

Santa Rosa County Property Appraiser

NAVARRE AREA
BOARD OF REALTORS
MARCH 8, 2023



Property Appraiser Duties



- This office must perform the duties as prescribed by State Statutes.
- Over 114,162 real and mineral properties must be re-evaluated each year, along with 7,928 Tangible Personal Property accounts. A physical inspection of each real property every 5 years is also required by statute.
- The values provided by this office are overseen and approved by the State of Florida's Department of Revenue.



Leading with Technology...

- New 2022 Aerial Map
- Added zoning map layer in addition to sales, MLS listings, flood maps, soil types, elevations, and building elevations (when available) among others.
- New website domain to **.gov** to enhance information security.
- Utilizing data analytics to proactively contact existing homeowners who may be eligible for Homestead Exemption.



Website Chat Features



Real-time response from Property Appraiser's Staff during normal business hours



After hours and weekend assistance from an Artificial Intelligence Chatbot powered by IBM's Watson & Google, with preloaded assistance from our office.

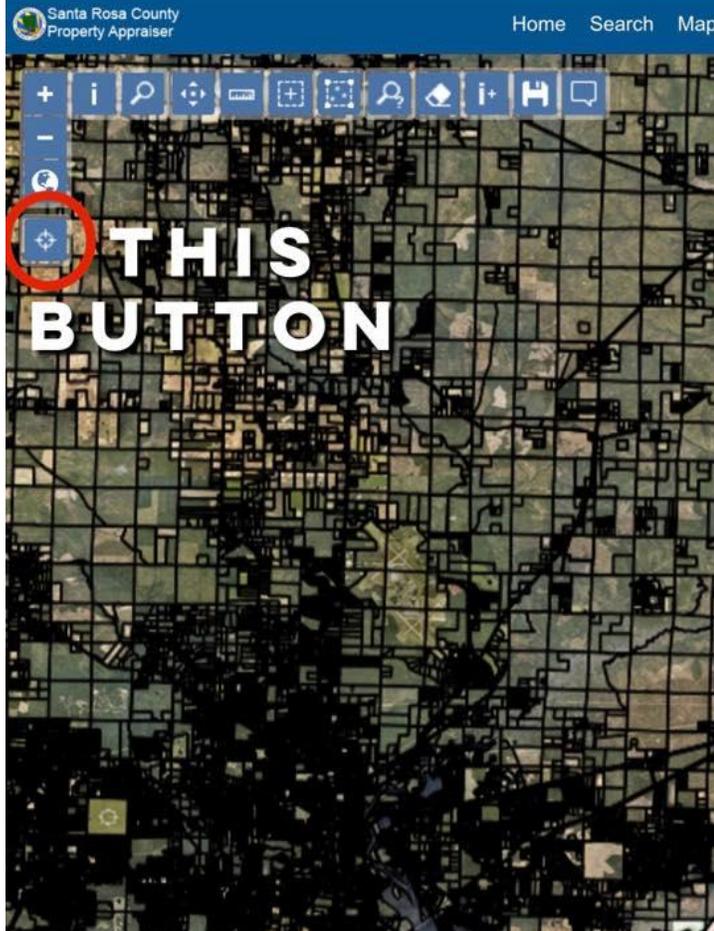
Chat with us



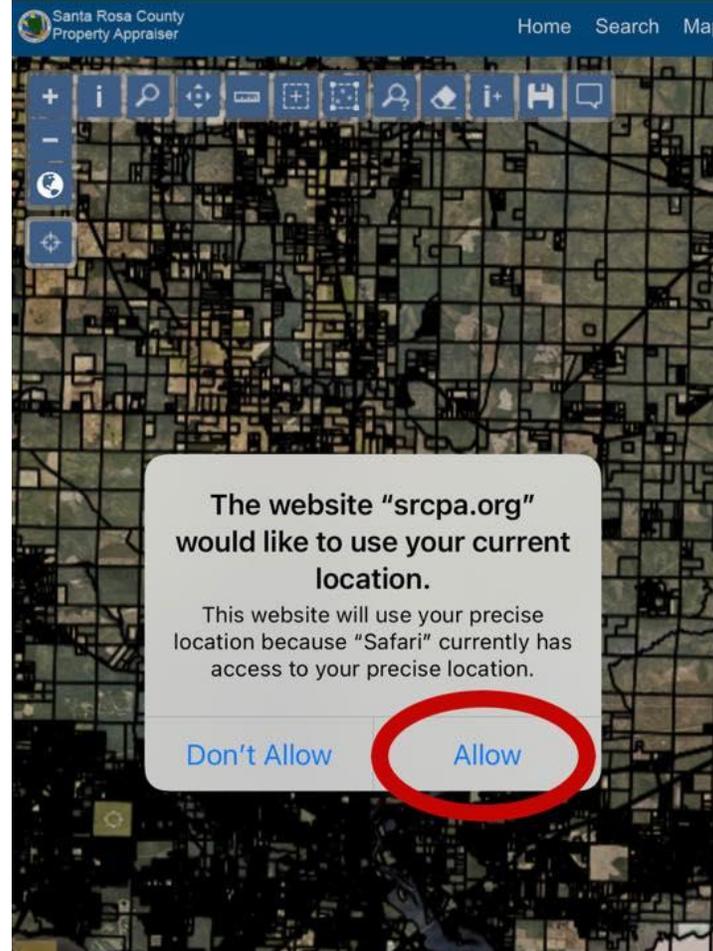
Start Chat



Did you know...



...you can see
your location on
our map...



...in real-time, to
help you identify
a parcel?



Property Owner Protection Alert



Gregory S. Brown II, CFA
Santa Rosa County Property Appraiser



*****Property Owner Protection Alert*****

Dear Property Owner,

You may have received a *solicitation letter from one or all of these businesses, **Property Records Office, Local Records Office, Record Transfer Services, Registered Property Services and/or The Office of Housing & Deed Retrieval Service**. These "businesses" offer you a copy of your deed and property assessment profiles for an exorbitant price. Most of these so-called "businesses" operate from UPS stores or Post Office Boxes in various cities. These forms may appear to be official, but they are NOT!

- **These businesses have NO official governmental or legal capacity with your recent real estate transaction!**
- **These solicitations are not associated with any Santa Rosa County governmental office!**

