



ALACHUA COUNTY PROPERTY APPRAISER

ANNUAL REPORT 2002



Dear Friends,

Welcome to the 2002 Alachua County Property Appraiser's Annual Report. This year we have a new look along with several new charts and graphs to enhance our data section.

Thanks to the Gainesville Council for Economic Outreach, we have additional information in our **General Economic** section. This section contains a local economic overview of Alachua County.

In addition, for better clarity, we have two Tax Roll Data sections; **2001 Final** and **2002 Preliminary**.

Several years ago we implemented a strategic planning process that allows us to identify areas for improvement and to develop plans to accomplish our goals and meet the demands of a more informed public.

A few of the more recent accomplishments of our planning process have resulted in our office taking a lead role, along with many other governmental agencies, in a project to obtain Digital Ortho Photography and Planimetric Features countywide. We have developed new enhancements, such as our Advanced Search Module and WEB Maps to our highly popular website (www.acpafl.org). Also included on our website is a "FORMS" section with download capabilities. Our office will continue to improve our site to better serve you, so please let us know what you think.

In addition, we have streamlined our organizational structure to more effectively serve our customer needs. Organizationally, we now have three divisions which consist of Administration, Technology and Support, and Valuation. The responsibilities of these divisions are more fully explained within this document and we believe we will be more efficient in serving our customers.

I am very honored to serve the citizens of Alachua County as your Property Appraiser. I hope this Annual Report provides better understanding, insight, and knowledge to the citizens of Alachua County. I look forward to your comments and suggestions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Crapo". The signature is stylized with a large, flowing "E" and a cursive "Crapo".

Ed Crapo, CFA, ASA, AAS



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MISSION, VISION & VALUES

We in the Property Appraiser's Office of Alachua County are proud to display these Mission, Vision and Values Statements which we use in our continuous pursuit of excellence in the delivery of public services.

—Ed Crapo, Property Appraiser

OUR MISSION

The mission of the Alachua County Property Appraiser is to provide quality service and fair and equitable administration of the property appraisal processes.

OUR VISION

The vision of the Alachua County Property Appraiser is to maintain our leadership in property tax appraisal and administration through teamwork and quality service.

OUR VALUES

To achieve our mission, we recognize that the following values are of paramount importance:

- **Customer Service:** To provide prompt, courteous, accurate and accessible service to the public.
- **Knowledge-Based Decisions:** To provide our staff with the tools and training to be the best.
- **Commitment:** To continually strive toward our vision.
- **Teamwork:** To work together toward a common goal.



OVERVIEW

The Alachua County Property Appraiser's Office is charged by the Florida Constitution with placing fair, equitable and just value on all property in Alachua County, both real and personal.

To maintain an acceptable quality of life in Alachua County, local governments need revenue. Property taxes partially support public education, law enforcement, fire safety, street maintenance, park and recreation areas and other services. The various taxing authorities set the yearly tax, or millage, rate. Alachua County taxing authorities include the city and county commissions, the school board, water management districts and the library district. Once the tax rate is set, it is applied to your property value. Then, your property tax is computed.

The Property Appraiser's Office keeps all appraisals up-to-date and on permanent file. You have a right under Florida's Public Records Law to inspect these records. You are encouraged to do so to see for yourself the fairness and equity we apply to all properties in determining just value. Appraisal data can be found on our web site at www.acpafl.org.

In compliance with the Universal Standards of Appraisal Practice, the Alachua County Property Appraiser's Office complies with Standard 6 which is directed toward the substantive aspects of developing and communicating compliant analysis, opinions and conclusions in the mass appraisal of properties, whether real property or personal property.

The Alachua County Property Appraiser's Office is comprised of three major divisions committed to providing quality service to all property owners in Alachua County.

ADMINISTRATIVE

Appraisal Services

The main purpose of the Appraisal Services Division is to provide the public with a means to access information. The Appraisal Services Division handles the needs of the largest percentage of our customers. The services provided include full sets of tax parcel and aerial maps for public viewing or

reproduction. There are also public computers available for viewing appraisal data via the Internet. Appraisal consultants are available to answer questions regarding tax exemption, value, ownership and location situations.

Further, the Appraisal Services Division sends out renewal cards annually for homestead and other exemptions as well as special assessments and classified use properties as a service to Alachua county property owners. The Appraisal Services Division also works closely with outside agencies to provide them with accurate information for their own services. Please visit us on the first floor at 12 Southeast First Street, downtown Gainesville.

The Property Appraiser's database is available on CD, Microfiche and the Internet.

IMPORTANT INFO

Homestead Exemptions

In addition to the assessment of ad valorem taxes, another important function of the Alachua County Property Appraiser is the administration of exemptions and special use classifications. Perhaps the most common exemption available is the homestead exemption. Under the Florida Constitution, qualified residents may receive up to a \$25,000 property tax exemption. To qualify for a homestead exemption, you must hold legal or equitable title to property, occupy the home, and make the property your permanent residence as of January 1. You must also be a U.S. citizen or possess a resident alien card.

To apply for homestead and other exemptions, you must appear in person at the Property Appraiser's Appraisal Services Division before March 1* of the appropriate year to make an initial application and provide proof of residency. Commonly used proofs of legal residence include automobile registration and Florida driver's license, voter's registration, or declaration of domicile.

If you received a homestead exemption last year and still own and occupy the same property, your exemption will be renewed automatically. You will be mailed a receipt in early

Important Dates

JANUARY 1

The status and condition of your property on January 1 determine the **property's value** for the tax year. Also, January 1 is the date that determines **residency or ownership requirements** to qualify for homestead exemptions.

MARCH 1

Filing deadline for **homestead** and **other exemptions**.
Filing deadline for classified use properties.

APRIL 1

Deadline for filing **tangible personal property tax** return.

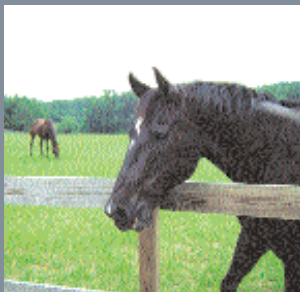
MID-AUGUST

Truth in Millage (TRIM) notices are mailed to property owners. TRIM notices contain your taxing authorities' proposed property tax rates for the year, their budget hearing locations and times, and deadlines for filing petitions with the Value Adjustment Board.

NOVEMBER 1

Tax bills are mailed.

** Homestead Exemption for the year the exemption is requested may be applied for at any time prior to March 1 of that year, provided the homeowner qualifies. We welcome any questions regarding qualification requirements.*



January. It is, however, your responsibility to notify the Property Appraiser if your qualification for the homestead exemption has changed.

Note: Homestead Exemption for the year the exemption is requested may be applied for at any time after meeting the qualifications and prior to March 1 of that year. **File your application early if possible. For your convenience we have satellite locations for making applications please contact the Appraisal Services Division for a listing (352) 374-5230.*

Other Exemptions

The exemptions available to Alachua County property owners include homestead, widow/widower, seniors, blind, and other disabilities. Organizational exemptions available include non-profit charitable, fraternal, educational, literary, benevolent, scientific, and religious organizations. Special use classifications include agricultural, conservation, and historically classified properties.

Tax Roll Administration

The Tax Roll Administration Division is charged with numerous administrative tasks that include but are not limited to Internet support, compiling an Annual Report, maintaining appraisal software, analyzing and submitting the tax roll, fulfilling other statutory compliance requirements, coordinating TRIM, and strategic planning.

Our Internet site is continuously being enhanced to allow a broader use of appraisal data, helpful information, and electronic access to our Annual Report.

The Annual Report is a composition of countywide facts and findings. This information is collected and compiled both in report form and on our web site (www.acpafl.org).

The Property Appraiser's Office utilizes a computer based mass appraisal system. The software for this system must be updated and recalibrated on an annual basis. The Tax Roll Administration Division is responsible for this process.

The division is also responsible for assuring the tax roll meets or exceeds statutory and Department of Revenue

requirements. The tax roll is analyzed statistically to determine levels of accuracy and equity. It is submitted to the Department of Revenue only after it passes numerous quality checks. The Tax Roll Administration Division is also responsible for TRIM (Truth In Millage) which also must meet statutory compliance requirements.

The division administers the current and future organizational plans and goals of the Property Appraiser's Office. These plans and goals are created, implemented and monitored by the division on a continual basis.

TECHNOLOGY & SUPPORT

The Technology and Support Services Division is an important part of the Property Appraiser's office. It serves primarily as a support division, but also directly serves the public.

The Cartography Department maintains the computer generated tax parcel maps. The Geographic Information System (GIS) enables retrieval of a very extensive variety of tax parcel and land based information.

The GIS and Cartography Departments are responsible for the maintenance of computer generated and manual tax parcel maps. Due to the large demand for blue-line prints, the Cartography Department maintains and continually updates mylar tax parcel maps.

The GIS system is also linked to other county and city agencies that directly benefit from such data.

The Computer Operations Department is responsible for the maintenance of all of the computer hardware and software in the office, the generation and upkeep of the tax parcel database, and the administration of computer services in the office.

The Title Department is responsible for discovering and updating parcel ownership changes for the Property Appraiser's office through research of the various recorded documents processed by the Alachua County Clerk of the Circuit Courts Official Records Department.

Alachua County

LOCATION

Alachua County is located in North Central Florida, 85 miles south of the Georgia state line, 50 miles from the Gulf of Mexico, and 67 miles from the Atlantic Ocean.

AREA

Alachua County encompasses 977 square miles and includes the municipalities of Archer, Alachua, Gainesville, Hawthorne, High Springs, LaCrosse, Micanopy, Newberry, and Waldo. The County has an estimated year round population of 217,955, including over 43,000 University of Florida students. There are several areas in the County that are National Register Historic Districts.

CLIMATE

The County's geographic location affords visitors a comfortable year round climate. Temperatures are moderated by the wind from the Gulf, producing mild winters and relatively cool summer nights. The average temperature is 70.1 degrees and there is an average of 2,803 hours of sunshine each year.

