



Dear Friends,

Welcome to our 2003 annual report. Alachua County and the Property Appraiser's Office enjoyed a good year in terms of economic growth and increases on the tax roll. Unfortunately, it was one of the few positive things of the past year. Other revenue short falls have forced more services to be paid out of property taxes. So, in a year when the taxable value grew 9.7% when reasonable people could expect tax rates to decline, there has been no reduction. As a result, the growth in the tax roll is both the good news and the bad.

Within the office, we successfully completed a digital aerial photography project. This is a very large inter-governmental cooperative effort and all of us that participated are proud of the product. Our Website has been further enhanced with the addition of this photography. If you have not visited the website recently, I highly recommend you take a few minutes and type www.acpafl.org into your browser and see all the services we currently have. We're proud of the services we deliver and as always, welcome your comments and thoughts on further improvements.

This past year has also seen our country involved in a war in Iraq. Sadly, our community, like many others in the United States, has been deeply affected by the absence of many of our young people and the loss of others. Our thoughts, prayers and support are with all of our neighbors and friends, but especially with the family of Spc. Jeffery Wershow whose grandfather, father and mother have all been very close to this office and contributed so much over the years.

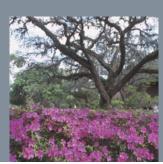
I am very honored to serve the citizens of Alachua County as your Property Appraiser. I hope this annual report provides better understanding, insight and knowledge to the citizens of Alachua County.

Sincerely,

Ed Crapo, CFA, ASA, AAS







GENERAL SECTION

- 4 Mission, Vision, And Values Statement
- 5 Overview Of Your Alachua County Property Appraiser's Office
- 6 Important Dates to Remember
- 8 Facts About Alachua County
- 38 Organizational Chart

ECONOMIC DATA

- 13 Population
- 15 Labor

TAX ROLL DATA

2002 FINAL TAX ROLL INFORMATION

- 19 Where Does Your Tax Dollar Go?
- 19 Final Millage Rates
- 20 New Construction & Reappraisal Just Value
- 20 New Construction & Reappraisal Taxable Value
- 21 Residential Vs. Commercial Just Values
- 21 Residential Vs. Commercial Taxable Values
- 22 Year-To-Year Amount Change in Just Value
- 22 Year-To-Year Amount Change in Taxable Value
- 23 2002 Taxable Value Breakdown by Property Type
- 23 Save Our Homes Annual Deferred Amount Increase
- 24 Top Ten Taxpayers
- 29 Tax Levies and Collections

2003 PRELIMINARY TAX ROLL INFORMATION

- 33 Tax Roll Value
- 33 Building Permit Activity
- 34 2003 Real Property Parcels
- 35 Real Property Values
- 35 Tangible Personal Property Value
- 36 2003 Exemption & Classified Use Values
- 36 2003 Total Tax Roll
- 37 2003 Tangible Personal Property Municipality Breakdown
- 37 2003 Acreage & Agricultural Use

Portions of the current and previous Annual Reports can be found on our web site at www.acpafl.org.

PHOTOS: UF NEWS & PUBLIC AFFAIRS • ALACHUA COUNTY VISITORS AND CONVENTION BUREAU

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:

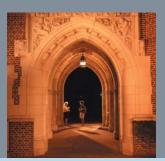
- *Customer Service:* To provide prompt, courteous, accurate and accessible service to the public.
- *Knowledge-Based Decisions:* To provide our staff with the tools and training to be the best.
- **Commitment:** To continually strive toward our vision.
- **Teamwork:** To work together toward a common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

Important Dates

The status and condition of your property on January 1 determine the property's value for JANUARY the tax year. Also, January 1 is the date that determines residency or ownership requirements to qualify for homestead exemptions. Filing deadline for homestead and other exemptions.* MARCH Filing deadline for classified use properties. APRIL Deadline for filing tangible personal property tax return. Truth in Millage (TRIM) notices are mailed to property owners. TRIM notices contain your MID-AUGUST 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 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.







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 upto-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

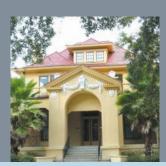
In addition to the assessment of ad valorem taxes, another important function of the Alachua County Property Appraiser is the administration of exemptions and special use classifications. Perhaps the most common exemption available is the homestead exemption. Under the Florida Constitution, qualified 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







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 Technology and Support Division 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.