Many of these businesses gather **public information** to provide you with a copy of your deed and property information. They will reformat the information and print it on their form and charge you nearly **\$100!** **You can print a free copy of your deed from the Santa Rosa County Clerk, online at www.santarosaclerk.com or a copy may be acquired from their office for \$1 per page.** While none of these businesses can certify any officially recorded document, the Clerk's office can certify the entire document as an "Official Certified Copy" of your deed from the public records for an additional \$2 per document. Additionally, you may visit my official website at www.srcpa.gov and link directly to the deed from your parcel information page.

Please do not pay an exorbitant fee for a copy of your deed or property information that you can receive for free on our websites or for a few dollars at a county office. **My office will provide you with a copy of your current property record card, which is the same information you can get online for free.** My office will continue to work to provide access to public information. If you have any additional questions or concerns, please do not hesitate to contact us.

**I have included in this letter an example of solicitations from these businesses.*

Sincerely,

A handwritten signature in blue ink that reads "Gregory S. Brown II".

Gregory S. Brown II, CFA
Santa Rosa County Property Appraiser
www.srcpa.gov

MAIN OFFICE
6495 Caroline Street, Suite K
Milton, Florida 32570
(850) 983-1880

SOUTH SERVICE CENTER
5841 Gulf Breeze Pkwy Suite A
Gulf Breeze, Florida 32563
(850) 983-1880

Exemptions Update



Homestead Exemption

Under the Florida Constitution, Florida residents who own and occupy a home, and have the intention of making the property their permanent residence as of January 1, may receive an exemption that reduces the taxable value of their property up to \$50,000. The first \$25,000 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.

The first year Homestead Exemption is approved is the base year, and all subsequent years are 'capped' at 3% or the CPI (whichever is lower). This is called the Save Our Homes (SOH) benefit and creates a 'differential' between Market Value and Assessed Value.

Portability

The ability to transfer or the “Portability” of Save Our Homes (SOH) benefits comes into play when a homeowner with Homestead Exemption sells their home and buys a new home and applies for Homestead Exemption within three years of leaving the former homesteaded property. The ‘differential’, or a pro-rated portion thereof, can be ‘ported’, or transferred to the new Homestead. If you ‘upsized’ to a home of equal or greater value, you may transfer 100% of the SOH benefit up to \$500,000, but if you ‘downsize’ to a home with lower just value, the amount of SOH benefit is prorated.

