

QUARTERLY NEWSLETTER



**SEPTEMBER
2026**

Welcome back!

This edition of our newsletter highlights important information about your upcoming property tax bills and the newly proposed constitutional amendment, HJR 1F.

Property tax bills will be mailed by the Tax Collector's Office in late October and will be available online beginning November 1, 2026. Florida voters will consider HJR 1F on November 3, 2026. The amendment requires 60% voter approval to pass. An overview of the proposal can be found on page 5 of this newsletter.

Millage rates used to calculate property taxes are established each year by the respective taxing authorities and governing boards.

The Property Appraiser's Office is responsible for determining market value and applying all eligible exemptions.

Important Dates



Upcoming office closures:
**September 7th, November 11th
& November 26th - 27th, 2026**



The 2026 tax roll will be cut off on **September 24th, 2026**. Any changes applied after this date will be for the 2027 tax roll.



Tax bills are mailed and available on the Tax Collector's website starting **November 1st, 2026**.



<https://hernandocountypa-florida.us/>



(352) 754-4190



pa@co.hernando.fl.us



Understanding Your Property Tax Bill

This overview highlights each component of your annual tax bill and explains how values, rates, and assessments are determined by different county offices and governing boards.

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

KEY NUMBER	ESCROW CODE	MILLAGE CODE	
12345678		CWES	HERNANDO.COUNTY-TAXES.COM

Owner's Name
Owner's Mailing Address

Parcel Number
Parcel Address
Parcel description

Set by the
BOCC

Taxable Value × Millage
Rate
= Taxes Levied

These rates come
from the
governing board
for each taxing
authority

The Tax
Collector
distributes
property
taxes to
taxing
authorities

AD VALOREM TAXES

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
BCC GENERAL FUND	352-754-4004	5.8891	126,326	50,722	75,604	445.24
BCC TRANSPORTATION TRUST	352-754-4004	0.8091	126,326	50,722	75,604	61.17
BCC COUNTY HEALTH	352-754-4004	0.1054	126,326	50,722	75,604	7.97
EMERGENCY MEDICAL SVCS MSTU	352-754-4004	0.9100	126,326	50,722	75,604	68.80
STORMWATER MANAGEMENT MSTU	352-754-4004	0.1139	126,326	50,722	75,604	8.61
HERNANDO COUNTY SCHOOL BOARD	352-797-7004	3.0170	126,326	25,000	101,326	305.70
BPI DISCRETIONARY-SCHOOL	352-797-7004	0.7480	126,326	25,000	101,326	75.79
BPI CAPITAL OUTLAY-SCHOOL	352-797-7004	1.5000	126,326	25,000	101,326	151.99
BPI OPERATIONAL VOTED-SCHOOL	352-797-7004	1.0000	126,326	25,000	101,326	101.33
SFWMD COUNTY WIDE	352-796-7211	0.1831	126,326	50,722	75,604	13.84
		TOTAL MILLAGE	14.2756	AD VALOREM TAXES		\$1,240.44

Determined & applied
by the Property Appraisers Office

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
36 H.C. FIRE-RESCUE DISTRICT	352-540-4353	362.38
52 P G A SECTION M 1ST ADDITION LIG	352-754-4060	50.00
99 SOLID WASTE DISPOSAL (LANDFILL)	352-754-4112	98.04
These are flat fees, not based on property value. These rates come from the governing board for each program.		
**ALL TAXES BECOME DELINQUENT APRIL 1st		NON-AD VALOREM ASSESSMENTS \$510.42

These are flat fees, not based on
property value.
These rates come from the governing
board for each program.

COMBINED TAXES AND ASSESSMENTS \$1,750.86

See reverse side for important information.

If Paid By	Dec 31, 2026				
Please Pay	\$1,680.83				

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

KEY NUMBER	ESCROW CODE	MILLAGE CODE	
12345678		CWES	HERNANDO.COUNTY-TAXES.COM

Owner's Name
Owner's Mailing Address

Parcel Number
Parcel Address
Parcel description

Pay in U.S. funds to Hernando County Tax Collector, 20 N. Main St. Room 112 Brooksville, FL 34601-2892

