

Florida real estate exam math formulas cheat sheet

A last-minute review page for the formulas, rates, and setup reminders Florida sales associate candidates mix up most often.

NAME THE SETUP	CONVERT RATES	CHECK UNITS																								
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Key Florida Numbers

- \$0.70 deed stamps per \$100 outside Miami-Dade
- \$0.60 Miami-Dade deed rate per \$100
- \$0.45 Miami-Dade surtax per \$100 if non-single-family
- \$0.35 mortgage stamps per \$100
- Note stamp cap: \$2,450 if the stem asks
- Intangible tax: 2 mills = 0.002
- 1 acre = 43,560 sq ft
- 1 section = 640 acres

Last-Minute Checks

- Label the setup before touching the calculator.
- Turn percent rates into decimals before multiplying.
- Use gross rent for GRM and NOI for cap rate.
- Round doc stamp taxable units up to the next \$100.
- PITI excludes HOA unless the stem asks for total housing payment.
- Equity is not seller net because selling costs still matter.
- Required price must divide out percentage selling costs.
- If a stem gives both price and appraisal, follow the value rule in the question.

Sources: DBPR Real Estate Sales Associate Candidate Information Booklet, Florida Administrative Code Rule 61J2-2.029, Florida Department of Revenue documentary stamp tax and nonrecurring intangible tax guidance, Florida Statutes Chapter 475, and Pearson VUE Florida Real Estate testing page. For exam prep only, not legal, tax, lending, appraisal, licensing, or professional advice.