ΔRFΔ

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

87,266 Real Property Parcels

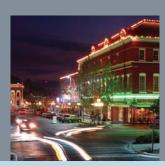
12,994 Tangible Personal Property Accounts46,386 Homestead Exemption Properties

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 statewide 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.

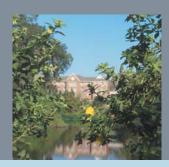
As a courtesy, the Tangible Personal Property Division mails out Tangible Personal Property Returns on December 31st to those businesses currently listed on the tax roll. However, failure to receive a return does not relieve a business of its obligation to file or pay tangible taxes. The deadline for 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

- University of Florida, Bureau of Economic and Business Research, Population Projections by Age, Sex, and Race for Florida and Its Counties, October 2002.
- University of Florida, Bureau of Economic and Business Research, Florida Population: Census Summary 2000, May 2002.
- 3. Florida Department of labor and Employment Security, Division of Jobs and Benefits, Bureau of Labor Market Information, Florida Planning Report.
- 4. Sales & Marketing Management, Survey of Buying Power.
- State of Florida, Department of Education, Office of Education and Budget and Management, The 2001 Florida Price Level Index.
- 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 2002.
- Agency for Workforce Innovation, Office of Workforce Information Services, Labor Market Statistics, ES-202 Program, October 2002.
- Florida Department of Labor and Employment Security, Division of Jobs and Benefits, Bureau of Labor Market Information, Wage Report, 2002.



Population

	POPULATION	
Alachua County	Region	State
228,371	927,795	16,664,189

Source: 1

ALACHUA COUNTY PO	PULATION BREAKDOWN	
Alachua	6,513	
Archer	1,263	
Gainesville	98,245	
Hawthorne	1,394	
High Springs	4,067	
Lacrosse	143	
Micanopy	644	
Newberry	3,560	
Waldo	839	
Unincorporated	111,703	
Total	228,371	

Source: 2

POPULATION PROJECTION						
	2005	2010	2015	2020		
Alachua	233,005	249,283	265,656	278,281		
Region	967,055	1,050,605	1,1434,300	1,215,850		
State	17,436,441	18,866,703	20,314,499	21,792,601		

Source: 1

AGE COMPARISON								
	Alachua County Region State							
	#	%	#	%	#	%		
0-14	36,825	16.5%	175,139	20.0%	3,088,202	18.8%		
15-24	60,131	27.0%	143,060	15.5%	2,021,956	12.4%		
25-44	61,370	27.6%	237,039	25.4%	4,568,404	28.0%		
45-64	43,348	19.4%	211,269	22.6%	3,797,956	23.3%		
65+	21,261	9.5%	143,955	16.5%	2,854,083	17.5%		

Source: 1

EDUCATION LEVEL ATTAINED								
Alachua County Region State of Florida								
*Total 25+	#	%	#	%	#	%		
High School Degree	108,766	88.1%	427,525	73.24%	8,804,697	79.86%		
Some College	83,733	67.79%	275,728	47.23%	5,638,949	51.15%		
Associate Degree	59,681	48.32%	150,289	25.75%	3,235,814	29.35%		
Bachelor Degree	47,803	38.70%	109,172	18.70%	2,462,328	22.33%		
Graduate Degree	23,441	18.98%	45,487	7.79%	889,207	8.07%		

^{*} 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 Flo								
Households	92,800	365,200	6,611,200					
Median Household Disposable Income	\$30,631	\$27,196	\$35,363					
Effective Buying Income (1000's)	\$3,833,234	\$13,729,631	\$310,875,218					
Cost of Living Index	95.29	92.97	100					

Source: 4 & 5

PERCENT OF HOUSEHOLDS BY EFFECTIVE BUYING INCOME							
Income Range	Alachua County	Region	State of Florida				
\$20,000 - 34,999	25.0%	29.23%	26.4%				
\$35,000 - 49,000	16.1%	18.1%	19.9%				
\$50,000 - over	26.9%	17.6%	30.6%				

