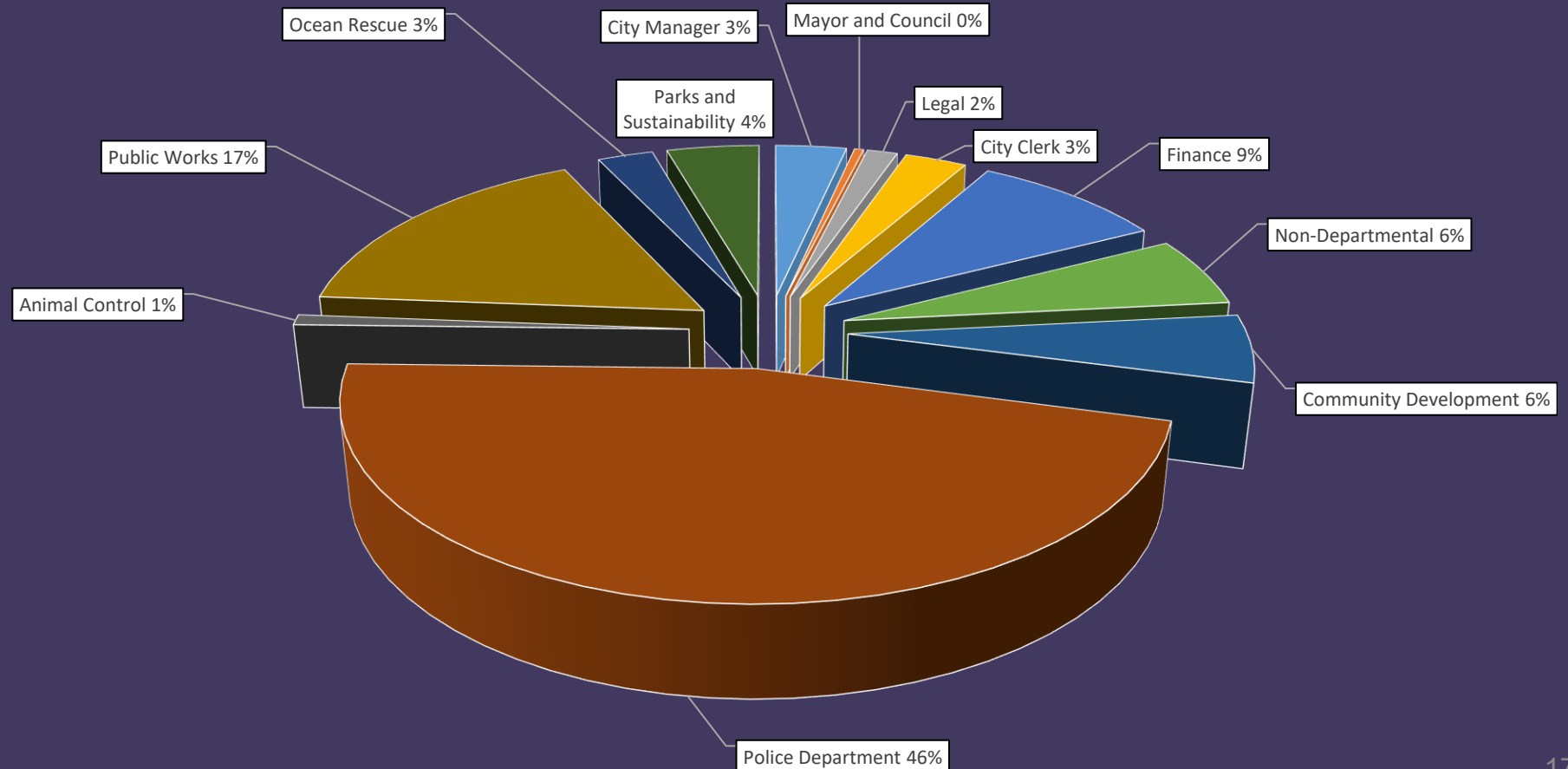
Where the Money Comes From:	% of GF	Where the Money is Spent	% of GF
Ad Valorem Taxes	39.9%	Public Safety	39.3%
Intergovernmental Revenue	19.0%	General Government	30.6%
Internal Service Charges	9.4%	Public Works	15.6%
Sales and Use Taxes	7.0%	Recreation	11.8%
Fund Balance/Reserves	6.0%	Transfers Out	2.0%
Licenses and Permits	5.1%	Human Services	0.7%
Transfers In	4.8%		
Charges for Services	3.7%		
Local Option Gas Tax	3.6%		
Miscellaneous Revenues	1.1%		
Fines and Forfeitures	0.7%		

