

2025 CERTIFIED TOTALS

Property Count: 4,138

TMP - MORGANS POINT RESORT CITY
Grand Totals

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Land		Value			
Homesite:		93,810,341			
Non Homesite:		39,064,138			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	132,874,479
Improvement		Value			
Homesite:		541,098,473			
Non Homesite:		26,134,799	Total Improvements	(+)	567,233,272
Non Real		Count	Value		
Personal Property:	92		5,626,136		
Mineral Property:	0		0		
Autos:	34		1,403,050	Total Non Real	(+) 7,029,186
			Market Value	=	707,136,937
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	707,136,937
Productivity Loss:	0	0			
			Homestead Cap	(-)	34,408,619
			23.231 Cap	(-)	1,385,087
			Assessed Value	=	671,343,231
			Total Exemptions Amount	(-)	83,129,562
			(Breakdown on Next Page)		
			Net Taxable	=	588,213,669

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 3,763,391.05 = 588,213,669 * (0.639800 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	23	0	172,045	172,045
DV1S	4	0	15,000	15,000
DV2	21	0	160,500	160,500
DV2S	1	0	7,500	7,500
DV3	32	0	331,000	331,000
DV3S	2	0	20,000	20,000
DV4	120	0	787,000	787,000
DV4S	14	0	108,000	108,000
DVHS	165	0	66,227,220	66,227,220
DVHSS	8	0	2,060,814	2,060,814
EX-XJ	1	0	500,573	500,573
EX-XR	1	0	88,312	88,312
EX-XV	60	0	10,871,395	10,871,395
EX-XV (Prorated)	1	0	83,646	83,646
EX366	31	0	27,631	27,631
FRSS	1	0	268,019	268,019
LVE	10	1,369,141	0	1,369,141
SO	2	31,766	0	31,766
Totals		1,400,907	81,728,655	83,129,562

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$8,575,989
TOTAL NEW VALUE TAXABLE:	\$5,870,197

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2024 Market Value	\$10,000
EX366	HOUSE BILL 366	8	2024 Market Value	\$1,976

ABSOLUTE EXEMPTIONS VALUE LOSS	\$11,976
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Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	4	\$24,045
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV3	Disabled Veterans 50% - 69%	6	\$66,000
DV4	Disabled Veterans 70% - 100%	9	\$99,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	27	\$7,083,860
PARTIAL EXEMPTIONS VALUE LOSS		48	\$7,284,905
NEW EXEMPTIONS VALUE LOSS			\$7,296,881

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS	
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TOTAL EXEMPTIONS VALUE LOSS	\$7,296,881
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New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,569	\$336,987	\$21,907	\$315,080

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,566	\$336,571	\$21,814	\$314,757

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,569	\$281,480	\$1,265	\$280,215

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,566	\$281,460	\$1,250	\$280,210

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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