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	12,297			
Shands Hospital	8,225			
Alachua County School Board	4,064			
City of Gainesville	2,369			
Fla. Dept. of Children & Families	2,319			
Publix Supermarkets	1,876			
Veterans Affairs Medical Center	1,627			
North Florida Regional Medical Center	1,560			
Nationwide Insurance Company	1,058			
Santa Fe Community College	926			
Alachua County	860			
The Crom Corporation	610			
U.S. Postal Services	604			
Dollar General Distribution Center	526			
Gator Dining Services	500			
AvMed Health Plan	380			
Winn Dixie Supermarkets	379			
BellSouth	370			
Medical Manager	370			
Meridian Behavorial Health Care	340			
Tower Hill Insurance Group	340			
Hunter Marine Corporation	325			
CH2M Hill Southeast, Inc.	289			
Florida Farm Bureau	280			
Sears, Roebuck & Company	271			
UF Athletic Association	266			
The Gainesville Sun	252			
Regeneration Technologies, Inc.	250			
J.C. Penney Company	250			
Performance Food Group	211			
Cox Communications	200			
Clariant LSM	196			
Campus USA Credit Union	193			
Kash-n-Karry	192			
Paradigm Properties	180			
Driltech	175			
North American Archery Group	150			
Bank of America	144			
Florida Credit Union	136			
Exactech, Inc.	127			
Naylor Publications, Inc.	125			
Taylor rubiledtions, me.	continued on nev			

continued on next page

MAJOR EMPLOYERS CONT	NUED
MD Tech	120
Moltech Power Systems	110
First Union National Bank	110
AllTel Communications	100
Fabco-Air	100
Barr Systems	85
Compass Bank	75
ESE, Inc.	65

Source: 7

2002 ALACHI	JA COUNT	Y WAGE DA	ГА			
Occupational Title	upational Title GAINESVILLE Starting Wage			STATE OF FLORIDA Starting Wage		
Support Personnel						
Administrative Support	\$7.18/hr.	\$11.45/hr.	\$7.46/hr.	\$11.50/hr.		
First Line Supervisor, Administrative	12.29	16.02	11.25	16.20		
Receptionist & Information Clerk	6.58	9.09	7.01	9.05		
Payroll and Timekeeping Clerk	9.19	12.08	9.16	12.20		
Traffic, Shipping & Receiving Clerk	6.69	8.99	7.31	9.78		
Word Processing	7.77	10.01	8.35	10.19		
Production Maintenance						
Assembler & Fabricator	\$5.97/hr	\$7.55/hr	\$6.54/hr	\$8.57/hr		
First Line Supervisor, Mechanics	12.08	17.11	13.85	19.68		
Machinery Mechanics	11.04	12.41	11.04	15.33		
Laborer, Mover	6.54	8.31	6.55	8.37		
Mechanical Drafter	10.69	13.08	12.43	17.40		
Industrial Production Managers	12.79	22.27	18.11	27.06		
Professional / Management						
Accountant and Auditor	\$24,538/yr	\$32,716/yr	\$26,649/yr	\$37,373/yr		
Administrative Service Manager	18,604	30,931	24,672	41,280		
Industrial Engineer	31,814	41,011	38,726	53,914		
Human Resources Manager	32,390	49,632	31,507	48,077		
Purchasing Manager	23,558	42,298	28,013	41,971		
Computer Software Engineer,						
Applications	31,488	44,390	39,840	55,277		

Source: 8

Final 2002 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

Where Does Your Tax Dollar Go?



FINAL 2002 MILLAGES FOR ALACHUA COUNTY

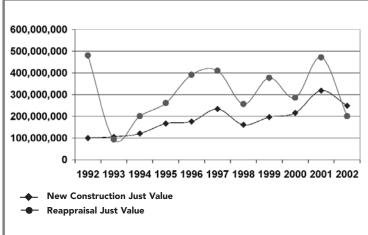
Office Of Ed Crapo, CFA, ASA, AAS Alachua County Property Appraiser

	Code	Operating	Debt	Total		
County		8.9887		8.9887		
Library		1.5000	0.1632	1.6632		
Suwannee		0.4914		0.4914		
St. Johns		0.4620		0.4620		
School						
Discretionary		2.7180	1.8200			
Required Local		5.9280		10.4660		
Cities					TOTAL N	IILLAGES
Alachua	17	5.7000		5.7000	27.3093	
Archer	27	4.0000		4.0000	25.6093	
Gainesville	37	4.9416		4.9416	26.5509	
Gainesville	36	4.9416		4.9416		26.5215
Hawthorne	46	5.4185		5.4185		26.9984
High Springs	57	6.2500		6.2500	27.8593	
Lacrosse	67	3.9490		3.9490	25.5583	
Micanopy	76	6.0000		6.0000		27.5799
Newberry	87	4.5000		4.5000	25.1093	
Waldo	97	5.0314		5.0314	26.6407	
Waldo	96	5.0314		5.0314		26.6113
Unincorporated		MSTU-Non Law	MSTU-Law	Total	Suwannee	St. John's
Mstu	03 & 05	1.7001	1.7816	3.4817	25.0910	
Mstu	02 & 04	1.7001	1.7816	3.4817		25.0616

