David Johnson, CFA
PROPERTY APPRAISER
SEMINOLE COUNTY, FLORIDA

CASSELBERRY COMMUNITY REDEVELOPMENT AREA (C2)
COMPARISON OF TAXABLE VALUE & INCREMENT VALUE
FROM BASE YEAR 1995 TO 2020

Year	*Initial Taxable Value*	*Less VAB Reductions*	*Final Certification TaxableValue*	*Base Year Taxable Value*	*Increment at 100%*	*Increment at 95%*	*Taxable Value % Change*
1995	n/a	n/a		81,997,660	n/a	n/a	n/a
1996	83,420,487	498,852	82,921,635	81,997,660	923,975	877,776	1.13%
1997	89,934,087	0	89,934,087	81,997,660	7,936,427	7,539,606	8.46%
1998	91,238,632	0	91,238,632	81,997,660	9,240,972	8,778,923	1.45%
1999	92,902,888	0	92,902,888	81,997,660	10,905,228	10,359,967	1.82%
2000	97,570,623	0	97,570,623	81,997,660	15,572,963	14,794,315	5.02%
2001	104,348,524	0	104,348,524	81,997,660	22,350,864	21,233,321	6.95%
2002	117,486,624	421,808	117,064,816	81,997,660	35,067,156	33,313,798	12.19%
2003	130,245,951	0	130,245,951	91,624,290	38,621,661	36,690,578	11.26%
2004	130,765,041	0	130,765,041	91,624,290	39,140,751	37,183,713	0.40%
2005	136,913,442	0	136,913,442	91,624,290	45,289,152	43,024,694	4.70%
2006	177,544,509	1,032,883	176,511,626	91,624,290	84,887,336	80,642,969	28.92%
2007	199,507,241	346,076	199,161,165	91,624,290	107,536,875	102,160,031	12.83%
2008	211,332,759	1,880,613	209,452,146	91,624,290	117,827,856	111,936,463	5.17%
2009	183,775,846	2,540,703	181,235,143	91,624,290	89,610,853	85,130,310	-13.47%
2010	145,770,976	113,839	145,657,137	91,647,980	54,009,157	51,308,699	-19.63%
2011	136,033,694	0	136,033,694	91,647,980	44,385,714	42,166,428	-6.61%
2012	132,236,783	(703,489)	132,940,272	91,647,980	41,292,292	39,227,677	-2.27%
2013	132,441,690	1,126,788	131,314,902	91,647,980	39,666,922	37,683,576	-1.22%
2014	134,557,245	53,416	134,503,829	91,647,980	42,855,849	40,713,057	2.43%
2015	137,415,878	61,333	137,354,545	91,647,980	45,706,565	43,421,237	2.12%
2016	144,377,863	0	144,377,863	91,647,980	52,729,883	50,093,389	5.11%
2017	152,155,940	600,335	151,555,605	91,647,980	59,907,625	56,912,244	4.97%
2018	238,623,701	8,322	238,615,379	91,647,980	146,967,399	139,619,029	57.44%
2019	255,674,607	255,779	255,418,828	91,647,980	163,770,848	155,582,306	7.04%
2020	263,852,365	433,826	263,418,539	91,647,980	171,770,559	163,182,031	3.13%

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SEMINOLE COUNTY, FLORIDA

SANFORD DOWTOWN WATERFRONT COMMUNITY REDEVELOPMENT AREA (S3)
COMPARISON OF TAXABLE VALUE & INCREMENT VALUE
FROM BASE YEAR 1995 TO 2020

