

Property Tax Guidelines Florida

Important Dates

<i>Valuation Date</i>	January 1 st
<i>Tax Bills Issued</i>	Issued in November, delinquent as of April 1st the following year (4% discount if paid in November)
<i>Assessment Cycle</i>	Annually
<i>Valuation Notice</i>	Assessment notices are typically issued in late August
<i>Appeal Deadline</i>	25 days from the date of the assessment notice

Who is assessing?

County Property Appraiser's Office

How is the assessed value determined?

In Florida, commercial real estate is assessed at 100% of market value. The assessed market value should be determined through the income approach, the sales comparison approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues.

What are the levels of appeal?

Informal discussions with county appraiser
County Value Adjustment Board (VAB)
Circuit Court



ABOUT NEWMARK V&A PROPERTY TAX

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization. Our experts are committed to solving property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Clients turn to our Property Tax team to manage and minimize their overall property tax liability with expertise and integrity. Our nationwide roster of property tax experts possesses unrivaled acumen and comprehensive knowledge of local markets with support from our in-house, MAI-designated appraisers. Informed by proprietary market intelligence from more than 100 Newmark offices across the country, the Property Tax group tailors tax solutions to each client's unique needs. Our team supports owners, investors and developers at every stage of the property life cycle, from pre-acquisition and construction to annual assessment reviews/appeals and management all the way through to disposition.

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