PROPERTY

86,288	Real Property Parcels
12,949	Tangible Personal Property Accounts
45,768	Homestead Exemption Properties
625,780	Total Acres
371,752	Acres Involved in Agricultural Use



VALUATION

The appraiser's in the Real Property Division appraise property by recognized assessment methods and techniques as required by Universal Standards of Appraisal Practices. The purpose of the Real Property Division is to list and determine a just value for all property located within Alachua County as of January 1 each year per Florida Statute. The Appraisers in the Real Property Division appraise property using standard assessment techniques such as sales, income, and replacement cost approaches. In compliance with Florida Statutes, all property must be re-appraised annually and physically inspected every three years.

The following factors are to be considered in deriving just valuation (per F.S. 193.011):

- The present cash value of the property, which is the amount a willing purchaser would pay a willing seller, exclusive of reasonable fees and costs of purchase, in cash or the immediate equivalent thereof in what is deemed a typical market transaction;
- The highest and best use to which the property can be expected to be put in the immediate future and the present use of the property taking into consideration any applicable local or state land use regulation and considering any moratorium imposed by executive order, law, ordinance, regulation, resolution, or proclamation adapted by any governmental body or agency or the Governor when the moratorium prohibits or restricts the development or improvement of property as otherwise authorized by applicable law;
- The location of said property;
- The quantity or size of said property;
- The cost of said property and the present replacement value of said property;
- The condition of said property;
- The income from said property; and

The net proceeds of the sale of the property, as received by the seller, after deduction of all of the usual and reasonable fees and costs of the sale, including the costs and expenses of financing, and allowance for unconventional or atypical terms of financing arrangements.

The Real Property Division provides a direct public service with the valuation of the real property in Alachua County. It also provides support to the appraisal services division with specific public inquiries.

Tangible Personal Property

Florida Statute 193 requires all businesses to file a Tangible Personal Property Return annually. This state-wide return should include a listing of tangible assets held January 1 of that year and should be filed with the Property Appraiser's office of the county in which the asset is located. The Tangible Personal Property Division exists to administer this requirement.

Tangible Personal Property is any asset, other than real estate, used in a business. Examples of Tangible Personal Property include, but are not limited to, such items as furniture, fixtures, tools, machinery, household goods, signs, equipment, leasehold improvements, supplies, leased equipment, and any other property used in the operation of a business. There is no minimum value; therefore all equipment and property, excluding inventory, must be reported. Exempt businesses are also required to annually file a Tangible Personal Property Return listing all equipment and assets.

As a courtesy, the Tangible Personal Property Division mails out Tangible Personal Property Returns on December 31st to those businesses currently listed on the tax roll. However, failure to receive a return does not relieve a business of its obligation to file or pay tangible taxes. The deadline for filing a return without penalty is April 1st. Non-filing businesses are assessed a taxable value by the Tangible Personal Property Division.

DETERMINING PROPERTY VALUE

The Property Appraiser's Office does not determine your taxes. Your taxes are determined based on property values multiplied by the millages set by local governments and municipalities. The Property Appraiser's Office merely determines just value.



All property in Alachua County is worth something. Land, buildings, and tangible personal property used in business have value.

To find the value of any piece of property, the Property Appraiser uses a nationally accepted appraisal system that includes determining:

- What similar properties are selling for.
- What it would cost to replace the property.
- How much it costs to operate and maintain the property.
- What rental income the property may earn.
- Other factors such as the current interest rate to borrow money to buy or build property like yours.

When market value changes, so does appraised value. For example, if you increase the total value of your property by building a swimming pool, the appraised value would increase proportionately.

VALUE ADJUSTMENT BOARD

If, in your opinion, your property's value differs from the Property Appraiser's assessment, by all means come in and discuss the matter with us. If you have evidence that the appraisal is more than the actual value of your property, we will welcome the opportunity to review all the facts.

If, after talking with us, you still find a significant difference between our appraisal and what you believe your property's value is, you may be heard before a Special Master at a Value Adjustment Board hearing. A written application to be heard by the Board must be filed with the Clerk of the Circuit Court's Office. Applications may be obtained from the Property Appraiser's Office.

The Special Master is a part of this process as an impartial party. The sole purpose of the Special Master is to make the determination as to whether or not proper and equitable methods were used to arrive at property value and to determine compliance with Florida laws regarding property assessment. The Value Adjustment Board also hears appeals concerning exemptions and classified use properties.

OUR QUALITY COMMITMENT

Beginning in 1992, the Property Appraiser's Office embarked on a quality initiative that led to the adoption of a common vision "to become the leader in Florida property tax appraisal and administration through teamwork and quality service". As an organization, we are committed to provide quality service to our customers and ensure the fair and equitable administration of property appraisal laws. Adopting these goals and applying them to our core tasks led us to develop several award-winning projects that streamlined the office and defined benchmarks from which to measure our effectiveness. We are proud of this statewide recognition and have adopted a commitment to continuous process improvement.

The Property Appraiser's Office administers a comprehensive Human Resources program including a pay and performance measurement system that defines expectations and rewards top achievers. In addition, the core processes and procedures of our office have been well documented so that cross training and job sharing can more easily occur and individuals can see how they fit into the broader organization. With an understanding of individual roles in the mission of the total organization, we continue to focus on our customer service, knowledge-based decision making, a commitment to excellence, and teamwork toward a common goal.

SOURCES

1. University of Florida, Bureau of Economic and Business Research, Population Projections by Age, Sex, and Race for Florida and Its Counties, October 2001.
2. University of Florida, Bureau of Economic and Business Research, Florida Population: Census Summary 2000, May 2001.
3. Florida Department of Labor and Employment Security, Division of Jobs and Benefits, Bureau of Labor Market Information, Florida Planning Report, 1998.
4. Sales & Marketing Management, 2001 Survey of Buying Power.
5. State of Florida, Department of Education, Office of Education and Budget and Management, The 2000 Florida Price Level Index.
6. Florida Department of Labor and Employment Security, Division of Jobs and Benefits, Bureau of Labor Market Information, Local Area Unemployment Statistics Program, in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics, October 2001.
7. Agency for Workforce Innovation, Office of Workforce Information Services, Labor Market Statistics, ES-202 Program, October 2001.
8. Florida Department of Labor and Employment Security, Division of Jobs and Benefits, Bureau of Labor Market Information, Wage Report, 2001.



Economics

ALACHUA COUNTY PROPERTY APPRAISER

Population

POPULATION		
Alachua County	Region	State
217,955	888,731	15,982,378

Source: 1

ALACHUA COUNTY POPULATION BREAKDOWN	
Alachua	6,098
Archer	1,289
Gainesville	95,447
Hawthorne	1,415
High Springs	3,863
Lacrosse	143
Micanopy	653
Newberry	3,316
Waldo	821
Unincorporated	104,910
Total	217,955

Source: 2

POPULATION PROJECTION				
	2005	2010	2015	2020
Alachua	232,792	248,792	263,900	279,920
Region	972,552	1,055,636	1,140,937	1,228,575
State	17,376,898	18,776,412	20,211,140	21,683,344

Source: 1

AGE COMPARISON						
	Alachua County		Region		State	
	#	%	#	%	#	%
0-14	36,333	16.7%	167,811	18.9%	3,048,560	19.1%
15-24	58,551	26.9%	138,917	15.6%	1,953,978	12.2%
25-44	60,269	27.6%	237,952	26.8%	4,565,761	28.6%
45-64	42,034	19.3%	203,973	22.9%	3,619,912	22.6%

ECONOMICS

65+ 20,768 9.5% 140,078 15.8% 2,794,167 17.5%

Source: 1

EDUCATION LEVEL ATTAINED

*Total 25+	Alachua County		Region		State of Florida	
	#	%	#	%	#	%
High School Degree	101,817	82.73%	427,423	73.44%	8,174,491	74.45%
Some College	75,123	61.04%	245,780	42.23%	4,864,069	44.30%
Associate Degree	53,954	43.84%	141,136	24.25%	2,735,078	24.91%
Bachelor Degree	42,607	34.62%	101,443	17.43%	2,007,115	18.28%
Graduate Degree	20,947	17.02%	42,661	7.33%	693,926	6.32%

* Persons 25 years of age and older are considered to be the working age population

Source: 1 & 3

SELECTED MARKETING / COST OF LIVING

	Alachua County	Region	State of Florida
Households	87,400	341,900	6,450,700
Median Household Income	\$28,221	\$27,226	\$34,937
Effective Buying Income (1000's)	\$3,413,755	\$13,127,513	\$296,211,508
Cost of Living Index	94.04	92.41	100

Source: 4 & 5

PERCENT OF HOUSEHOLDS BY EFFECTIVE BUYING INCOME

Income Range	Alachua County	Region	State of Florida
\$20,000 – 34,999	22.2%	25.6%	23.6%
\$35,000 – 49,000	14.0%	16.3%	17.3%
\$50,000 – over	27.2%	20.6%	32.6%

Source: 4

Labor

LABOR

EMPLOYMENT	Alachua County	Region	Florida
Labor Force	107,930	389,691	7,818,000

Source: 6

MAJOR EMPLOYERS

MAJOR EMPLOYERS	Employment
University of Florida	11,870
Shands Hospital	7,986
Alachua County School Board	4,209
Fla. Dept. of Children & Families	2,089
City of Gainesville	1,863
Veterans Affairs Medical Center	1,627
Nationwide Insurance Company	1,065
North Florida Regional Medical Center	900
Santa Fe Community College	800
Alachua County	783
U.S. Postal Services	638
Gator Dining Services	500
Dollar General Distribution Center	445
Meridian Behavioral Health Care	400
Tower Hill Insurance Group	400
Regeneration Technologies, Inc.	400
AvMed Health Plan	372
BellSouth	430
CH2M Hill Southeast, Inc.	300
Medical Manager	295
UF Athletic Association	264
Florida Farm Bureau	205
The Gainesville Sun	202
Clariant LSM	200
Performance Food Group	190
Cox Communications	180
Driltech	172
North American Archery Group	151
Exactech, Inc.	150
Bank of America	145
The Crom Corporation	141
Paradigm Properties	140
Moltech Power Systems	133
Naylor Publications, Inc.	123
First Union National Bank	111
MD Tech	103
AllTel Communications	100

