

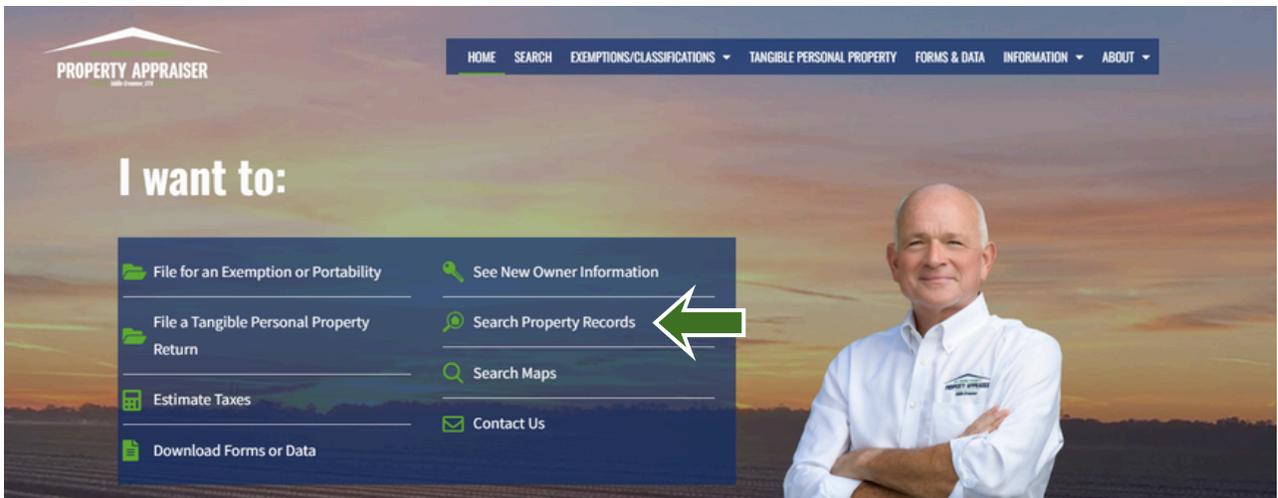
# HOW TO ESTIMATE YOUR PROPERTY TAXES

If you're looking to purchase a new home or have recently bought a new home, it is important to calculate your property taxes. Your property taxes will differ from the previous owner's property taxes because all caps and exemptions are removed once ownership changes.

**The most accurate way to estimate your home's or potential home's property taxes is to use the tax estimator available on our website.**

Here are the steps to use our online tax estimator.

- 1 Visit our website at [www.sjcpa.gov](http://www.sjcpa.gov).
- 2 Select **Search Property Records** on the website.



- 3 **Search for the property you are looking to purchase or have recently purchased by typing in the owner name, address, parcel number or legal information and then clicking search.**

Search by Owner Name

Exact name match?

enter name... Q Search

Search by Location Address

Exact match?

enter address... Q Search

(Enter address or range of address (ex: 1200-1299 Main))

Search by Parcel Number

enter parcel number... Q Search

Search by Legal Information

enter Legal Information... Q Search

**4** Once on the property information page, select **Tax Estimator** under Estimate Taxes.

⊟ Apply for Exemptions

Apply for Exemptions

⊟ Homestead Compliance

*This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).*

Homestead Compliance

⊟ Sales Questionnaire Form

*If you are a new owner of this property, please click here to submit a Sales Questionnaire*

Sales Questionnaire

⊟ 2024 TRIM Notice

2024 TRIM Notice (PDF)

⊟ 2023 TRIM Notice

2023 TRIM Notice (PDF)

⊟ Tax Bill

My Tax Bill

⊟ Estimate Taxes

Tax Estimator



**5** The Tax Estimator will prepopulate with the property's information, including the **Tax District**.  
Tax Estimator

*If you have recently purchased your home, please note that your taxes will not be the same as the previous owner. As a result of a title change, all capped value and/or exemptions from the previous owner will be removed. This online tax estimator utilizes the most recently certified millage rates, typically from the preceding tax roll year, to create an estimate of property taxes. Non-Ad Valorem Assessments are based on those most recently assessed to the parcel being estimated. These assessments are subject to change and may be higher or lower in the next tax year. NOTE: For best results, and to load parcel-specific values, please locate your parcel using our search options.*

[Tax Estimator Instructions](#)

Tax District - Millage Rate



Just (Market) Value

- Exemptions
- Homestead - \$51,411
  - Veterans Disability Exemption
  - Widow or Widower's
  - Civilian Disability Exemption (e.g. Statutory Blind or Disabled)

SOH Portability Amount (If Any)

Non-Homestead Deferred Amount (If Any)

Compute

Estimated Taxes

Breakdowns

- (Rate: 6.8303) County -
- (Rate: 3.248) Public Schools: Local -
- (Rate: 3.024) Public Schools: State -
- (Rate: 0.16) Mosquito -
- (Rate: 0.027) FIND -
- (Rate: 0.1793) SJRWMD -
- Non-Ad Valorem: S W COLLECTION -
- Non-Ad Valorem: S W DISPOSAL -
- Non-Ad Valorem: S W RECYCLING -

**6 For Just (Market) Value**, use the potential purchase price or sale price of the property.

Tax District - Millage Rate

Just (Market) Value



**7 For Exemptions**, select if you have any of the listed exemptions. If you check Homestead, the list of exemptions will expand to show additional exemptions that are offered to those with homesteaded properties.