If Paid By	Dec 31, 2026				
Please Pay	\$1,680.83				



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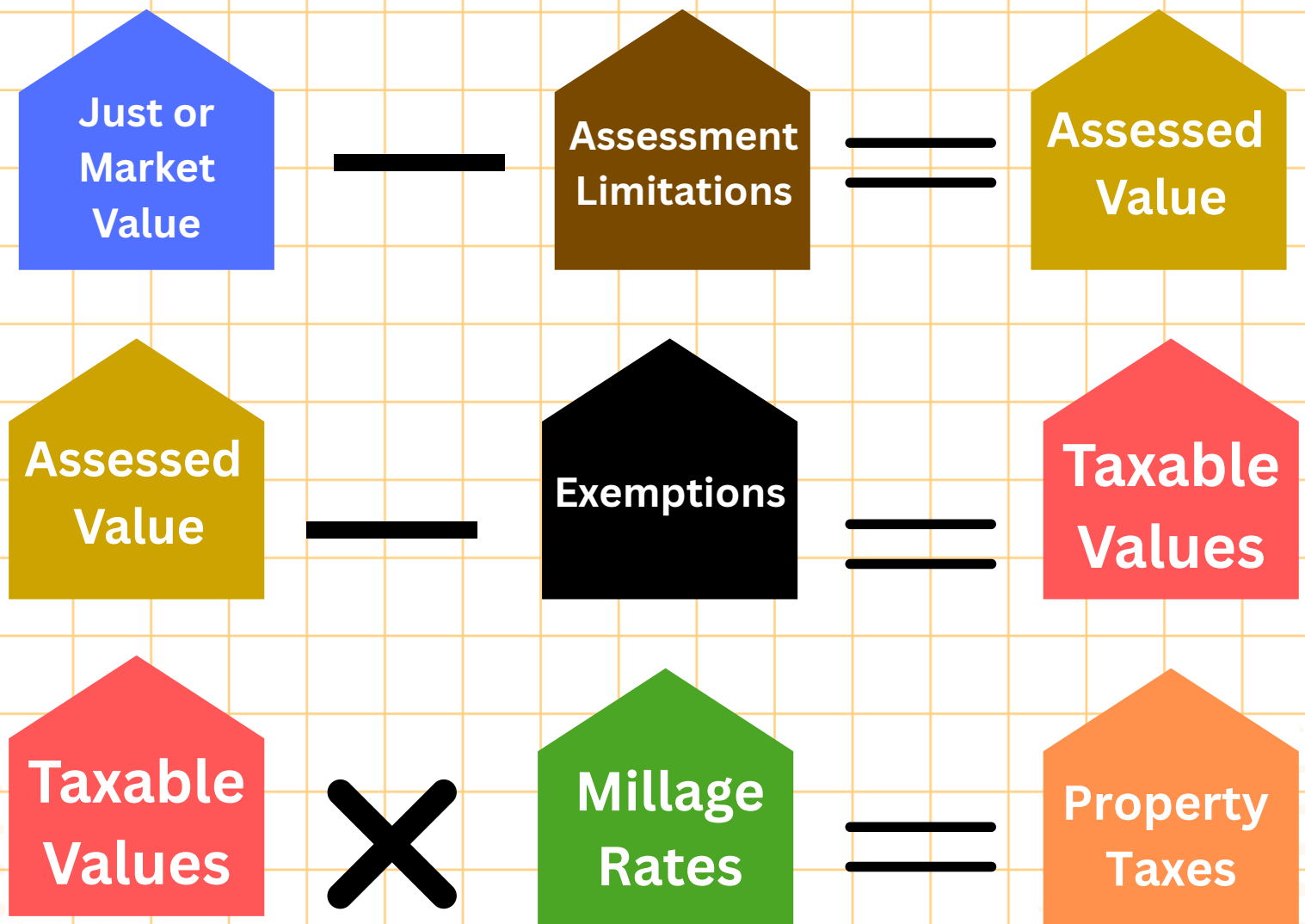
pa@co.hernando.fl.us



DO NOT WRITE ON BOTTOM PORTION

How Your Property Taxes Are Calculated

The chart below outlines the steps used to determine your annual property tax bill, from establishing market value to applying exemptions and millage rates.



County Offices and Their Responsibilities in Property Taxation

Several county departments participate in the property tax process. This overview clarifies the duties of each office so residents can navigate the system with confidence.



Property Appraisers Office

1. Determines the value of all properties within the county
2. Administers proper tax exemptions
3. Maintains property ownership records & houses base data such as addresses, parcels, etc

(352) 754-4190
pa@co.hernando.fl.us



BOCC

1. Sets the millage rate on which property taxes are calculated
2. The authority to adopt rules, select officers, and maintain county buildings.
3. Powers to enforce zoning regulations and housing codes.
4. Hosts monthly land use hearings, workshops and more

(352) 754-4000
administration@hernandocounty.us



Tax Collectors Office

1. Collects property taxes
2. Distributes property taxes to taxing authorities (eg. cities, school board, transit, & more)
3. Mails tax notices to property owners

(352) 754-4180
TC@hernandocounty.us



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Proposed Property Tax Amendment

What you need to know about HJR 1F

Florida voters will decide on this proposed constitutional amendment on
November 3rd, 2026

60% Voter approval required to pass



Homestead Exemption

Increases the exemption amount for the property with homestead exemption.