GF Revenues/Expenditures – Neptune Beach

Where the Money Comes From:	% of GF	Where the Money is Spent	% of GF
Ad Valorem Taxes	42.8%	Police Department	46.0%
Intergovernmental Revenue	18.8%	Public Works	17.0%
Transfers In	16.1%	Finance	9.0%
Franchise Fees	7.0%	Community Development	6.0%
Fund Balance	6.8%	Non-Departmental	6.0%
Licenses & Permits	3.7%	Parks & Sustainability	4.0%
Investment Income	1.8%	City Clerk Office	3.0%
Miscellaneous Revenues	2.2%	City Manager Office	3.0%
Fines & Forfeitures	0.6%	Legal	2.0%
Charges for Services	0.4%	Animal Control	1.0%
		Mayor and Council	<1.0%

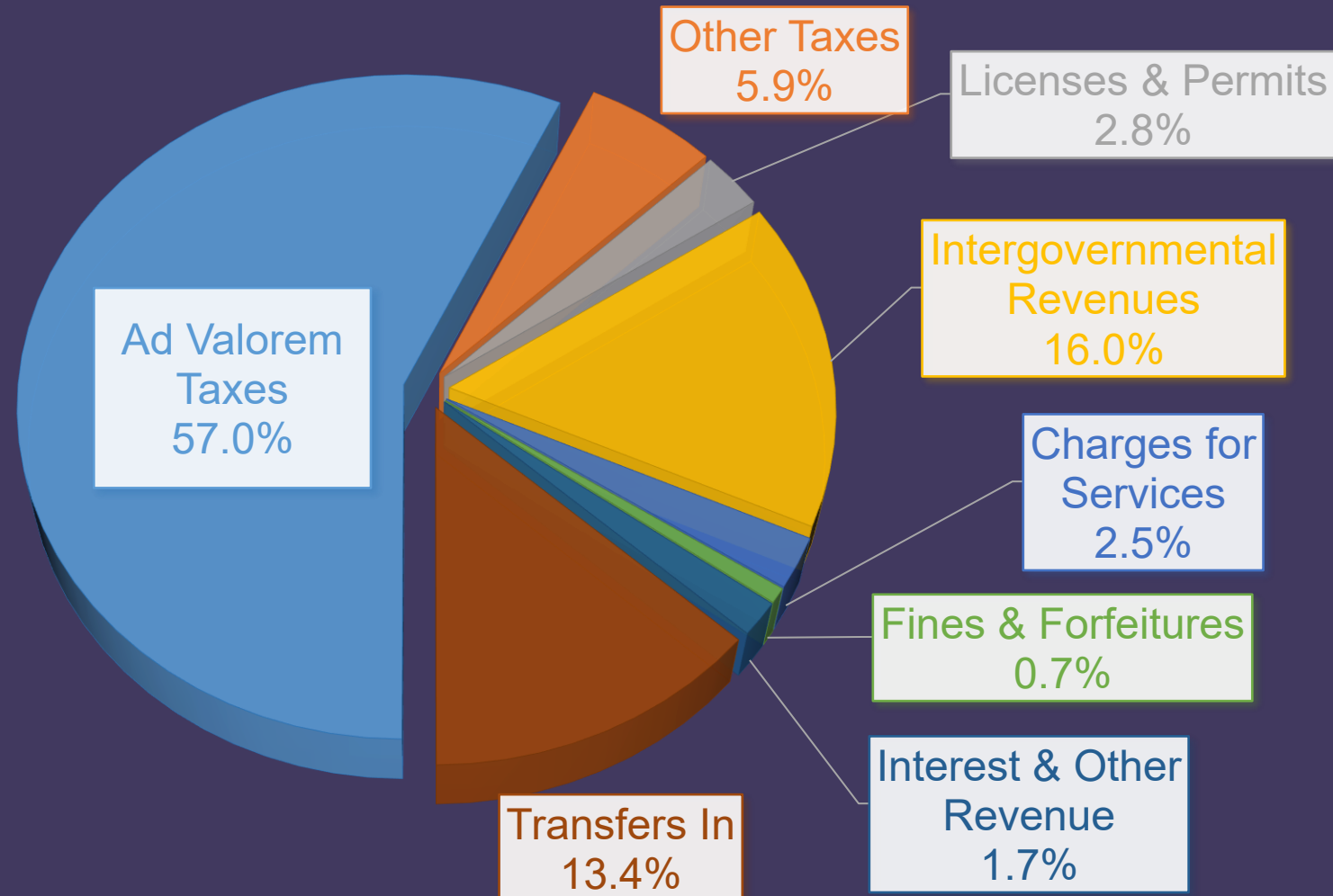
GF Expenditures – Neptune Beach

Where the
money is spent:



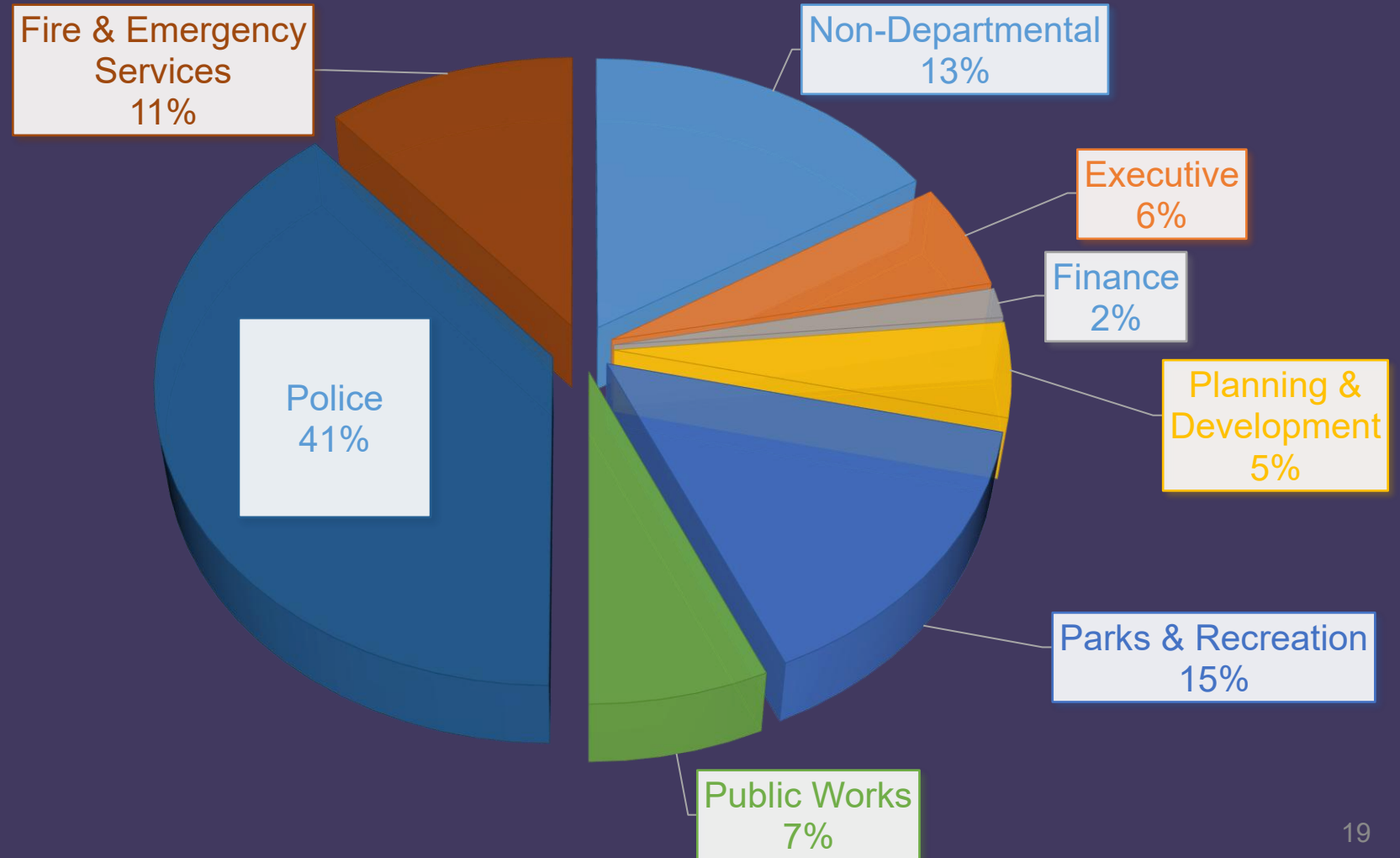
GF Revenues – Jacksonville Beach

Where the
money comes
from:



GF Expenditures – Jacksonville Beach

Where the
money is spent:



Ad Valorem Reduction Proposals

- A. House and Senate both APPROVED resolutions
- B. Bills of focus is for:
 - A. 150,000 homestead exemption on January 1, 2027
 - B. 250,000 homestead exemption on January 1, 2028
 - C. Exemption indexed to Consumer Price Index (CPI) on January 1, 2029
 - D. Require a schedule for the full elimination of homestead property taxes
- C. Residents with less than 5 years residency only qualify for 50,000 exemption
- D. 5 Year residency waived starting January 1, 2030
- E. Non-homestead maximum annual increase reduces from 10% to 5% on January 1, 2027

Ad Valorem Reduction Proposals (cont.)

- A. ALL Ad Valorem taxes can only be used on the following:
 - A. Public Safety (police, fire, EMS)
 - B. Education and Public Schools
 - C. Finance or refinance of infrastructure (road/bridge construction and maintenance and stormwater control)
 - D. Finance or refinance of natural resource projects
 - E. Issue local bonds and make debt service payments for obligations
 - F. Meet obligations for retirement benefits of local government employees
 - G. Fund operations and administration for cities and expenditures of governing bodies

Ad Valorem Revenues

GF – Atlantic Beach

Property Type	Ad Valorem Revenue	% of Ad Valorem Revenue
Homestead	\$4,586,073	54.2%
Non-Homestead	\$3,875,317	45.8%
Total	\$8,461,390	100%

Ad Valorem Revenues

GF – Neptune Beach

Property Type	Ad Valorem Revenue	% of Ad Valorem Revenue
Homestead	\$2,551,724	52.8%
Non-Homestead	\$2,285,455	47.2%
Total	\$4,837,179	100%

Ad Valorem Revenues

City-wide* – Jacksonville Beach

Property Type	Ad Valorem Revenue	% of Ad Valorem Revenue
Homestead	\$9,193,754	39.1%
Non-Homestead	\$14,343,905	60.9%
Total	\$23,537,659	100%

Ad Valorem Revenues

GF – Jacksonville Beach

Property Type	Ad Valorem Revenue	% of Ad Valorem Revenue	% of Total General Fund Revenue
Homestead	\$6,871,367	39.6%	20.8%
Non-Homestead	\$10,464,627	60.4%	31.7%
Total	\$17,335,994	100%	52.5%

GF Fiscal Impacts – Intermediate*

Exemptions & 5% Non Homestead Cap	\$ Amount	% of General Fund Revenue
Atlantic Beach - \$150,000 Exemption	\$1.06 M	4.9 %
\$250,000 Exemption	\$1.84 M	8.5 %
Neptune Beach – \$150,000 Exemption	\$0.71 M	6.1 %
\$250,000 Exemption	\$1.26 M	10.7 %
Jacksonville Beach – \$150,000 Exemption	\$2.79 M	8.5 %
\$250,000 Exemption	\$4.86 M	14.7 %

GF Fiscal Impacts - Final

General Fund Revenue	\$ Amount	% of General Fund Revenue
Atlantic Beach - Total Revenue	\$21,636,755	100%
Homestead Property Tax	(\$4,586,073)	(21.2%)
Neptune Beach – Total Revenue	\$11,731,984	100%
Homestead Property Tax	(\$2,552,724)	(21.8%)
Jacksonville Beach – Total Revenue	\$33,033,348	100%
Homestead Property Tax	(\$6,871,367)	(20.8%)

Options Available

- A. Millage Increase – state law requirements
- B. Service Reductions – only services funded by GF
- C. Impose New/Increased Fees – parks/rec, fire, etc.
- D. Special Assessments – capital projects (i.e., street resurfacing)
- E. Combination of A, B, C and/or D

Option – Millage Increase

	Ad Valorem Revenue	% of GF	Millage Needed to Offset Revenue Loss
Atlantic Beach	\$8,461,703	39.1%	
Loss of All Homestead Property	(\$4,586,073)	21.2%	1.4904
Neptune Beach	\$4,837,179		
Loss of All Homestead Property	(\$2,552,724)	21.8%	3.7649
Jacksonville Beach	\$17,335,994	52.5%	
Loss of All Homestead Property	(\$6,871,367)	20.8%	2.5604

Note: This would result in ad valorem increases to all non-Homestead properties

GF Revenues/Expenditures – Atlantic Beach

Concern:

Where could reductions be made to compensate for +/- 21.2% reduction?