Portability

Original Home

Market Value: \$250,000

Assessed Value: \$200,000

Port \$ Amount: \$50,000

Port % Amount: 20%

New Home > Original Home

Market Value: \$400,000

Port \$ Amount: \$50,000

New Assessed: \$350,000

New Home < Original Home

Market Value: \$200,000

Port % Amount: 20% or \$40,000

New Assessed: \$160,000

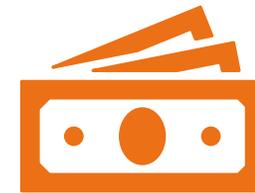
Previous Owner Benefits



Market Value v. Assessed Value
after 15+ years of Homestead
Capping (as of January 1st)



Previous Owners' "Save Our
Homes" Benefits (Sale)



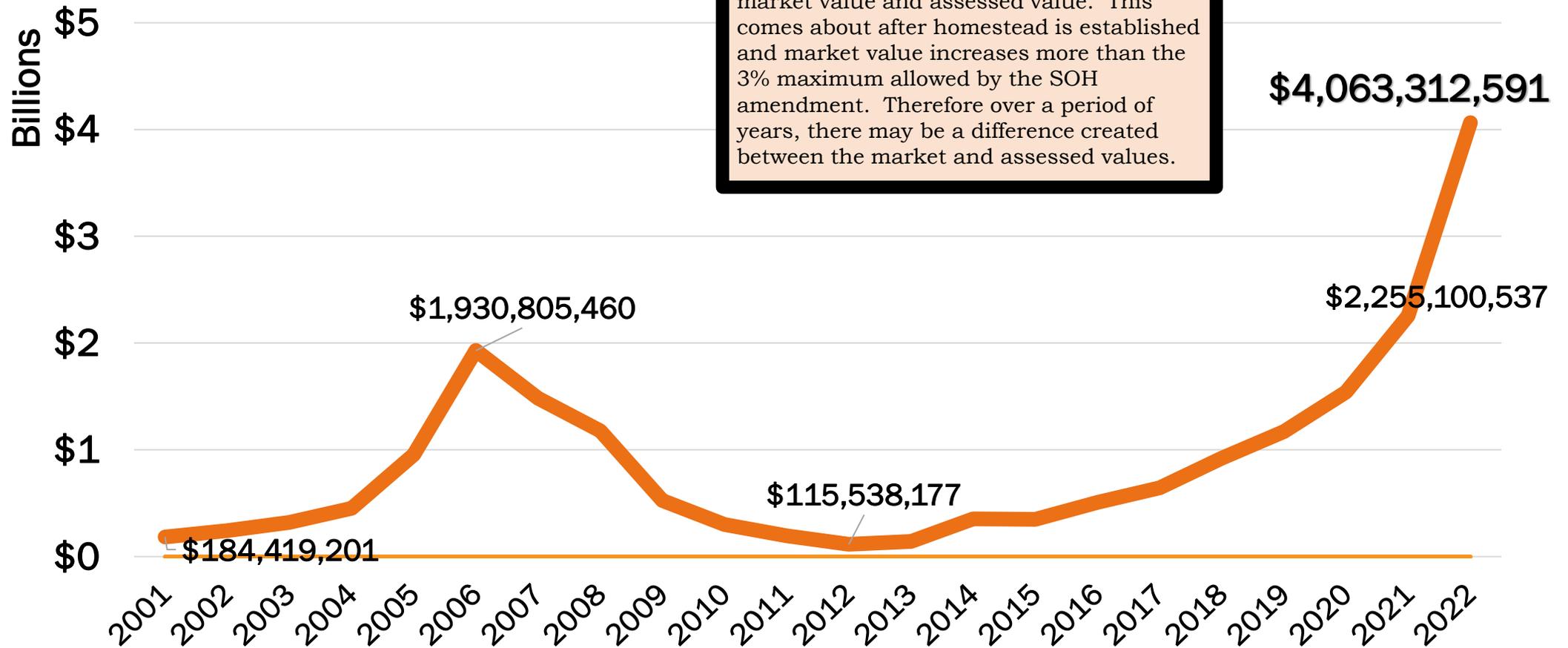
Market Value v. Assessed Value
in year 16 after a change in
ownership. (Cap Reset)

SOH Differential

Market Value vs. Assessed Value

The Save Our Homes (SOH) amendment allows for your assessed value to increase no more than 3% or the Consumer Price Index, whichever is less.