Fabco-Air	100
Barr Systems	93

ALACHUA COUNTY PRIVATE EMPLOYMENT BY INDUSTRY

	Firms		Employment	
	# Firms	% of Total	# Employed	% of Total
Agriculture, Etc.	146	2.9%	1,368	1.8%
Construction	505	9.9%	4,308	5.6%
Manufacturing	173	3.4%	5,549	7.2%
Other	184	3.6%	2,519	3.3%
Wholesale	277	5.4%	2,591	3.4%
Retail	1,118	21.9%	21,235	27.6%
F.I.R.E.	460	9.0%	5,340	7.0%
Services	2,244	43.9%	33,868	44.1%
TOTAL	5,107	100.0%	76,778	100.0%

Source: 7

2001 ALACHUA COUNTY WAGE DATA

Occupational Title	Starting Wage	Starting Wage
Support Personnel		
Administrative Support	\$7.61/hr.	\$10.97/hr.
First Line Supervisor, Administrative	9.54	13.91
Secretary	7.55	9.97
Receptionist & Information Clerk	6.52	8.55
Traffic, Shipping & Receiving Clerk	8.46	14.12
Word Processing	7.94	9.88
Production Maintenance		
Assembler & Fabricator	\$7.24/hr.	\$9.65/hr.
First Line Supervisor, Production	11.92	16.90
Precision Worker	7.72	10.11
Laborer, Mover	6.34	8.18
Machinist	10.02	13.26
Production Inspector	6.95	10.74
Professional / Management		
Accountant	\$26,853/yr.	\$35,963
Administrative Service Manager	29,557	44,699
Electrical & Electronic Engineer	29,952	53,560
Personnel Relations Manager	32,344	36,982
Purchasing Manager	23,629	35,110
Computer Engineer	36,046	49,650

Source: 8

ALACHUA COUNTY PROPERTY APPRAISER



Final
2001 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

Where Does Your Tax Dollar Go?



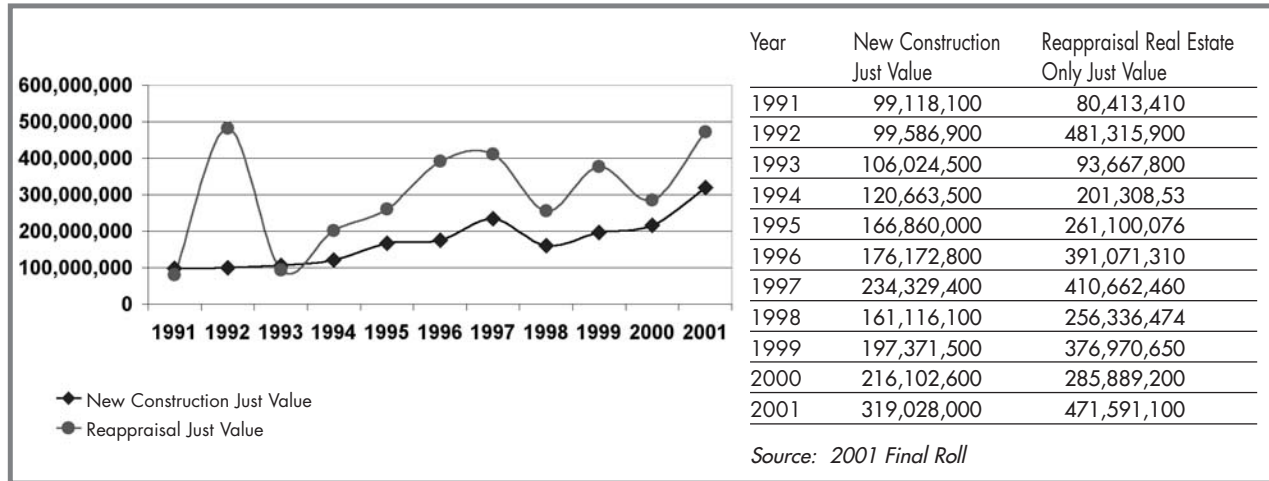
FINAL 2001 MILLAGES FOR ALACHUA COUNTY

Office Of Ed Crapo, CFA, ASA, AAS
Alachua County Property Appraiser (19-Oct-01)

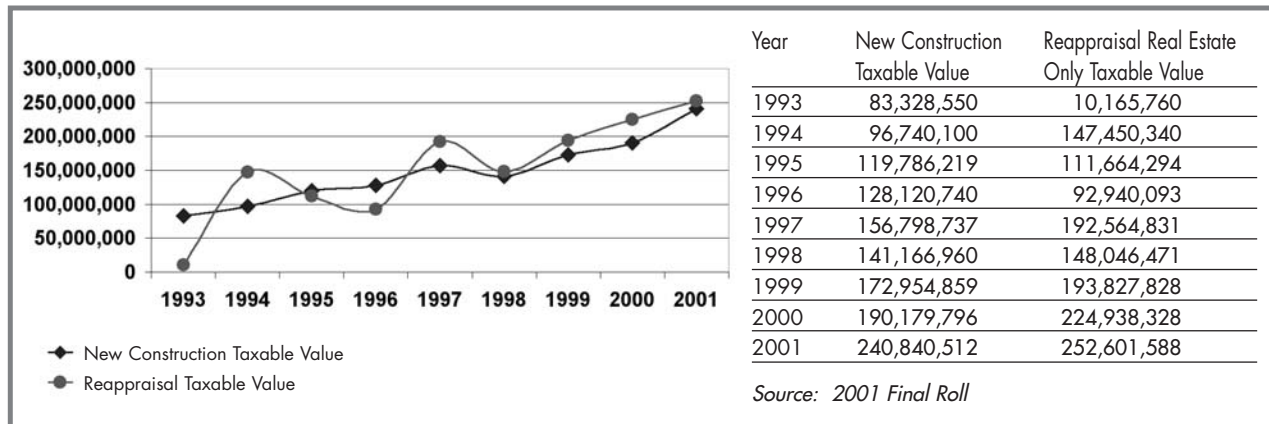
	Code	Operating	Debt	Total		
County		8.9887	0.0122	9.0009		
Library		1.5000	0.1789	1.6789		
Suwannee		0.4914	0.4914			
St. Johns		0.4620	0.4620			
School						
Discretionary		2.7350	1.8950			
Required Local		5.8060	10.4360			
Cities					TOTAL MILLAGES	
Alachua	17	5.7000		5.7000	27.3072	
Archer	27	4.0000		4.0000	25.6072	
Gainesville	37	4.9416		4.9416	26.5488	
Gainesville	36	4.9416		4.9416		26.5194
Hawthorne	46	5.4185		5.4185		26.9963
High Springs	57	6.2500		6.2500	27.8572	
Lacrosse	67	3.9420		3.9420	25.5492	
Micanopy	76	6.0000		6.0000		27.5778
Newberry	87	4.0000		4.0000	25.6072	
Waldo	97	5.0314		5.0314	26.6386	
Waldo	96	5.0314		5.0314		26.6092
Unincorporated					Suwannee	St. John's
Mstu	03 & 05	3.4817		3.4817	25.0889	
Mstu	02 & 04	3.4817		3.4817		25.0595

New Construction and Reappraisal

JUST VALUE

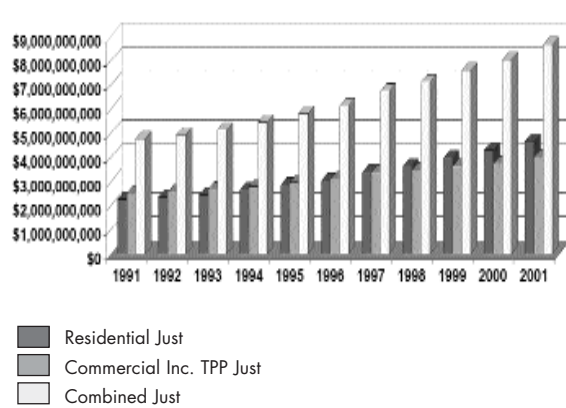


TAXABLE VALUES



Residential vs. Commercial

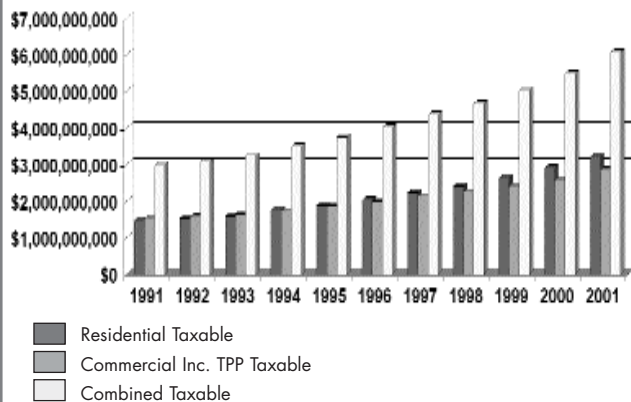
JUST VALUE



Year	Residential Just	Commercial Inc. TPP Just	Combined Just
1991	2,255,005,500	2,509,725,872	4,764,731,372
1992	2,362,694,800	2,561,685,865	4,924,380,665
1993	2,451,480,700	2,675,230,104	5,126,710,804
1994	2,644,978,000	2,802,287,150	5,447,265,150
1995	2,849,455,800	2,967,928,479	5,817,384,279
1996	3,032,566,050	3,096,456,079	6,129,022,129
1997	3,368,933,060	3,372,501,474	6,741,434,534
1998	3,634,087,300	3,468,656,527	7,102,743,827
1999	3,973,307,600	3,620,635,969	7,593,943,569
2000	4,296,840,200	3,738,913,934	8,035,754,134
2001	4,665,037,500	4,006,361,420	8,671,398,920

