2 October 2025

Call to Order: 6:03pm, **Stan Jandura**, President

Invocation: **Jean Kimball**

Pledge of Allegiance: **Stan Jandura**

Reports: (approved & accepted)

Treasurer Report for July: **David Farrow** , submitted Report for Audit. (NA)

Approval of Minutes: **Christa Waite** Secretary (Please Sign In) NA

Student Essay Contest **Jean Kimball:** n/a

Summary:

The minutes of the previous meetings were approved as written posted on our website https://conservativesrc.com/

✨ Summary

The meeting focused on property tax reform and the responsibilities of the property appraiser's office in Santa Rosa County, including the valuation of properties, distribution of tax revenues, updates on new website features, and the implications of potential legislative changes. Key decisions included the approval of previous meeting minutes and the treasurer's report, with action items related to further research on property tax implications, monitoring legislative developments, and increasing community awareness of new tools and exemptions.

📋 Outline

1. Opening Invocation and Meeting Start • 00:00:00

- The meeting began with a prayer and the Pledge of Allegiance.
- The treasurer's report indicated approximately $500 in accounts, with treasurer David Farrow managing the new Republican Club account.

2. Property Tax Reform Presentation • 00:03:04

- Speaker 1 discussed the responsibilities of the property appraiser's office, including valuing approximately 120,000 parcels in Santa Rosa County.
- The office is audited by the Florida Department of Revenue to ensure property values are consistent across the state.

3. Property Valuation and Tax Revenue • 00:06:42

- Santa Rosa County has a total market value of $30 billion, with property taxes generating roughly $250 million annually.
- Approximately 50% of property tax revenue is allocated to the school board, with the remainder divided among the county and other taxing districts.

4. Homestead Exemption and Tax Implications • 00:10:13

- The homestead exemption allows property values to increase by no more than 3% or the consumer price index, whichever is lower.
- A recent constitutional amendment adjusted the homestead exemption amount, which will now grow with the CPI.

5. Additional Exemptions for Veterans and Seniors • 00:15:21

- The property appraiser's office administers various exemptions, including those for veterans and seniors over 65, with specific income limits.
- The office is proactively reaching out to veterans to inform them of potential exemptions they may qualify for.

6. Online Filing for Exemptions • 00:17:48

- The property appraiser's office now allows online filing for all exemptions, making it easier for residents, especially active military members, to apply.
- This initiative aims to streamline the process and increase accessibility for those unable to visit the office in person.

7. Website Updates • 00:19:07

- The property appraiser's office has launched a new website with enhanced features, including a quick search option and various search criteria.
- The website now includes zoning information for the towns of Milton and Jay, as well as a wetlands layer from the U.S. Fish and Wildlife Services.

8. Property Tax Reform Discussion • 00:20:58

- Proposed reforms include a phased elimination of property taxes for homesteaded properties over ten years to provide predictability for local governments.

- There is a focus on prioritizing tax relief for seniors and excluding school taxes from property tax eliminations to protect education funding.

9. Impact of Property Tax Changes • 00:27:06

- Eliminating property taxes on homesteaded properties could result in a $46-47 million reduction in the county's budget, which is approximately 17% of the total budget.
- The county's budget is around $265 million, with about $110 million coming from property taxes.

10. Legislative Monitoring • 00:29:12

- The Speaker of the House has appointed a select committee on property taxes, with plans for a bill to be voted on in January.
- Ongoing developments in Tallahassee regarding property tax legislation will be closely monitored to assess their impact on local funding and services.

11. Alternative Funding Sources • 00:32:10

- The county may explore increasing fees and other revenue sources, such as a potential 6% tax on property purchases, to compensate for lost property tax revenue.
- Discussions included the possibility of raising gas taxes or other fees without a vote, although most increases would still require voter approval.

12. Property Tax Legislation Discussion • 00:37:16

- The Florida Chamber of Commerce reported that eliminating property taxes from homesteaded properties could require raising the state sales tax to 8.75% to compensate.
- Simplifying ballot language for constitutional amendments is crucial to achieving the necessary 60% voter approval.

13. Governor's Potential Special Session • 00:39:45

- Governor DeSantis may call a special session if property taxes are not addressed during the regular legislative session from January to March.
- The governor's relationship with Speaker Perez is strained due to differing approaches to property tax reform.

14. Property Insurance Concerns • 00:42:36

- The speaker's office has limited influence over property insurance rates, primarily focusing on accurate property assessments.
- Property details on the office's website are essential for insurance companies to assess properties correctly.

15. Fraudulent Deeds and Property Protection • 00:44:32

- Instances of fraudulent deeds are rare, but the office has mechanisms to prevent unauthorized property transfers.
- A new state law allows property owners to sign up for notifications if a deed is recorded in their name, enhancing property fraud protection. Sign up at santarosaclerk.com for the free service.

16. Property Tax Assessment for Developers • 00:50:02

- Developers are assessed property taxes based on the value of subdivided lots as of January 1st each year.
- Recent legislation allows builders to obtain permits before completing the plat process, which may affect tax assessments.

17. Reporting Homestead Fraud • 00:52:29

- Individuals can report suspected homestead fraud anonymously through the office's website.
- Collaboration with the Clerk's Office aims to ensure compliance with bed tax reporting for rental properties.

18. Updating Property Records After Sale • 00:54:31

- The office aims to update property records within two to four weeks after a sale, depending on the complexity of the transaction.
- Delays may occur if the title company does not record the deed immediately after closing.

Motion Treasury and Minutes Approved: Sherry Chapman, Diane Warner

Motion Adjourn: Jean Kimball, Bill Marquardt

Public Link:

https://webapp.sembly.ai/minutes-public/6z5-90867bc9bd2ded-c8f1f899f715f896144b32d20a

Stan Jandura keep up-to-date with events for this and other groups at the **ConservativeSRC.com** portal.

Next Meeting
Thursday, 6 November 2025 at **6:00pm at The Hangar American Grill.**

Stan Jandura,
Santa Rosa County Republican Club President

CEW/sj