SOH Differential is the difference between market value and assessed value. This comes about after homestead is established and market value increases more than the 3% maximum allowed by the SOH amendment. Therefore over a period of years, there may be a difference created between the market and assessed values.





Additional Homestead Exemption for Seniors

The Senior Exemption is another \$50,000 exemption for homeowners over the age of 65 with Homestead Exemption, who make less than the income limit prescribed by the Florida Statutes. The 2023 income limit is \$35,167, per household, adjusted gross income.

Seniors who have enjoyed the same Homestead for 25 years, and meet the income requirements, may also be eligible for a Senior with Long-Term Residency Exemption which is an exemption equal to the Assessed Value up to \$250,000.



Veteran's Exemptions

Veteran's Exemption amounts range from a Veteran's Disability Exemption of \$5000 of assessed value to a Total & Permanent Disability that is a 100% exemption from ad valorem taxes.



Deployed Military Exemption

The Deployed Military Exemption is for military personnel who currently receive Homestead Exemption and are deployed outside the US in support of designated operations as provided for in Florida Statute 196.173. The exemption amount is a percentage based on the number of qualifying days deployed.



Market Update



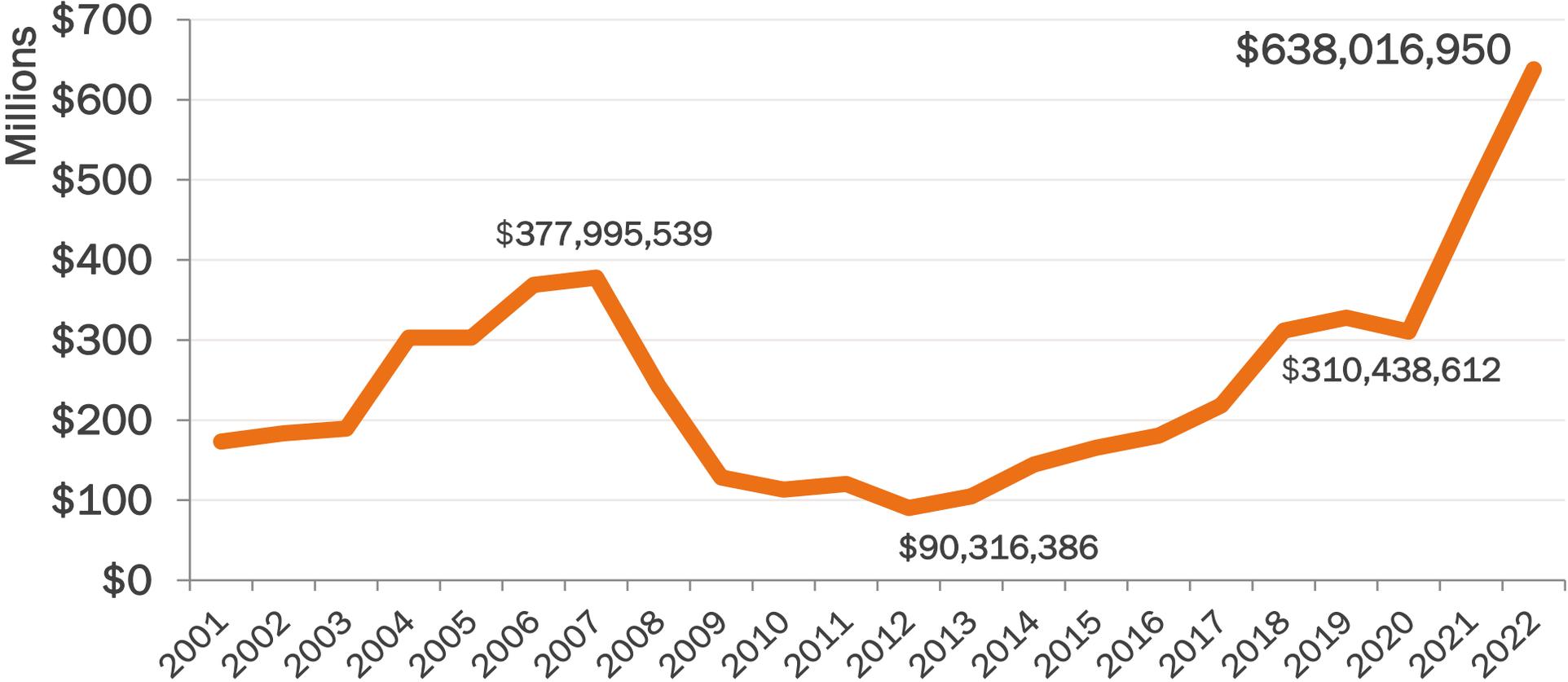


Housing - Growth

- 25 new final-platted subdivisions in Santa Rosa in 2021 with a total of 1372 lots, 15 new subdivisions in 2022 with 953 lots.
- 63 Units - Bluffs Townhomes, 332 Units - Elevate Navarre Apartments, 222 Units - Azalea Bay Apartments (Gulf Breeze),
- Build-to-Rent (BTR) increased popularity - 140 lot Indigo Townhomes
- New Single-Family Permits and Sales have continued to slow in the early 2023.



New Construction Value



Retail

- Year of the Grocery – new Publix anchors (Wynnhaven OPEN TODAY! and Milton), Piggly Wiggly (Chumuckla), Aldi (Navarre & Pace), Proposed Grocery Anchor (East Milton)