Source: 2001 Final Roll

TAXABLE VALUE

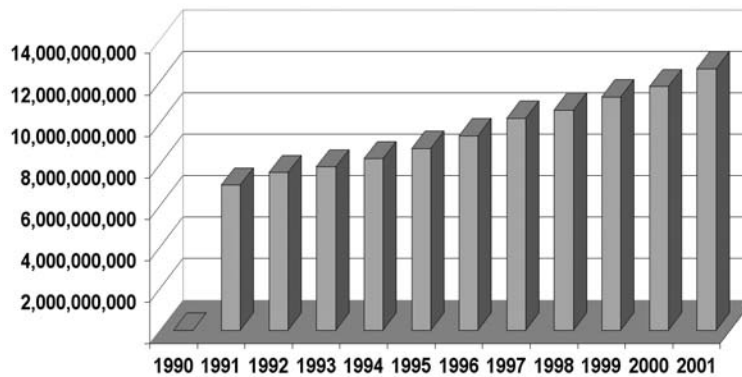


Year	Residential Taxable	Commercial Inc. TPP Taxable	Combined Taxable
1991	1,461,703,125	1,521,429,482	2,983,132,607
1992	1,526,994,820	1,547,288,900	3,074,283,720
1993	1,590,833,650	1,643,182,191	3,234,015,841
1994	1,756,623,445	1,719,688,357	3,476,311,802
1995	1,881,505,305	1,876,631,615	3,758,136,920
1996	2,013,799,923	1,996,398,829	4,010,198,752
1997	2,225,884,657	2,126,878,757	4,352,763,414
1998	2,412,851,402	2,245,117,707	4,657,969,109
1999	2,629,213,433	2,397,674,274	5,026,887,707
2000	2,904,669,604	2,564,553,111	5,469,222,715
2001	3,209,552,521	2,845,372,306	6,054,924,827

Source: 2001 Final Roll

Year-to-Year Change

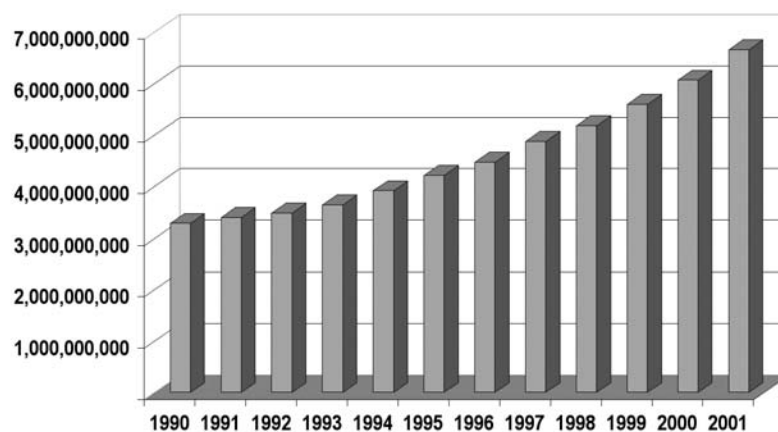
JUST VALUE



Year	Just Value
1990	6,822,324,525
1991	7,014,665,330
1992	7,621,487,612
1993	7,894,012,077
1994	8,284,725,511
1995	8,787,330,507
1996	9,397,040,709
1997	10,230,937,615
1998	10,640,074,453
1999	11,254,749,876
2000	11,765,772,999
2001	12,638,786,207

Source: 2001 Final Roll

TAXABLE VALUE

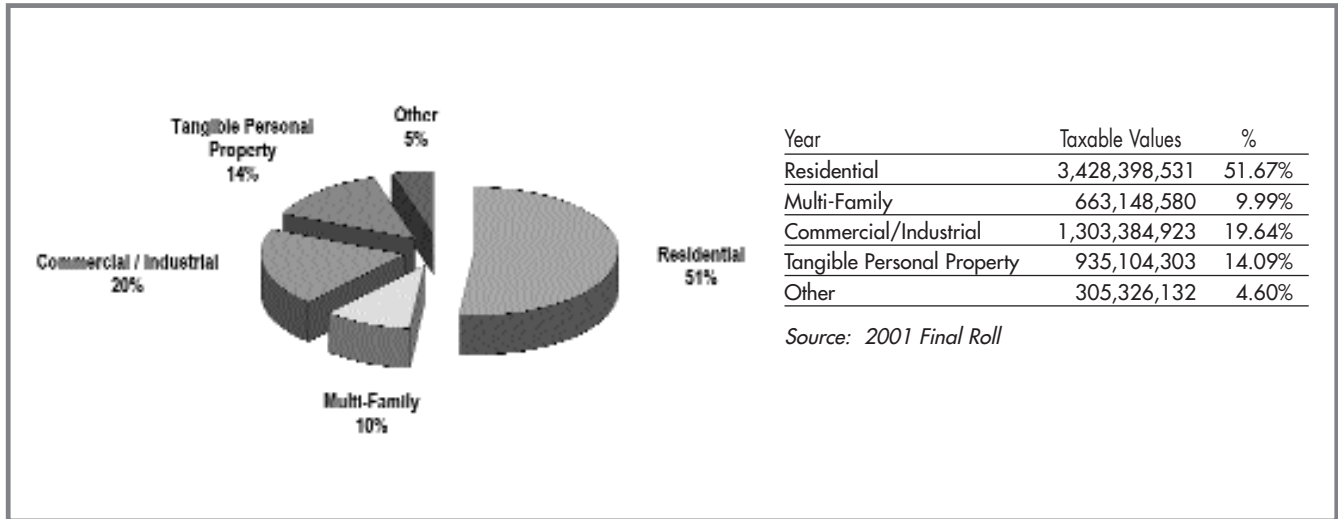


Year	Taxable Value
1990	3,272,151,755
1991	3,392,464,435
1992	3,478,806,917
1993	3,633,420,494
1994	3,908,904,858
1995	4,209,020,311
1996	4,467,591,409
1997	4,866,628,463
1998	5,176,095,344
1999	5,586,255,848
2000	6,059,970,352
2001	6,655,961,286

Source: 2001 Final Roll

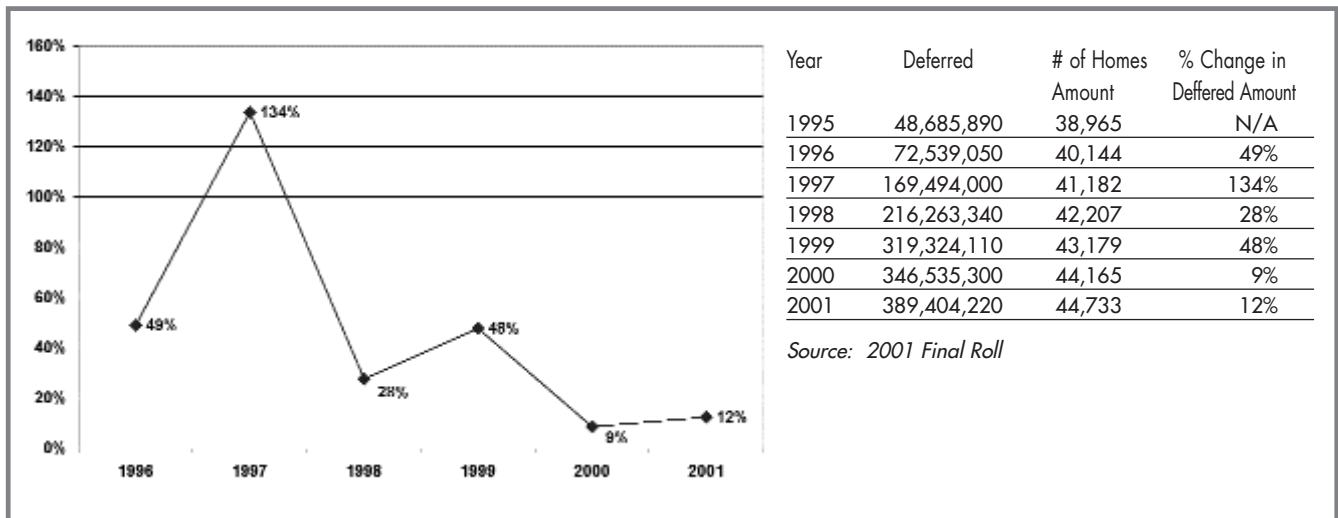
2001 Taxable Value Breakdown

BY PROPERTY TYPE



Save Our Homes

ANNUAL DEFERRED AMOUNT INCREASE



Alachua County Principal Taxpayers

2001 — REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

COUNTY WIDE

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc	\$116,897,300	1.76%
2. Thompson D Baker Cement Plant/Florida Rock	62,957,530	0.95%
3. Florida Power Corp.	52,621,140	0.79%
4. Oaks Mall Gainesville Limited Partnership	43,450,400	0.65%
5. Atlantic Financial Group, Ltd.	35,689,000	0.54%
6. HCA Health Services of Fla., Inc.	29,856,000	0.45%
7. Clay Electric Cooperative, Inc.	29,678,060	0.45%
8. Cox Cable University City, Inc.	28,897,760	0.43%
9. Metal Container Corporation	20,732,070	0.31%
10. Dollar General Store #1394	20,452,243	0.31%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Oaks Mall Gainesville Limited Partnership	\$43,450,400	0.76%
2. Atlantic Financial Group, Ltd.	35,689,000	0.63%
3. HCA Health Services of Fla., Inc.	29,856,000	0.52%
4. David S. Sloan, Trustee	23,468,900	0.41%
5. Colonial Realty Ltd., Partnership	17,821,000	0.31%
6. Sidney Kriser, Trustee	15,701,300	0.28%
7. Fla Farm Bureau Casualty Ins., Co.	13,848,800	0.24%
8. Regency Windmeadows Ltd.	12,813,800	0.22%
9. W9/KL Real Estate Limited, Partnership	12,675,100	0.22%
10. Congregate Care Asset III, Ltd. Partnership	12,509,400	0.22%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$113,773,100	11.89%
2. Thomson D. Baker Cement Plant	62,957,530	6.58%
3. Florida Power Corp	52,621,140	5.50%
4. Clay Electric Cooperative, Inc.	29,678,060	3.10%
5. Cox Cable University City, Inc.	28,897,760	3.02%
6. Metal Container Corporation	20,732,070	2.17%
7. Dollar General Store #1374	20,452,243	2.14%
8. Moltech Power Systems	20,000,000	2.09%

Note: Only identical ownership name matches were summed in these totals. Partial interests and property titled in slightly differing names were not summed together.