Notes:

- Public Safety to be “held harmless” in legislation

Where the Money is Spent	% of GF
Public Safety	39.3%
General Government	30.6%
Public Works	15.6%
Recreation	11.8%
Transfers Out	2.0%
Human Services	0.7%

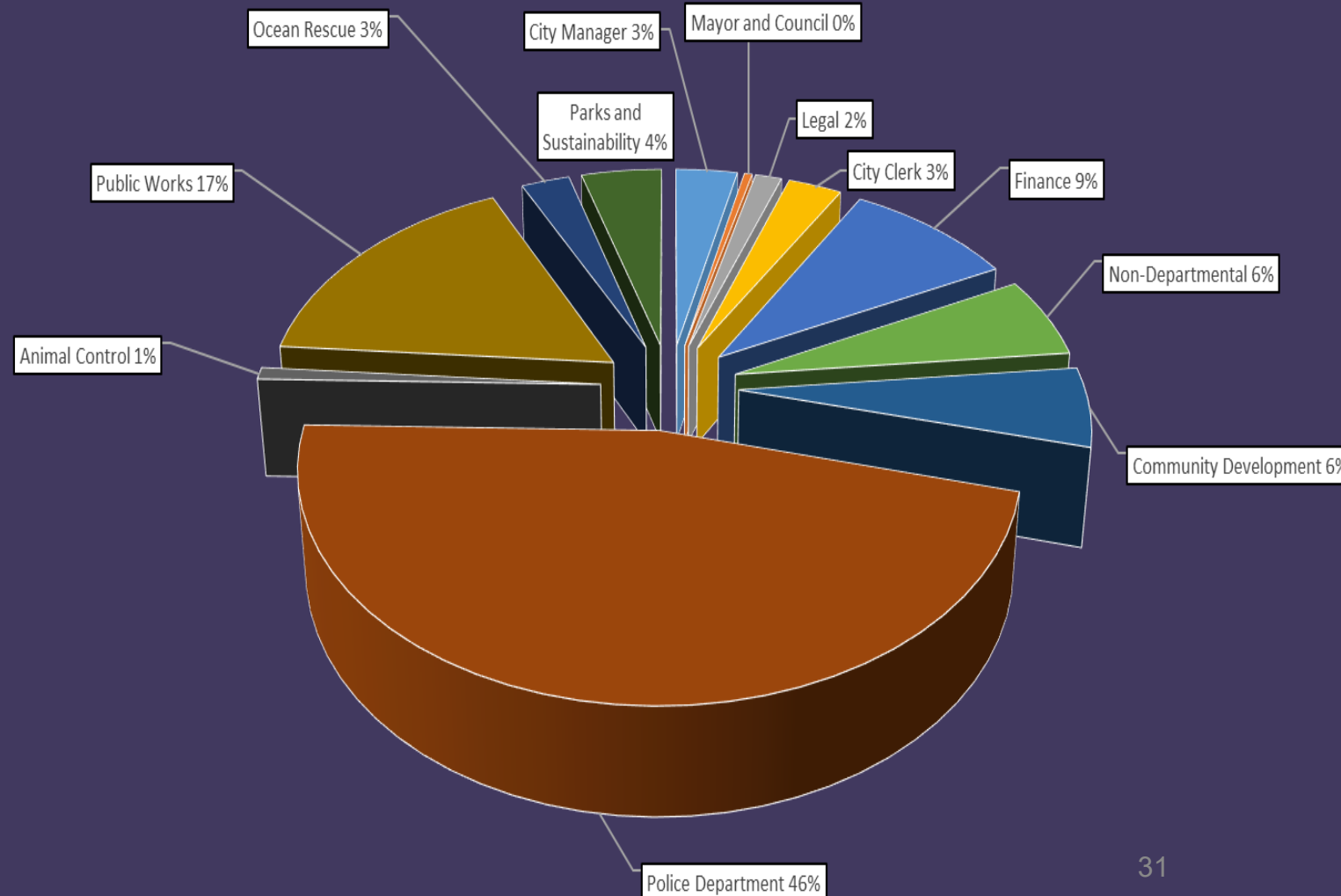
Fiscal Impact – Neptune Beach

Concern:

Where could reductions be made to compensate for +/- 21.8% reduction?

