

HOW TO ESTIMATE YOUR PROPERTY TAXES



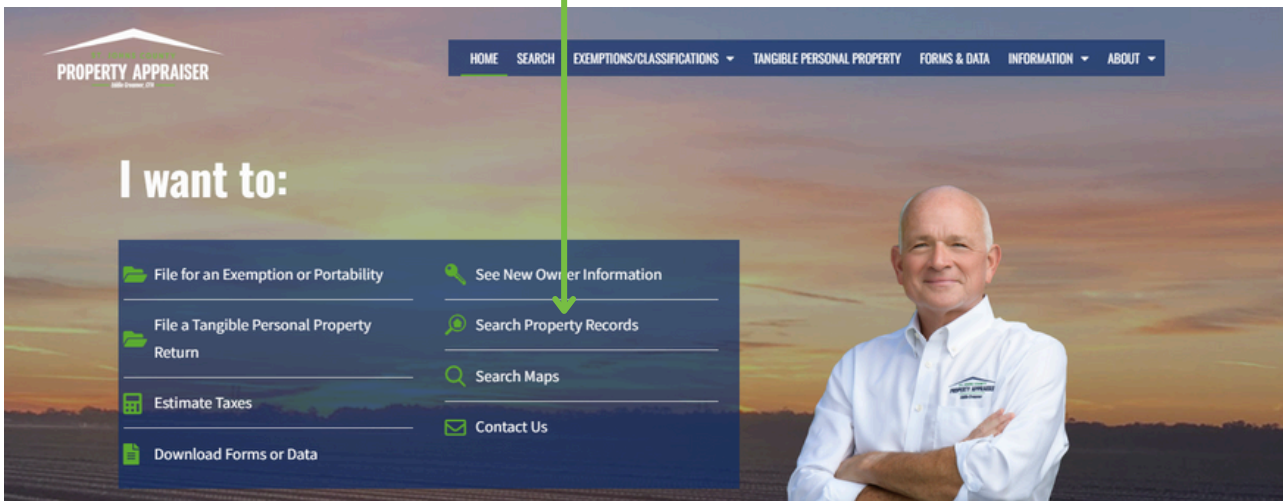
If you're looking to purchase a new home or have recently bought a new home, it is important to calculate your property taxes. Your property taxes will differ from the previous owner's property taxes because all caps and exemptions are removed once ownership changes.

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.

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

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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

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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.

Tax District - Millage Rate

Just (Market) Value

Exemptions

☐ Homestead - \$50,722

☐ 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)

Estimated Taxes **\$5,514.08**

Breakdowns

- (Rate: 6.8954) County - \$2,892.03
- (Rate: 2.248) Public Schools: Local - \$942.84
- (Rate: 3.03) Public Schools: State - \$1,270.82
- (Rate: 0.16) Mosquito - \$67.11
- (Rate: 0.0288) FIND - \$12.08
- (Rate: 0.1793) SJRWMD - \$75.20
- Non-Ad Valorem: SW COLLECTION - \$130
- Non-Ad Valorem: SW DISPOSAL - \$62
- Non-Ad Valorem: SW RECYCLING - \$62

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

Tax District - Millage Rate

Just (Market) Value

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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 - \$50,722
- ☐ 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)

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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/portability. 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 - \$50,722
- ☐ Veterans Disability Exemption
- ☐ Widow or Widower's
- ☐ Civilian Disability Exemption (e.g. Statutory Blind or Disabled)

SOH Portability Amount (If Any)

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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 - \$50,722
- ☐ 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 - \$50,722

☐ 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.

Estimated Taxes	\$6,155.97
Breakdowns	<div> (Rate: 6.8954) County - \$2,413.39 (Rate: 2.248) Public Schools: Local - \$841.38 (Rate: 3.03) Public Schools: State - \$1,134.06 (Rate: 0.16) Mosquito - \$56.00 (Rate: 0.0288) FIND - \$10.08 (Rate: 0.1793) SJRWMD - \$62.76 Non-Ad Valorem: JUL CREEK PLANT CDD - \$1,384 Non-Ad Valorem: S W COLLECTION - \$130 Non-Ad Valorem: S W DISPOSAL - \$62 Non-Ad Valorem: S W RECYCLING - \$62 </div>

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

St. Johns County
904-209-0655 | www.sjcfl.us

St. Johns County School District
904-547-7500 | www.stjohns.k12.fl.us

Anastasia Mosquito Control District
904-471-3107 | www.amcdsjc.org

Florida Inland Navigation District (FIND)
561-627-3386 | www.aicw.org

St. Johns River Water Management District (SJRWMD)
386-329-4500 | www.sjrwmd.com



We're Here to Help.
Eddie Creamer, CFA
St. Johns County Property Appraiser
www.sjcpa.gov | 904-827-5500