9. Clariant Life Science, Molecules	18,668,550	1.95%
10. Alltel Mobile Admin/Mtso Site #904	17,468,790	1.83%

CITY OF ALACHUA

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Atlantic Financial Group, Ltd.	35,689,000	11.37%
2. Dollar General Store #1394	20,254,620	6.45%
3. Regeneration Technologies, Inc.	8,630,340	2.75%
4. Marlboro Indus. Park Inc.	3,626,400	1.16%
5. Driltech Mission LLC	3,314,800	1.06%
6. Citizens & Southern	2,783,100	0.89%
7. MAS Holding Company	2,708,300	0.86%
8. Innovation Partners, Ltd.	2,682,300	0.85%
9. Alltel Florida Inc.	2,555,530	0.81%
10. Plantation Oaks GC, Inc.	2,067,300	0.66%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Atlantic Financial Group, Ltd.	\$35,689,000	14.08%
2. Marlboro Indus. Park, Inc.	3,626,400	1.43%
3. Citizens & Southern	2,783,100	1.10%
4. MAS Holding Company, Inc.	2,708,300	1.07%
5. Innovation Partners, Inc.	2,682,300	1.06%
6. Regeneration Technologies, Inc.	2,414,600	0.95%
7. Plantation Oaks GC, Inc.	2,067,300	0.82%
8. Oakhill Plaza Associates, LP	1,910,200	0.75%
9. Sabine Inc.	1,641,100	0.65%
10. Temple Hill, Inc.	1,280,200	0.51%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Dollar General Store #1394	\$20,254,620	33.46%
2. Regeneration Technologies, Inc.	6,074,810	10.03%
3. Driltech Mission LLC	3,314,800	5.48%
4. Alltel Florida Inc.	2,555,530	4.22%
5. Southern Pre Cast, Inc.	1,760,650	2.91%

6. Hipp Construction Eq. Co.	1,733,810	2.86%
7. Medical Manager Research, Development	1,391,000	2.30%
8. Hunter Marine Corporation	958,460	1.58%
9. Sabine, Inc.	673,470	1.11%
10.Precast Leasing Co.	611,800	1.01%

CITY OF ARCHER

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Maddox Foundry Machine, Inc.	\$2,000,760	10.60%
2. Bellsouth Telecommunications, Inc.	1,389,320	7.36%
3. Florida Power Corp.	744,700	3.94%
4. Archer Homes	389,100	2.06%
5. Hitchcock & Sons	387,900	2.05%
6. Archer Village Ltd.	379,400	2.01%
7. Robin Henry	256,300	1.36%
8. Rutherford Rentals, Inc.	249,200	1.32%
9. Maria Grant	194,900	1.03%
10.Jeffery & Robin Davis	190,000	1.01%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Maddox Foundry & Machine Work, Inc.	\$949,900	6.63%
2. Archer Homes Ltd.	389,100	2.72%
3. Hitchcock & Sons, Inc.	387,900	2.71%
4. Archer Village Ltd.	379,400	2.65%
5. Robin C. Henry	256,300	1.79%
6. Rutherford Rentals, Inc.	249,200	1.74%
7. Maria B. Grant	194,900	1.36%
8. Jeffery & Robin Davis	190,000	1.33%
9. Martin-Rochelle & Rochelle	189,800	1.32%
10.Realty Income Properties, Inc.	181,000	1.26%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$1,322,620	29.04%

2. Maddox Foundry & Maching Works, Inc.	1,050,860	23.07%
3. Florida Power Corp.	744,700	16.35%
4. Lil Champ Food Store #1314	186,600	4.10%
5. Hitchcocks Foodway	121,770	2.67%
6. Toyota Motor Credit Corp.	121,340	2.66%
7. Micelson Media of Florida, Inc.	106,810	2.34%
8. Perkins State Bank	103,240	2.27%
9. Direct TV, Inc.	73,350	1.61%
10.APEC Petroleum	53,000	1.16%

CITY OF GAINESVILLE

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$69,790,780	2.55%
2. Oaks Mall Gainesville Limited	43,450,400	1.59%
3. Florida Power Corp.	34,907,820	1.28%
4. Cox Cable University City, Inc.	28,897,760	1.06%
5. HCA Health Services of Fla., Inc.	26,806,700	0.98%
6. Metal Container Corporation	20,732,070	0.76%
7. Clariant Life Science, Molecules	18,668,550	0.68%
8. North Florida Regional Hospital	14,422,560	0.53%
9. Congregate Care Asset III, Ltd. Partnership	12,509,400	0.46%
10.Industrial Plants Corp.	9,730,200	0.36%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Oaks Mall Gainesville Limited, Partnership	\$43,450,400	1.91%
2. HCA Health Services of Fla, Inc.	26,806,700	1.18%
3. Congregate Care Asset III, Ltd Partnership	12,509,400	0.55%
4. Industrial Plants Corp.	9,730,200	0.43%
5. Melrose Apartments of Gainesville, Ltd.	8,964,600	0.39%
6. Kriser, S.P.	8,422,800	0.37%
7. Sears Roebuck & Co.	7,950,300	0.35%
8. College Park Apartments of Gainesville	7,822,300	0.34%
9. Nordstrom, Inc.	7,814,200	0.34%
10.Shands Teaching Hospital Clinics, Inc.	7,019,450	0.31%

Note: Only identical ownership name matches were summed in these totals. Partial interests and property titled in slightly differing names were not summed together.

2001 TAX ROLL DATA

(Principle Tax Payers cont...)

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$67,440,380	14.64%
2. Florida Power Corp.	34,907,820	7.58%
3. Cox Cable University City, Inc.	28,897,760	6.27%
4. Metal Container Corporation	20,732,070	4.50%
5. Clariant Life Science, Molecules	18,668,550	4.05%
6. North Florida Regional Hospital	14,422,560	3.13%
7. Nordstrom Inc.	6,649,740	1.44%
8. Gainesville Sun Publishing Co., Inc.	5,324,880	1.16%
9. United States Cellular-So #101	5,290,700	1.15%
10. Gainesville Regional Utilities	4,697,100	1.02%

CITY OF HAWTHORNE

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$1,724,830	6.36%
2. JBH Limited Company	1,124,600	4.14%
3. Florida Septic, Inc.	571,640	2.11%
4. Florida Power & Light Co.	505,510	1.86%
5. Hawthorne Villas Limited	456,200	1.68%
6. Millers Super Value #80074	431,140	1.59%
7. Deborah Worley	403,800	1.49%
8. John & Katherine Martin	381,100	1.40%
9. MCI Worldcom Network Serv., Inc.	367,080	1.35%
10. Bank of Hawthorne	357,100	1.32%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. JBH Limited Company	\$1,124,600	5.40%
2. Hawthorne Villas limited	456,200	2.19%
3. Deborah Worley	403,800	1.94%
4. John & Katherine Martin	381,100	1.83%
5. Bank of Hawthorne	357,100	1.71%
6. Gerald Marcum	302,000	1.45%

7. Motiva Enterprises, LLC	238,400	1.14%
8. Palmer & Vause & Vause	224,100	1.08%
9. Glenn & Donna Long	210,600	1.01%
10. Agnes Rewis	198,600	0.95%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$1,702,230	27.02%
2. Florida Septic, Inc.	571,640	9.07%
3. Florida Power & Light Co.	505,510	8.03%
4. Millers Super Value #80074	431,140	6.84%
5. MCI Worldcom Network Serv.Inc.	367,080	5.83%
6. Alltel Mobile Admin/MTSO Site #904	254,910	4.05%
7. Ona Colosante, MD	205,580	3.26%
8. Texaco Food Mart	198,480	3.15%
9. Williston Road Chevron	158,690	2.52%
10. United States Cellular-So #101	138,570	2.20%

CITY OF HIGH SPRINGS

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Florida Power Corp.	\$2,830,100	2.85%
2. Lamson & Sessions	2,217,730	2.23%
3. Alltel Florida Inc.	1,609,200	1.62%
4. High Springs Care Center	1,520,600	1.53%
5. The Carlton Co	1,132,900	1.14%
6. Winn Dixie Store Inc.	1,102,560	1.11%
7. William H. Hall	996,400	1.00%
8. High Springs Properties, Inc.	795,900	0.80%
9. Spring Hill Village Inc.	763,800	0.77%
10. Limited Access Properties, Inc.	495,200	0.50%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. High Springs Care Center	\$1,520,600	1.84%
2. The Carlton Co.	1,132,900	1.37%
3. William H. Hall	996,400	1.20%

Note: Only identical ownership name matches were summed in these totals. Partial interests and property titled in slightly differing names were not summed together.

