ST. JOHNS COUNTY
PROPERTY APPRAISER
Eddie Creamer

Land Classifications and Exemptions

The filing deadline for all land classifications and exemptions is March 1st of the year for which they are being filed. Applications may be submitted in person at our office. If you were otherwise eligible but missed the March 1st deadline due to extenuating circumstances, F.S.196.011(8) allows you to request that the Property Appraiser grant exemption or land classification through the TRIM period. Please contact our office at (904) 827-5500 if you have any questions or need additional information. All forms are available for download on our website at www.sjcpa.us.

Benefit	Details & Requirements	Application Requirements
Agricultural Land Classification *F.S.193.46*	Agricultural land classification, more commonly known as "Greenbelt Classification" or"AG", is a land use classification for property assessment purposes. AG recognizes uses such as timber, pasture, row crop, etc. Per statute, only lands primarily used for bona fide agricultural purposes are eligible to receive an agricultural land classification. "Bona fide agricultural purposes" means good faith commercial agricultural use of the land.	• Land Management Plan • DR-482
Conservation Assessment Land Classification	One of the following must apply as of January 1st: • Development rights of the land have been conveyed or a covenant has been established for conservation purposes for 10 years or more in an instrument of conveyance. • Land is encumbered by a conservation easement which meets the requirements set forth in F.S.704.06. • Land has been designated as environmentally endangered by resolution of the municipality or county as described in section F.S.193.501(6)(i). • Land has been designated as conservation land in the adopted local comprehensive plan. • Land is being used for outdoor recreational or park purposes as described in section F.S.193.501(6)(g).	• Appropriate documentation confirming eligibility • DR-482C
Conservation Lands Exemption *Land that is dedicated in perpetuity for conservation purposes and that is used exclusively for conservation purposes is exempt from ad valorem taxation. Land that is dedicated in perpetuity and that is used for allowed commercial purposes is exempt on a percentage reduction of up to 50% of the land value.*	One of the following must apply as of January 1st: • The property meets the requirements for a conservation exemption set forth in F.S.196.26. • The property has been conveyed as real property dedicated in perpetuity for conservation purposes. • The property is less than 40 contiguous acres and documentation from the Acquisition and Restoration Council determining the land's use for conservation purposes and a management plan as set forth in F.S.259.035 has been provided. • Baseline documentation of the natural values protected on the land and a management plan has been provided. • Any structures or other improvements are auxiliary to the use of the land for conservation purposes. • If the land includes allowed commercial or agricultural use, it complies with the most recent best management practices of the Department of Agriculture and Consumer Services.	• Appropriate documentation confirming eligibility • DR-418C