Notes:

- Public Safety to be “held harmless” in legislation



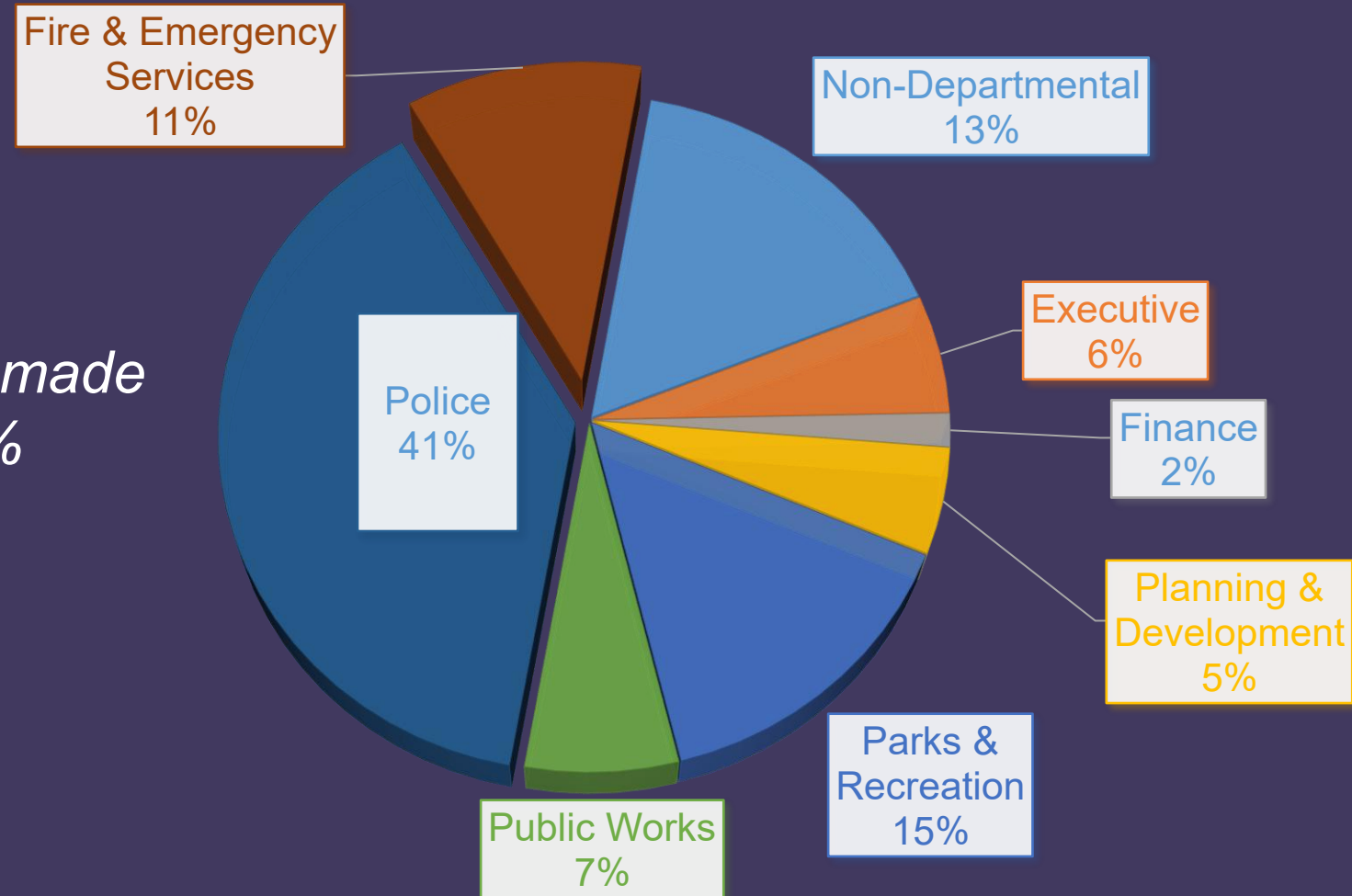
Fiscal Impact – Jacksonville Beach

Concern:

Where could reductions be made to compensate for +/- 20.8% reduction?

Notes:

- Public Safety to be “held harmless” in legislation



The End...for THIS legislative session!

Questions?

Other Legislation Considered

- A. Elimination of Business Tax Receipts (GF Revenue)
- B. Restriction or elimination of Utility Transfers (GF Revenue)
- C. Increasing Sovereign Immunity limits (GF Expenditure/Insurance)
 - A. Currently \$200k/individual/event, \$300k in aggregate/event
 - B. Senate Bill - \$300k/individual/event, \$450k in aggregate/event
 - C. House Bill - \$500k/individual/event, \$1M in aggregate/event