4. High Springs Properties, Inc.	795,900	0.96%
5. Spring Hill Village, Inc.	763,800	0.92%
6. Limited Access Properties, Inc.	495,200	0.60%
7. Dothan Oil Mill Co. Inc.	456,300	0.55%
8. High Springs Apts., Ltd.	438,700	0.53%
9. Loncala Phosphate Co.	415,200	0.50%
10. Diamond Investment Properties, Inc.	412,100	0.50%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Power Corp.	\$2,830,100	17.09%
2. Lamson & Sessions	2,217,730	13.39%
3. Alltel Florida Inc.	1,609,200	9.72%
4. Winn Dixie Store Inc. 30	1,102,560	6.66%
5. Communicomm Service	357,460	2.16%
6. Sherer Studios, Inc.	317,880	1.92%
7. North Central Florida Cable TV Assoc.	307,250	1.86%
8. Ferrellgas, Inc.	247,330	1.49%
9. Voltaix Inc.	245,420	1.48%
10. S&S Food Store #48	241,760	1.46%

CITY OF LACROSSE

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Roland & Katherine Thomas	\$240,100	6.32%
2. Robert & Gloria Moore	195,900	5.15%
3. Seabring Marine Ind., Inc.	111,690	2.94%
4. GC & Mary Bass	103,300	2.72%
5. Sarah Virginia Thomas	98,600	2.59%
6. Evon Freeland, Trustee	98,500	2.59%
7. Thomas Farms of LaCrosse	98,040	2.58%
8. Florida Power Corp	96,670	2.54%
9. Lil Champ Food Stores, Inc.	91,800	2.41%
10. R. G. Thomas, Life Estate	88,000	2.31%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Roland & Katherine Thomas	\$240,100	7.98%
2. Robert & Gloria Moore	195,900	6.51%
3. GC & Mary Bass	103,300	3.43%
4. Sarah Virginia Thomas	98,600	3.28%
5. Evon Freeland, Trustee	98,500	3.27%
6. Lil Champ Food Store, Inc.	91,800	3.05%
7. RG Thomas, Life Estate	88,000	2.92%
8. W.M. Johnson	80,600	2.68%
9. Tim Tusing Enterpriser Inc.	80,300	2.67%
10. Telitha Sowell, Life Estate	79,800	2.65%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Seabring Marine Ind. Inc.	\$111,690	14.10%
2. Thomas Farms of LaCrosse	98,040	12.37%
3. Florida Power Corp.	96,670	12.20%
4. Lil Champ Food Stores Inc. #1314	71,410	9.01%
5. Gerald E Smith Jr.	33,540	4.23%
6. O & J Top Shop	21,180	2.67%
7. Tim Tusing Enterprises, Inc.	20,110	2.54%
8. W.M. Johnson	12,700	1.60%
9. MCI Worldcom Network Service, Inc.	11,310	1.43%
10. Direct TV Inc.	6,910	0.87%

TOWN OF MICANOPY

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$928,610	6.76%
2. Florida Power Corp.	514,470	3.75%
3. Franklin Crates, Inc.	449,800	3.27%
4. Lon & Julia Boggs	366,900	2.67%
5. Frank Dahmer	308,900	2.25%
6. Pearl of Micanopy, Inc.	268,200	1.95%
7. Robinson & Robinson	196,400	1.43%
8. McRaba Enterprises, Inc.	183,300	1.33%
9. Tyson, Wayne L II & Jean M	170,700	1.24%
10. Jerry Dunmore	155,200	1.13%

Note: Only identical ownership name matches were summed in these totals. Partial interests and property titled in slightly differing names were not summed together.

2001 TAX ROLL DATA

(Principle Tax Payers cont...)

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Franklin Crates, Inc.	\$449,800	3.87%
2. Lon & Julia Boggs	366,900	3.16%
3. Frank Dahmer	308,900	2.66%
4. Pearl of Micanopy, Inc.	268,200	2.31%
5. Robinson & Robinson	196,400	1.69%
6. McRaba Enterprises, Inc.	183,300	1.58%
7. Tyson, Wayne L. & Jean M.	170,700	1.47%
8. Jerry Dunmore	155,200	1.34%
9. Dailey Sr. & Dailey Co-Trustees	148,700	1.28%
10. Glen W. Gilson, III	145,900	1.26%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$902,310	42.66%
2. Florida Power Corp.	514,470	24.32%
3. Lil Champ Food Store #1314	105,400	4.98%
4. Lon & Julia Boggs	92,200	4.36%
5. Franklin Crates, Inc.	74,760	3.53%
6. Save Way of Micanopy	61,110	2.89%
7. Micanopy Animal Hospital Inc.	53,130	2.51%
8. Direct TV, Inc.	49,690	2.35%
9. Genuity Solutions, Inc.	38,540	1.82%
10. Business Telecomm Inc.	21,910	1.04%

CITY OF NEWBERRY

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Thompson D. Baker Cement Plant	\$62,957,530	46.83%
2. Bellsouth Telecommunications, Inc.	2,500,230	1.86%
3. J.M. Manufacturing Co., Inc.	1,797,800	1.34%
4. Hitchcock Enterprises, Inc.	1,772,500	1.32%
5. Florida Rock Industries	1,577,900	1.17%

6. RC & Norita Davis	887,400	0.66%
7. Moezzi & Rajae, Inc.	692,700	0.52%
8. Newberry, Ltd.	627,500	0.47%
9. Davis Heritage, Ltd.	571,210	0.42%
10. Vargas Land Company	469,200	0.35%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Hitchcock Enterprises, Inc.	\$1,772,500	2.89%
2. Florida Rock Industries, Inc.	1,577,900	2.57%
3. RC & Norita Davis	887,400	1.45%
4. JM Manufacturing Company, Inc.	774,700	1.26%
5. Moezzi & Rajae, Inc.	692,700	1.13%
6. Newberry, Ltd.	627,500	1.02%
7. Vargas Land Company, Inc.	469,200	0.76%
8. Special Investments, Inc.	336,500	0.55%
9. Tri-County Bank	307,500	0.50%
10. Allen H. George, Trustee	302,900	0.49%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Thomas D. Baker Cement Plant	\$62,957,530	86.15%
2. Bellsouth Telecommunications, Inc.	2,468,630	3.38%
3. J.M. Manufacturing Co., Inc.	1,023,100	1.40%
4. Davis Heritage, Ltd.	571,210	0.78%
5. Country Boys	435,060	0.60%
6. Hitchcocks Foodway	389,800	0.53%
7. Tower Properties-93rd Ave Site	357,640	0.49%
8. Southern Fuelwood, Inc.	245,750	0.34%
9. Don Green	243,150	0.33%
10. Sprintcom Inc. Cell Site	198,060	0.27%

CITY OF WALDO

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Waldo Villas Ltd.	\$594,000	4.43%
2. M&R United Inc.	552,100	4.12%
3. Alltel Florida Inc.	508,780	3.79%

Note: Only identical ownership name matches were summed in these totals. Partial interests and property titled in slightly differing names were not summed together.

4. Blakewood Family Limited Partnership	498,800	3.72%
5. Florida Power & Light Co.	487,680	3.63%
6. Farm Service Agency	439,100	3.27%
7. Vincent & Mary Desalvo	309,800	2.31%
8. Petro South Inc. #259	262,480	1.96%
9. Crystal Sands Enterprises, Inc.	205,400	1.53%
10. Santa Fe Canal C, Inc.	195,500	1.46%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Waldo Villas Ltd.	\$594,000	5.68%
2. M&R United, Inc.	552,100	5.28%
3. Blakewood Family Limited Partnership	498,800	4.77%
4. Sheila Stanford	439,100	4.20%
5. Vincent & Mary Desalvo	309,800	2.96%
6. Crystal Sands Enterprises	205,400	1.97%
7. Santa Fe Canal C, Inc.	195,500	1.87%
8. Hall & McDaniels	182,700	1.75%
9. Bryan Contracting Co., Inc.	143,300	1.37%

10. Blakewood Family Ltd & Killian	130,700	1.25%
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PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Alltel Florida, Inc.	\$508,780	17.15%
2. Florida Power & Light Co.	487,680	16.44%
3. Petro South Inc. #259	262,480	8.85%
4. Spectrasite Comm Inc. TS#FL7028	160,200	5.40%
5. Sprint PCS LP	155,880	5.25%
6. Primeco PSC LP-Sales Office	132,200	4.46%
7. Bellsouth Mobility Inc. Cell #70	131,240	4.42%
8. Nextel South Corp-Site	103,080	3.47%
9. Costal Mart, Inc.	83,470	2.81%
10. Hardees of Waldo	81,130	2.73%

UNINCORPORATED MSTU

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
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Note: Only identical ownership name matches were summed in these totals. Partial interests and property titled in slightly differing names were not summed together.