Source: SOH Cap = 1.60%

New Construction and Reappraisal

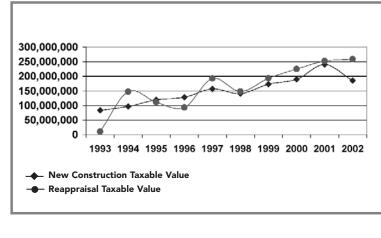
JUST VALUE



New Construction Just Value	Reappraisal Real Estate Only Just Value
99,586,900	481,315,900
106,024,500	93,667,800
120,663,500	201,308,530
166,860,000	261,100,076
176,172,800	391,071,310
234,329,400	410,662,460
161,116,100	256,336,474
197,371,500	376,970,650
216,102,600	285,889,200
319,028,000	471,591,100
248,985,000	201,161,887
	Just Value 99,586,900 106,024,500 120,663,500 166,860,000 176,172,800 234,329,400 161,116,100 197,371,500 216,102,600 319,028,000

Source: 2002 Final Roll

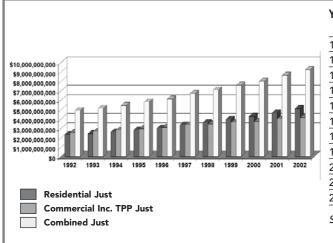
TAXABLE VALUES



Year	New Construction Taxable Value	Reappraisal Real Estate Only Taxable Value
1993	83,328,550	10,165,760
1994	96,740,100	147,450,340
1995	119,786,219	111,664,294
1996	128,120,740	92,940,093
1997	156,798,737	192,564,831
1998	141,166,960	148,046,471
1999	172,954,859	193,827,828
2000	190,179,796	224,938,328
2001	240,840,512	252,601,588
2002	185,374,008	258,861,949
Source:	2002 Final Roll	

Residential vs. Commercial

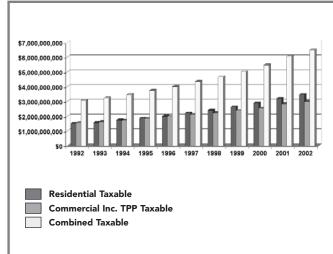
JUST VALUE



Year	Residential	Commercial Inc.	
	Just	TPP Just	Combined Just
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
2002	5,110,361,600	4,157,325,940	9,267,687,540

Source: 2002 Final Roll

TAXABLE VALUE

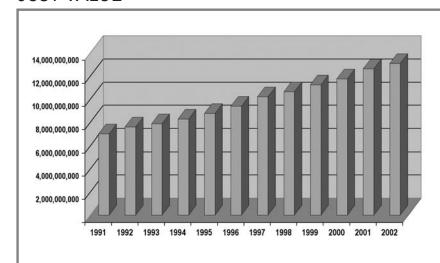


Year	Residential	Commercial Inc.	
	Taxable	TPP Taxable	Combined Taxable
1992	1,526,994,820	1,547,288,900	3,074,283,720
1993	1,590,833,650	1,643,182,191	3,234,015,841
1994	1,756,623,445	1,719,688,357	3,476,311,802
1995	1,881,505,305	1,876,631,615	3,758,136,920
1996	2,013,799,923	1,996,398,829	4,010,198,752
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
2002	3,483,386,301	3,018,047,260	6,501,433,561

Source: 2002 Final Roll

Year-to-Year Change

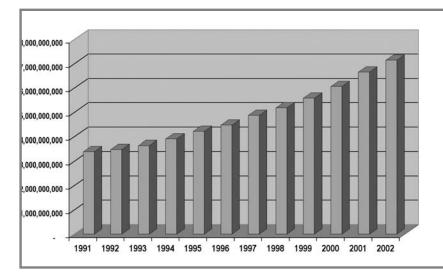
JUST VALUE



Year	Just Value
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
2002	13,106,639,126