- Restaurants/Quick Service – Navarre: Dunkin, Slim Chickens, Elevate Navarre (Starbucks, ABC Liquor, Buffalo Wild Wings); Gulf Breeze: Chipotle, First Watch, multi-location: Wendy's, Scooters Coffee
- Others – Auto Zone (Aldi outparcel) Tractor Supply (Navarre & Pace), Navarre Town Center, CEFCO (Gulf Breeze & Pace)



MILTON INTERCHANGE PARK



Industrial

- Santa Rosa Industrial Parks – Amazon Distribution Facility (81,000 sf), Element Outdoors (20,000 sf), Gulf Cable (161,000 sf), \$7.8 million PSC truck driving training facility
- NW Florida Industrial Park - Buffalo Rock (350+ jobs), Damian’s Ice Cream distribution & Hersey distribution centers
- Whiting Aviation Park - 239 acres with 6000 ft runway access including future home of Leonardo Helicopter
- Milton Interchange Park - 192 acres, \$37 million acquisition and development costs including \$16 million Triumph grant



Drones & Mapping



Drone Technology

Aerial photography is already an important part of property appraising

Drone technology will supplement aerial photography in certain situations such as:

- GIS Mapping
- Storm assessment
- Auditing new subdivisions, and
- Ensuring all real property is on the tax roll.



Newest Addition: WINGTRA 42mp Fixed Wing - Vertical Take Off



WARNING START MISSION RESUME MISSION GO TO START WPT GO TO HOME WPT GO LAND HOLD POSITION LAND NOW Click 3x ABORT LANDING

ER-01-008

351 ft/ATO
511 ft/AMSL
2:23
GNSS status: RTK Fixed
On Mission waypoint 2



Drone status
On Mission waypoint 2

Autonomy
Battery voltage: 86% (11.7 V) Time in flight: 02:23
Home distance: 991 ft (00:28) Estimated wind: 0.8 kts
Link quality: 96 %

Flight data
Ground speed: 20.6 kts
Altitude: 511.4 ft/AMSL, 422.8 ft/WGS84
Ground sensor height: 347.8 ft
Position: N 30.6325065°, W 87.1641070°

Instruments
Identification
Name: Simulator (ER-01-008)
Drone Flight Log: 1

Camera information
Camera type: WX RGB
Camera state: On
Number of photos: 13

Simulator
Wind: 1.1 kts 222 °

Flight Software – During Flight







2020



2022



2021

Efficient Updates to Website Mapping

Forest Bay Estates





Disaster Response

Hurricane Sally



Questions

THANK YOU!!!



Greg S. Brown II, CFA
SANTA ROSA COUNTY
PROPERTY APPRAISER

SRCPA.gov or find us on Facebook