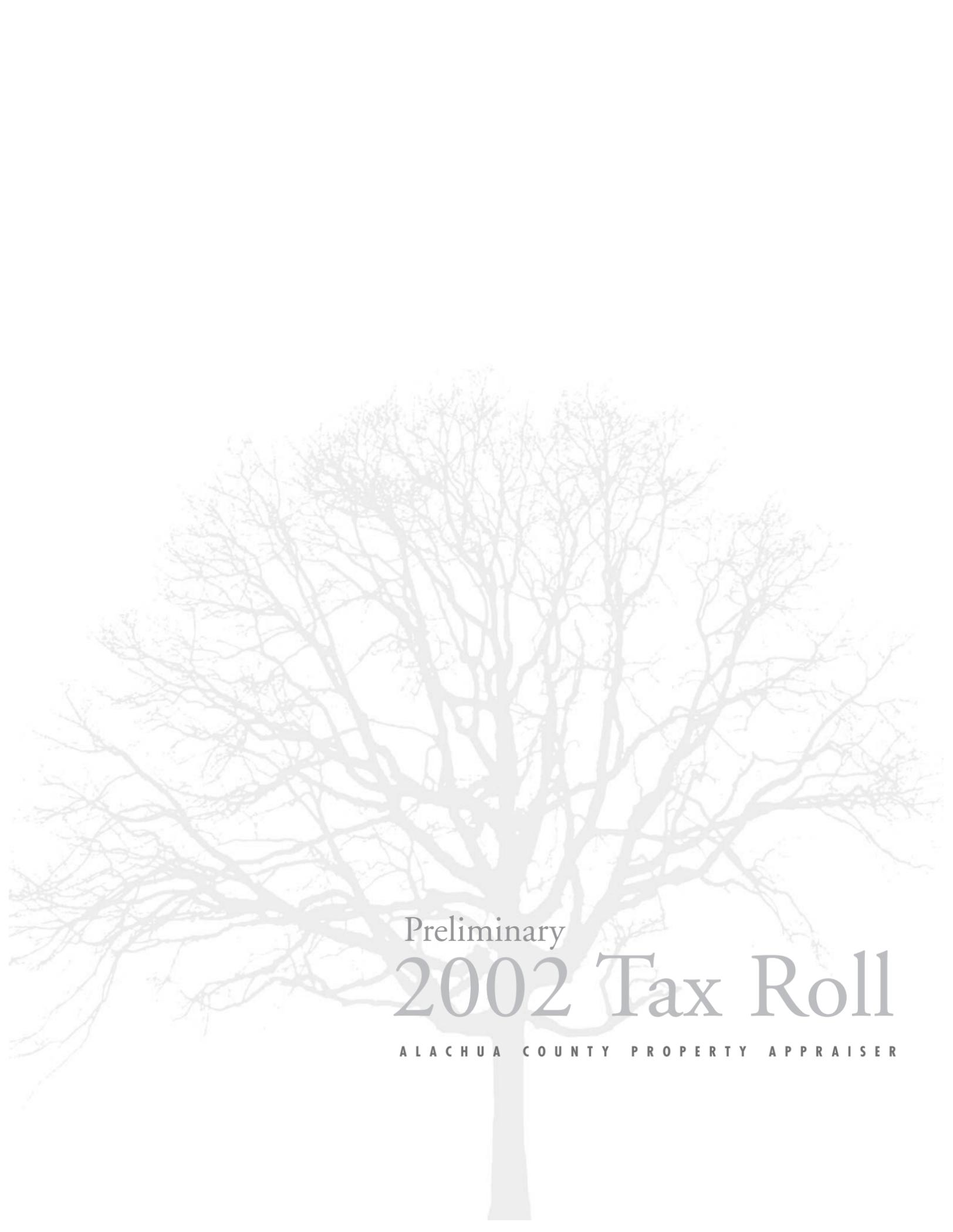
Property Tax Levies & Collections

Alachua County

LAST TEN FISCAL YEARS

Fiscal Year	Tax Year	Total Tax Levy	Current Tax Collections	% of Tax Collected	Delinquent Tax Collections	Total Tax Collections	Total Tax Coll: Total Tax Levy	Outstanding Delinquent Taxes	Delinquent Taxes: Total Tax Levy
1991-92	1991	100,032,071	96,179,826	96.1%	1,131,426	97,311,252	97.3%	725,934	0.73%
1992-93	1992	98,982,316	94,861,228	95.8%	750,489	95,611,717	96.6%	754,613	0.76%
1993-94	1993	103,965,219	100,021,687	96.2%	481,467	100,503,154	96.7%	702,510	0.68%
1994-95	1994	112,838,758	107,977,868	95.7%	293,393	108,271,261	96.0%	984,204	0.87%
1995-96	1995	121,500,058	116,463,580	95.9%	320,916	116,784,496	96.1%	1,044,842	0.86%
1996-97	1996	128,564,598	123,168,582	95.8%	298,034	123,515,766	96.1%	799,929	0.62%
1997-98	1997	138,916,137	133,145,382	95.8%	466,487	133,386,023	96.0%	633,848	0.46%
1998-99	1998	145,080,127	138,913,859	95.7%	516,108	139,429,697	96.1%	746,544	0.51%
1999-00	1999	152,410,647	145,835,896	95.7%	Unavailable	Unavailable	0.0%	1,479,160	0.97%
2000-01	2000	163,906,080	155,848,995	95.1%	Unavailable	Unavailable	0.0%	2,630,590	1.60%

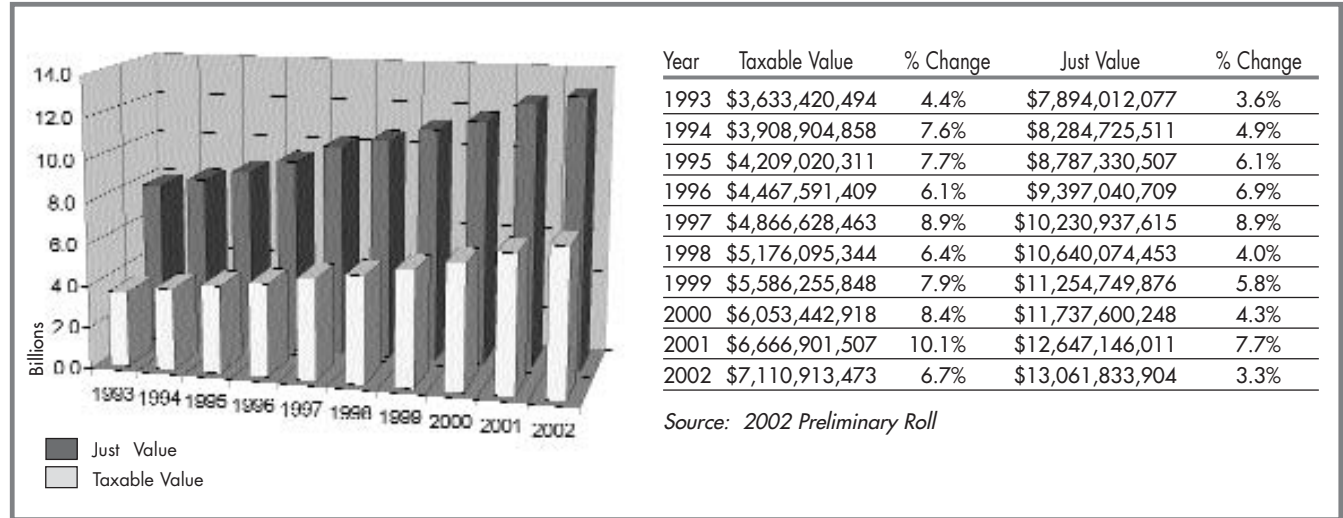
Source: Alachua County Finance & Accounting Department, 2001 Comprehensive Annual Report



Preliminary
2002 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

Tax Roll Value



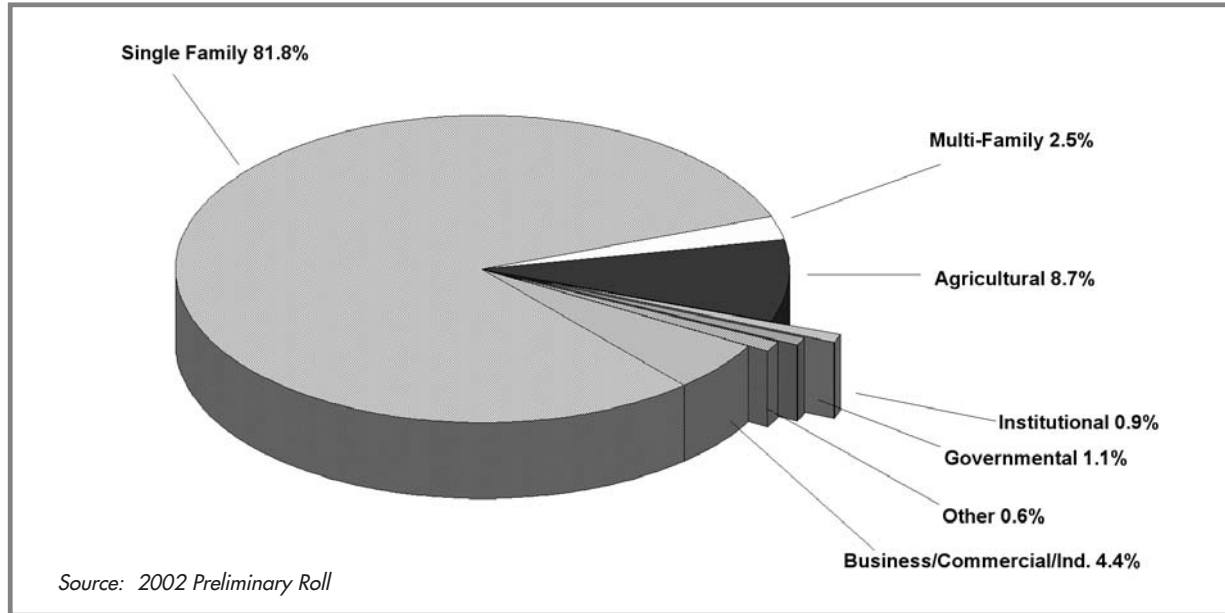
Building Permit Activity

REAL PROPERTY 2002

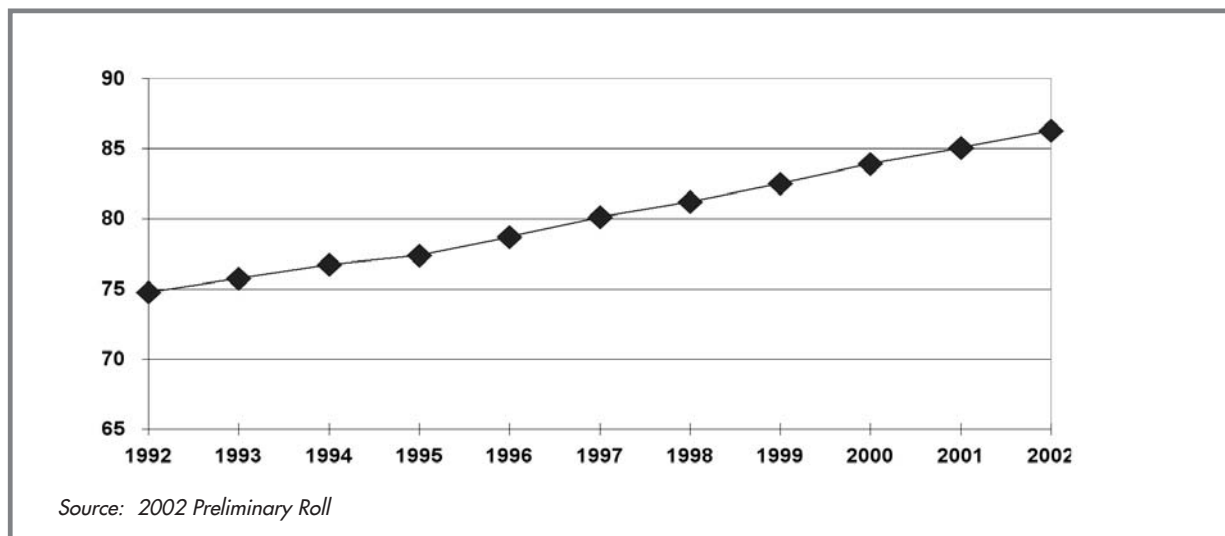
Year	Single Family Total	Multi-family Total	Year Total
2000	1,072	901	1,973
1999	1,182	1,963	3,145
1998	1,091	1,013	2,104
1997	1,059	606	1,665
1996	1,073	1,172	2,245
1995	924	1,047	1,971
1994	1,062	520	1,582
1993	962	521	1,483
1992	1,055	588	1,643
1991	892	436	1,328

