

**OFFICE OF FLAGLER COUNTY
PROPERTY APPRAISER
JAMES E GARDNER Jr., CFA
1769 E. Moody Blvd, Building 2
Bunnell, FL 32110
(386) 313-4150
dsnyder@flaglerpa.com
www.flaglerpa.com**



Request for Real Property Combination Tax Year 2024

- **ALL COMBINATIONS AND SPLITS WILL NOT PROCESS AFTER TRIM NOTICES.**

List parcel numbers you wish to combine.

Please provide a survey, sketch, or legal description clearly defining the new property boundaries.
FCPA will not create or draft new property description. *Attach additional sheet if necessary.*

Detailed Instructions:

Please confirm and initial the following as accepted and completed.

- I am the owner of record, legal agent or have power of attorney for the owner of record.
Written proof is required for agents and those with power of attorney.
- Real Estate taxes are current.** *(Attach documentation from tax collector.)*
- Parcels are contiguous and in the same jurisdiction.
- Title (ownership) is ***exactly the same*** for each parcel.
- Verified with the Flagler County Planning and Development Services or other Jurisdictional Agency as to what adverse effects, if any, this combination may have on the property.
- All mortgage lenders (if applicable) have been notified of this change. ***Combining mortgaged property may violate your mortgage agreement and could cause an issue with the payment of taxes.***
- I understand combining parcels **may increase taxes** by affecting existing capped values and/or exemptions. Parcel splits or combinations made at the request of the property owner or owner's representative are processed by the for tax billing and assessment purposes only.

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Important Information

A parcel split/combination by the Property Appraiser is for **taxation purposes only** and does not imply legality of new land description created by owner's request, the legality for such parcel to be conveyed via land title, nor the suitability for such parcel to be developed. Contact the appropriate land development, zoning, and/or planning department of your jurisdiction for questions concerning property development. **Pursuant to Florida Statute 197.192 the Property Appraiser's office shall not split or combine parcels until all taxes due or delinquent have been paid to the Tax Collector.**

HOMESTEAD PROPERTY: The land **split** of a homestead property will result in the removal of the Save Our Homes 3% assessment cap limitation from the newly created (split-out) parcel. The new (split-out) parcel will be assessed at market value, generally resulting in an increase in taxable value. If at a future date the property owner desires to re-combine the property, the new (split-out) parcel will be combined back with the homestead parcel at its current market value. The Save Our Homes cap **will not** be restored to its former level. When **combining** any parcel with a homestead parcel, the full market value of the non-homestead parcel will be added to the assessed value of the homestead parcel for the current tax roll. In subsequent tax years, the Save Our Homes assessment cap shall protect that value.

NON-HOMESTEAD PROPERTY: The land split or combination of non-homestead property will result in the removal of the 10% assessment cap limitation and the assessment of the parcel(s) at full market value. *Per Florida Statute 193.1554(7) and 193.1555(7)*

Parcel **Contiguous** to **Homestead** Property. Vacant property contiguous/adjacent to homestead property is eligible to receive the Save Our Homes assessment cap limitation, provided that the contiguous parcel is used in conjunction with homestead property. The contiguous parcel will retain its unique parcel identification number and legal description. *Per Florida Statute 196.031 (1)(a)*

By signing below, whether by the owner or the owner's representative, acknowledges they have read, understand, aforementioned.

Owner

Signature: _____ Date: _____

Print Name: _____ Phone: _____

Email: _____

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