VALUATION & ADVISORY

Property Tax Guidelines Florida

Important Dates

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



ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

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 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

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