Source: 2001 Florida Statistical Abstract

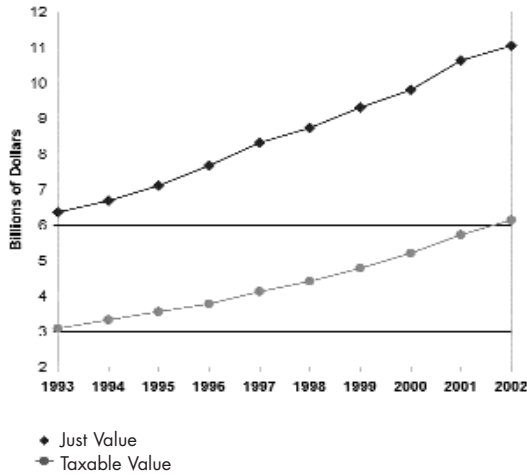
Real Property Parcels



Real Property Parcel Growth



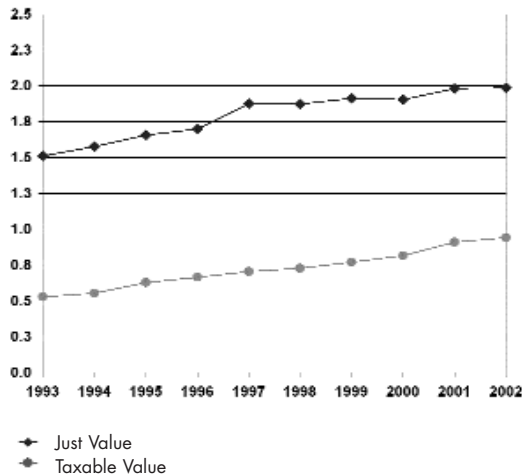
Real Property Values



Year	Just Value	% Change	Taxable Value	% Change
1993	\$6,363,867,600	3.2%	\$3,088,830,100	3.1%
1994	\$6,685,839,630	5.1%	\$3,333,020,540	7.9%
1995	\$7,113,799,706	6.4%	\$3,564,471,053	6.9%
1996	\$7,681,043,816	8.0%	\$3,785,531,886	6.2%
1997	\$8,326,035,676	8.4%	\$4,134,895,454	9.2%
1998	\$8,743,488,250	5.0%	\$4,424,108,885	7.0%
1999	\$9,317,830,400	6.6%	\$4,790,891,572	8.3%
2000	\$9,808,386,800	5.3%	\$5,215,471,590	8.9%
2001	\$10,645,421,000	8.5%	\$5,736,461,212	10.0%
2002	\$11,051,777,100	3.8%	\$6,147,226,930	7.2%

Source: 2002 Preliminary Roll

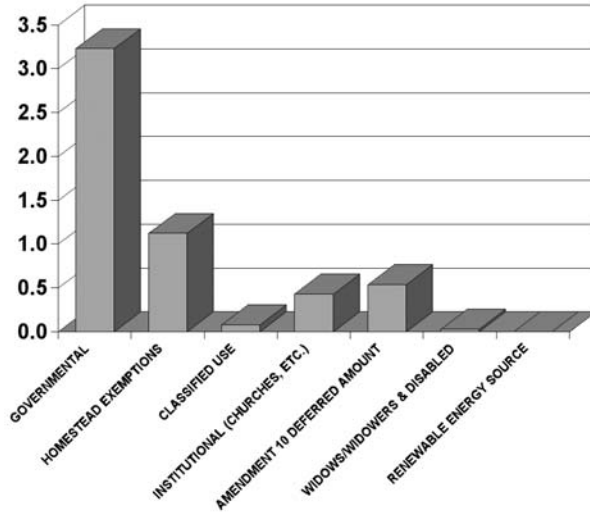
Tangible Personal Property Value



Year	Just Value	% Change	Taxable Value	% Change
1993	\$1,511,776,204	5.0%	\$526,222,121	12.9%
1994	\$1,577,190,620	4.3%	\$554,189,057	5.3%
1995	\$1,656,595,473	5.0%	\$627,613,930	13.2%
1996	\$1,698,295,113	2.5%	\$664,357,743	5.9%
1997	\$1,876,033,558	10.5%	\$702,864,628	5.8%
1998	\$1,872,907,777	-0.2%	\$728,308,033	3.6%
1999	\$1,911,419,269	2.1%	\$769,864,069	5.7%
2000	\$1,905,618,667	-0.3%	\$814,376,547	5.8%
2001	\$1,980,417,693	3.9%	\$909,132,977	11.6%
2002	\$1,988,115,069	0.4%	\$941,744,808	3.6%

Source: 2002 Preliminary Roll

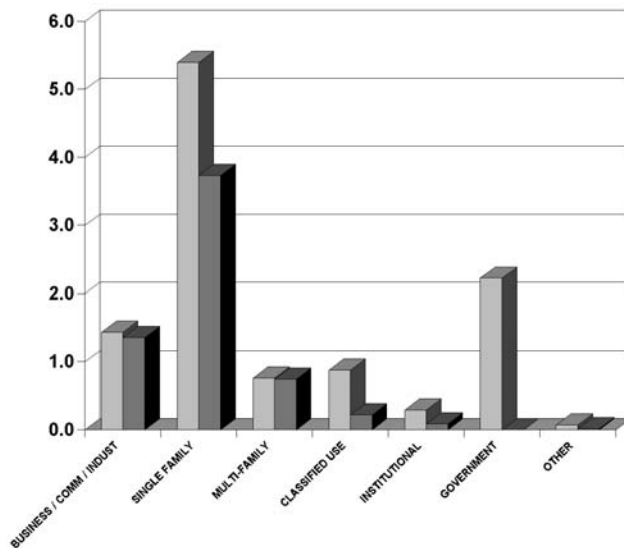
2002 Exemption & Class Use Values



Year	Value	% of Total
Governmental	\$3,229,240,550	59.4%
Homestead Exemptions	\$1,123,706,498	20.7%
Classified Use	\$80,755,400	1.5%
Institutional (Churches, Etc.)	\$433,516,346	8.0%
Amendment 10		
Deferred Amount	\$539,055,250	9.9%
Widows/Widowers & Disabled	\$28,175,827	0.5%
Renewable Energy Source	\$0	0.0%

Source: 2002 Preliminary Roll

2002 Total Tax Roll



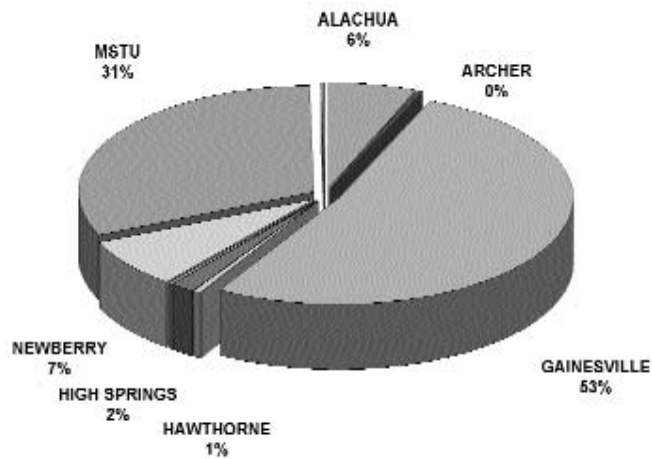
Property Categories	Just Value	Taxable Value
Business / Comm / Indust	\$1,436,892,700	\$1,359,266,965
Single Family	\$5,393,566,000	\$3,730,839,541
Multi-Family	\$759,926,200	\$742,485,660
Classified Use	\$875,589,600	\$217,723,934
Institutional	\$293,612,700	\$86,113,760
Government	\$2,223,564,900	\$3,541,800
Other	\$68,625,000	\$15,191,430

Source: 2002 Preliminary Roll

Taxable Value
 Just Value

Tangible Personal Property

MUNICIPALITY BREAKDOWN

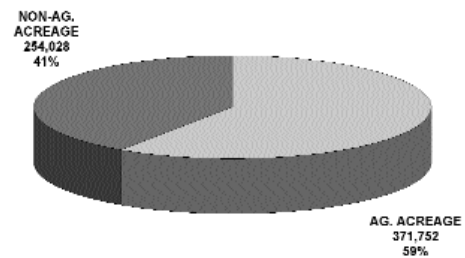
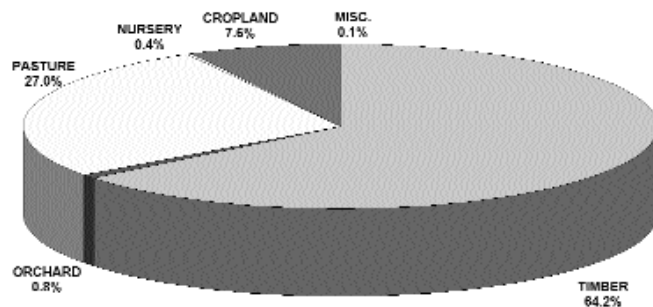


Municipality	Taxable Value	%
ALACHUA	\$57,160,883	6.1%
ARCHER	\$4,174,289	0.4%
GAINESVILLE	\$487,283,818	53
HAWTHORNE	\$5,853,480	0.6%
HIGH SPRINGS	\$16,937,844	1.8%
LACROSSE	\$392,290	0.04%
MICANOPY	\$2,111,597	0.2%
NEWBERRY	\$69,356,769	7.4%
MSTU	\$296,128,270	31.4%
WALDO	\$2,345,568	0.2%

Source: 2002 Preliminary Roll

Acreage and Agricultural Use

MUNICIPALITY BREAKDOWN



Usage	Total Acres	Parcels
Timber	238,525	5,262*
Orchard	3,065	268*
Pasture	100,220	3438*
Nursery	1,430	186*
Cropland	28,169	870*
Misc.	343	39*

Municipality	Total Acres	Parcels
Alachua County	625,780	86,286
Agricultural Use	371,752	7,416

* Parcels may have more than one use, therefore the total agricultural use parcels will not equal the sum of the individual uses.



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