Tax District - Millage Rate

Just (Market) Value

- Exemptions
- Homestead - \$51,411
  - Veterans Disability Exemption
  - Widow or Widower's
  - Civilian Disability Exemption (e.g. Statutory Blind or Disabled)
  - Senior Exemption
  - Total Exemption (e.g. Quadriplegic, Total & Permanent Disabled Veteran/Surviving Spouse or Total & Permanent Disabled First Responder/Surviving Spouse)



**8 For SOH Portability Amount**, add your Save Our Homes or Portability total that will be transferred from your previously owned homesteaded property. This number can be calculated by subtracting the property's Assessed Value from the Just (Market) Value. You can also find this number by viewing the TRIM notice of the property you plan to sell or by calling our office if the property is within St. Johns County. If the property is located outside of the county, the property appraiser's office in the county where the property is located can provide that information. For more information, visit [www.sjcpa.gov/homesteadportability](http://www.sjcpa.gov/homesteadportability). Leave this section blank if this is your first home purchase, first Florida home purchase, or if your previously owned property was not homesteaded.

Tax District - Millage Rate

Just (Market) Value

- Exemptions
- Homestead - \$51,411
  - Veterans Disability Exemption
  - Widow or Widower's
  - Civilian Disability Exemption (e.g. Statutory Blind or Disabled)

SOH Portability Amount (If Any)



**9 For Non-Homestead Deferred Amount**, leave this section blank if your potential property or new property is or will be homesteaded. This section is typically used for property owners who have owned an additional home in Florida for many years and are now looking to homestead that home. This can help them determine if they should keep the 10% non-homestead cap or remove the 10% cap and start again with the 3% homestead cap.

Tax District - Millage Rate

Just (Market) Value

- Exemptions
- Homestead - \$51,411
  - Veterans Disability Exemption
  - Widow or Widower's
  - Civilian Disability Exemption (e.g. Statutory Blind or Disabled)

SOH Portability Amount (If Any)

Non-Homestead Deferred Amount (If Any)



## 10 Click Compute.

Tax District - Millage Rate

Just (Market) Value

Exemptions  Homestead - \$51,411  
 Veterans Disability Exemption  
 Widow or Widower's  
 Civilian Disability Exemption (e.g. Statutory Blind or Disabled)

SOH Portability Amount (If Any)

Non-Homestead Deferred Amount (If Any)



## 11 The Tax Estimator will provide an estimate of property taxes and non-ad valorem taxes, which include CDD fees (if applicable) and solid waste fees.

Breakdowns	(Rate: 6.8303) County - \$3,013.62
	(Rate: 3.248) Public Schools: Local - \$1,433.06
	(Rate: 3.024) Public Schools: State - \$1,334.23
	(Rate: 0.16) Mosquito - \$70.59
	(Rate: 0.027) FIND - \$11.91
	(Rate: 0.1793) SJRWMD - \$79.11
	Non-Ad Valorem: S W COLLECTION - \$130
	Non-Ad Valorem: S W DISPOSAL - \$62
	Non-Ad Valorem: S W RECYCLING - \$62

## ★ PLEASE NOTE

If you have recently purchased your home, your taxes will not be the same as the previous owner's taxes. As a result of a title change, all capped value and/or exemptions from the previous owner will be removed. The online tax estimator utilizes the most recently certified millage rates, typically from the preceding tax roll year, to create an estimate of property taxes. Non-ad valorem assessments are based on those most recently assessed to the parcel being estimated. These assessments are subject to change and may be higher or lower in the next tax year.

## 💡 ADDITIONAL RESOURCES

**St. Johns County Tax Collector's Office**  
904-209-2250 | [www.sjctax.us](http://www.sjctax.us)

**St. Johns County**  
904-209-0655 | [www.sjcf1.us](http://www.sjcf1.us)

**St. Johns County School District**  
904-547-7500 | [www.stjohns.k12.fl.us](http://www.stjohns.k12.fl.us)

**Anastasia Mosquito Control District**  
904-471-3107 | [www.amcdsjc.org](http://www.amcdsjc.org)

**Florida Inland Navigation District (FIND)**  
561-627-3386 | [www.aicw.org](http://www.aicw.org)

**St. Johns River Water Management District (SJRWMD)**  
386-329-4500 | [www.sjrwmd.com](http://www.sjrwmd.com)



**We're Here to Help.**  
**Eddie Creamer, CFA**  
**St. Johns County Property Appraiser**  
[www.sjcpa.gov](http://www.sjcpa.gov) | 904-827-5500