Non-Homestead Assessment Cap

For non-homesteaded properties, the annual assessment cap would change from **10% to 5%**.



Florida Residency Requirements

Additional residency requirements would apply for **new** Florida residents after January 1st, 2027.



School Taxes

No changes to school taxes. Exemption amount remains at \$25,000.

Homestead Exemption amounts if approved



\$150,000
Homestead exemption beginning
January 1st, 2027



\$250,000
Homestead exemption beginning
January 1st, 2028

If approved by voters, applies to non-school taxes only.

Exemption amounts would apply to qualifying homestead properties only and are subject to the requirements of the Constitution and any implementing legislation.

Important Dates

November 3rd, 2026

Election Day

Voters will decide on the proposed constitutional amendment.

January 1st, 2027

Effective Day

The amendment would take effect if it receives approval from 60% of voters.

November 2027

First Tax Bills

Changes would first be reflected on 2027 tax bills if approved

Quick Facts



Property taxes would not be eliminated.



School taxes would still apply



Save Our Homes and portability remain unchanged.



Existing personal exemptions (veterans, seniors widows/widowers, first responder, and disabled persons) remain unchanged.

For informational purposes only. The Hernando County Property Appraiser's office does not support or oppose any ballot measures.



<https://hernandocountypa-florida.us/>



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Hernando County, FL

Fun facts about Hernando County

Hernando County has 10 properties listed on the National Register of Historic Places: Chinsegut Hill Manor House, William Sherman Jennings House, May-Stringer House, Richloam General Store and Post Office, Judge Willis Russel House, Frank Saxon House, Sinclair Service Station, South Brooksville Ave Historic District, Spring Lake Community Center and Weeki Wachee Springs State Park.

Source:
<https://stories.opengov.com/hernandocountyfl/published/w8EAUnHFR>



Do you have fun or noteworthy county facts? We'd love to hear them, feel free to email them to us.

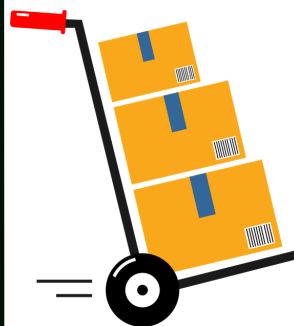
Did you know?



We are currently accepting Homestead Exemption applications for the 2027 tax roll year.



Property owners have the right to file a petition to the VAB (Value Adjustment Board) if they feel their market value is inaccurate. The **deadline** to apply is **9/11/2026**.



Eligible homeowners who move from one Florida homestead to another may carry their previously accumulated tax savings to their new property through the portability process.



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Website Tips & Tricks

NEW FEATURE! ADDRESS VALIDATION!

Quickly verify addresses and search properties with multiple addresses, right from our property search tool.

NEW

RANDY MAZOUREK
HERNANDO COUNTY
PROPERTY APPRAISER
"TO SERVE AND ASSESS WITH FAIRNESS"

Contact Us

Address Validation

Basic Search Sales Search

Validate Address

Address Number	Street Name	Street Type	
201	Howell	Any	<button>Validate</button>

✓ Address Exists

Parcel Key	Owner	Address	
00144980	BROOKSVILLE CITY OF, (CITY HALL)	201 HOWELL AVE	<button>View Parcel</button>
1025330	BROOKSVILLE - CITY OF, ATTN: ACCOUNTING	201 HOWELL AVE APT 300	<button>View Parcel</button>

 **Visit our website**
<https://propsearch.hernandocountypa-florida.us/>

* Recommended for searching properties that contain multiple addresses. *



<https://hernandocountypa-florida.us/>



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Upcoming Events

Guest Presenter for Your Next Meeting



Our office can provide presentations on how to file for Homestead and other exemptions, property appraisal methods, or using our GIS services. Please email pa@hernandocounty.us to schedule a presentation.

Florida Property Appraiser Conference



Mr. Mazourek will represent our office at the 2026 PAAF conference in Fort Lauderdale, FL.

This event brings together property appraisers, county representatives, and industry partners to discuss appraisal standards, regulatory changes, emerging technologies, and professional development.

What would you like to see in our next newsletter?

We value your feedback and would love to hear from you. Tell us what topics you'd like to see in future newsletters, share any suggestions for improvement, or highlight an exceptional service experience. Reach out to our Communications Specialist at Nicole.Bertulli@hernandocounty.us.



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