Source: 2002 Final Roll

TAXABLE VALUE

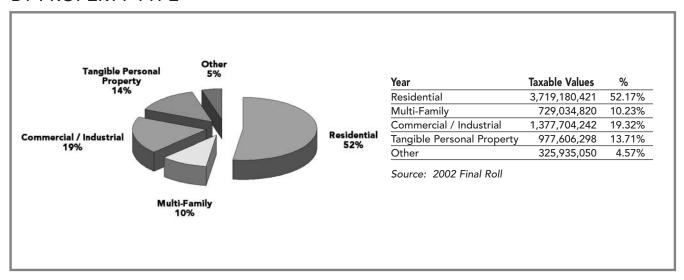


Year	Taxable Value
1991	3,392,464,435
1992	3,478,806,917
1993	3,633,420,494
1994	3,908,904,858
1995	4,209,020,311
1996	4,467,591,409
1997	4,866,628,463
1998	5,176,095,344
1999	5,586,255,848
2000	6,059,970,352
2001	6,655,961,286
2002	7,143,329,037

Source: 2002 Final Roll

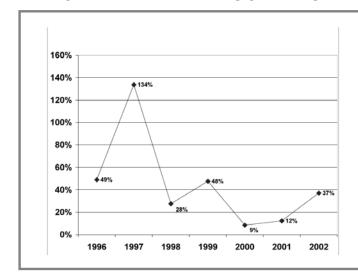
2002 Taxable Value Breakdown

BY PROPERTY TYPE



Save Our Homes

ANNUAL DEFERRED AMOUNT INCREASE



Year	Deferred	# of Homes Amount	% Change in Deffered Amount
1995	48,685,890	38,965	N/A
1996	72,539,050	40,144	49%
1997	169,494,000	41,182	134%
1998	216,263,340	42,207	28%
1999	319,324,110	43,179	48%
2000	346,535,300	44,165	9%
2001	389,404,220	44,733	12%
2002	533,791,890	45,768	37%

Source: 2002 Final Roll

Alachua County Principal Taxpayers

2002 — REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

COUNTY W	IDE	
OVERALL TAXABLE VALUE Top Ten Principal Taxpayers	Overall Taxable Value	% of Total
. Bellsouth Telecommunications, Inc.	\$116,936,300	1.64%
. Thompson D Baker Cement Plant/Florida Rock	60,274,260	0.84%
. Florida Power Corp.	59,807,680	0.84%
Oaks Mall Gainesville Limited Partnership	52,652,800	0.74%
. Cox Cable University City, Inc.	38,479,750	0.54%
Atlantic Financial Group Ltd.	36,377,300	0.51%
. Dollar General Store #1394	33,563,543	0.47%
. HCA Health Services of Fla Inc.	30,019,100	0.42%
. Clay Electric Cooperative, Inc.	29,976,370	0.42%
O. Metal Container Corporation	24,463,300	0.34%
EAL ESTATE VALUE		
pp Ten Principal Taxpayers	Real Estate Value	70 01 10 101
Oaks Mall Gainesville Limited Partnership	\$52,652,800	0.86%
Atlantic Financial Group, Ltd.	36,377,300	0.59%
HCA Health Services of Fla., Inc.	30,019,100	0.49%
David S. Sloan, Trustee	23,702,500	0.39%
Colonial Realty Ltd., Partnership	18,067,300	0.29%
Sidney Kriser, Trustee	16,916,800	0.28%
W9/KL Real Estate Limited, Partnership	13,915,400	0.23%
. Fla Farm Bureau Casualty Ins, Co	13,897,000	0.23%
Regency Windmeadows Ltd	13,627,500	0.22%
O. Campus Lodge of Gainesville, Ltd.	12,866,900	0.21%
ERSONAL PROPERTY VALUE		
pp Ten Principal Taxpayers	Personal Dramanta Valua	% of Total
	Property Value	
Bellsouth Telecommunications, Inc.	\$113,775,000	11.38%
	60,274,260	6.03%
Thomson D. Baker Cement Plant		
Florida Power Corp	59,807,680	5.98%
Florida Power Corp Cox Cable University City, Inc.	38,479,750	3.85%
Florida Power Corp Cox Cable University City, Inc. Dollar General Store #1374	38,479,750 33,563,543	3.85% 3.36%
Florida Power Corp Cox Cable University City, Inc. Dollar General Store #1374 Clay Electric Coorperative, Inc.	38,479,750 33,563,543 29,976,370	3.85% 3.36% 3.00%
Florida Power Corp Cox Cable University City, Inc. Dollar General Store #1374	38,479,750 33,563,543 29,976,370 24,463,300	3.85% 3.36%