Year	*Initial Taxable Value*	*Less VAB Reductions*	*Final Certification TaxableValue*	*Base Year Taxable Value*	*Increment at 100%*		*Increment at 95%*	*Taxable Value % Change*
1995	67,535,912	0	67,535,912	67,535,912	0		0	n/a
1996	72,452,551	0	72,452,551	67,535,912	4,916,639		4,670,807	7.28%
1997	72,909,058	0	72,909,058	67,535,912	5,373,146		5,104,489	0.63%
1998	76,263,412	186,620	76,076,792	67,535,912	8,540,880		8,113,836	4.34%
1999	76,807,431	0	76,807,431	67,535,912	9,271,519		8,807,943	0.96%
2000	77,678,136	0	77,678,136	67,535,912	10,142,224		9,635,113	1.13%
2001	83,712,525	0	83,712,525	67,535,912	16,176,613		15,367,782	7.77%
2002	92,508,521	0	92,508,521	67,535,912	24,972,609		23,723,979	10.51%
2003	94,984,657	165,784	94,818,873	67,535,912	27,282,961		25,918,813	2.50%
2004	109,167,600	0	109,167,600	67,535,912	41,631,688		39,550,104	15.13%
2005	138,590,430	0	138,590,430	67,535,912	71,054,518		67,501,792	26.95%
2006	191,746,285	0	191,746,285	67,535,912	124,210,373		117,999,854	38.35%
2007	206,406,384	0	206,406,384	67,535,922	138,870,462		131,926,939	7.65%
2008	229,690,794	2,218,024	227,472,770	67,845,793	159,626,977		151,645,628	10.21%
2009	193,415,372	9,313	193,406,059	67,845,793	125,560,266		119,282,253	-14.98%
2010	145,711,217	1,658,628	144,052,589	51,173,599	92,878,990		88,235,041	-25.52%
2011	137,709,475	0	137,709,475	51,173,599	86,562,341	*	82,234,224	-4.40%
2012	142,004,146	1,229,499	140,774,647	51,173,599	89,606,676	*	85,126,342	2.23%
2013	141,028,624	89,391	140,939,233	51,173,599	89,765,634		85,277,352	0.12%
2014	146,891,155	2,341,367	144,549,788	51,173,599	93,420,413	*	88,749,392	2.56%
2015	152,080,248	405,730	151,674,518	51,173,599	100,500,919		95,475,873	4.93%
2016	155,518,533	42,695	155,475,838	51,173,599	104,302,239		99,087,127	2.51%
2017	159,879,757	0	159,879,757	51,173,599	108,706,158		103,270,850	2.83%
2018	168,800,304	(388,030)	169,188,334	51,173,599	118,014,735		112,113,998	5.82%
2019	177,449,487	1,297,311	176,152,176	51,173,599	124,978,577		118,729,648	4.12%
2020	180,771,971	632,584	180,139,387	51,173,599	128,965,788		122,517,499	2.26%

* Increment adjusted for negative values treated as zero for 2011, 2012, 2014

David Johnson, CFA
PROPERTY APPRAISER
SEMINOLE COUNTY, FLORIDA

OVIEDO COMMUNITY REDEVELOPMENT AREA (V5)
COMPARISON OF TAXABLE VALUE & INCREMENT VALUE
FROM BASE YEAR 2010 TO 2020

Year	*Initial Taxable Value*	*Less VAB Reductions*	*Final Certification TaxableValue*	*Base Year Taxable Value*	*Increment at 100%*	*Increment at 50% **	*Taxable Value % Change*
2010	n/a	n/a		69,546,934	n/a	n/a	n/a
2011	65,582,395	96,483	65,485,912	69,546,934	(4,061,022)	(3,857,971)	n/a
2012	62,854,783	0	62,854,783	69,546,934	(6,692,151)	(6,357,543)	-4.02%
2013	64,801,504	603,559	64,197,945	69,546,934	(5,348,989)	(5,081,540)	2.14%
2014	68,761,082	50,779	68,710,303	69,546,934	(836,631)	(794,799)	7.03%
2015	107,254,338	342,912	106,911,426	69,546,934	37,364,492	35,496,267	55.60%
2016	129,646,093	0	129,646,093	69,546,934	60,099,159	57,094,201	21.26%
2017	158,884,303	134,133	158,750,170	69,546,934	89,203,236	84,743,074	22.45%
2018	207,932,867	310,244	207,622,623	69,546,934	138,075,689	131,171,905	30.79%
2019	267,139,784	167,403	266,972,381	69,546,934	197,425,447	98,712,724	28.59%
2020	277,392,393	0	277,392,393	69,546,934	207,845,459	103,922,730	3.90%

* Increment value reported at 50% starting in 2019, prior values incremented at 95%