16,713,560

14,911,540

9. Clariant Life Science, Molecules

10. North Florida Regional Hospital

CITY OF ALA	CHUA	
OVERALL TAXABLE VALUE		
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
Atlantic Financial Group, Ltd.	36,377,300	10.23%
2. Dollar General Store #1394	33,344,120	9.38%
3. Regeneration Technologies, Inc.	9,700,920	2.73%
4. Marlboro Indus. Park Inc.	3,643,400	1.03%
5. Alltel Florida Inc.	3,157,700	0.89%
6. Driltech Mission LLC	2,961,890	0.83%
7. Citizens & Southern	2,776,900	0.78%
8. MAS Holding Company	2,729,300	0.77%
9. Innovation Partners Ltd.	2,702,100	0.76%
10. Plantation Oaks GC, Inc.	2,527,400	0.71%
REAL ESTATE VALUE		
Top Ten Principal Taxpayers	Real Estate	% of Total
	Value	Tax. Value
1. Atlantic Financial Group, Ltd.	\$36,377,300	13.10%
2. Marlboro Indus. Park, Inc.	3,643,400	1.31%
3. Regeneration Technologies	3,148,600	1.13%
4. Citizens & Southern	2,776,900	1.00%
5. MAS Holding Company, Inc.	2,729,300	0.98%
6. Innovation Partners, Ltd.	2,702,100	0.97%
7. Plantation Oaks GC, Inc.	2,527,400	0.91%
8. Oakhill Plaza Associates, LP	1,900,400	0.68%
9. Gocek & McKinney Trustees	1,703,300	0.61%
10. Sabine Inc.	1,656,300	0.60%
PERSONAL PROPERTY VALUE		
Top Ten Principal Taxpayers	Personal	% of Total
	Property Value	Tax. Value
1. Dollar General Store #1394	\$33,344,120	42.93%
2. Regeneration Technologies, Inc.	6,552,320	8.44%
3. Alltel Florida Inc.	3,157,700	4.07%
4. Driltech Mission LLC	2,961,890	3.81%
5. Medical Manager Research, Development	2,240,460	2.88%
6. Cox Cable University City, Inc.	2,028,010	2.61%
7. Southern Pre Cast Inc.	1,699,530	2.19%
8. Hipp Construction Eq Co	1,588,990	2.05%
9. Hunter Marine Corporation	1,215,530	1.56%
10. Sabine, Inc.	755,850	0.97%

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

1.67%

1.49%

CITY OF ARCHER

OVERALL TAXABLE VALUE

То	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Maddox Foundry Machine Work, Inc	. \$1,954,460	9.49%
2.	Bellsouth Telecommunications, Inc.	1,394,330	6.77%
3.	Florida Power Corp	734,350	3.57%
4.	Archer Homes Ltd.	463,800	2.25%
5.	Davis Heritage Ltd.	396,100	1.92%
6.	Archer Village Ltd	393,500	1.91%
7.	Hitchcock & Sons, Inc.	388,700	1.89%
8.	TRC Properties, Inc.	300,300	1.46%
9.	Robin C. Henry	259,800	1.26%
10	. Rutherford Rentals, Inc.	249,600	1.21%

REAL ESTATE VALUE

Top Ten Principal Taxpayers		Real Estate Value	% of Total Tax. Value
1.	Maddox Foundry & Machine Work, Inc.	\$959,200	5.91%
2.	Archer Homes Ltd.	463,800	2.86%
3.	Davis Heritge Ltd.	396,100	2.44%
4.	Archer Village Ltd.	393,500	2.43%
5.	Hitchcock & Sons Inc.	388,700	2.40%
6.	TRC Properties, Inc.	300,300	1.85%
7.	Robin C. Henry	259,800	1.60%
8.	Rutherford Rentals	249,600	1.54%
9.	Maria B. Grant	233,400	1.44%
10	. Martin-Rochelle & Rochelle	191,500	1.18%

PERSONAL PROPERTY VALUE

То	p Ten Principal Taxpayers	Personal	% of Total
		Property Value	Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$1,322,630	30.23%
2.	Maddox Foundry & Maching Works	s, Inc. 995,260	22.75%
3.	Florida Power Corp.	734,350	16.78%
4.	Lil Champ Food Store #1314	173,620	3.97%
5.	Perkins State Bank	123,390	2.82%
6.	Hitchcocks Foodway	115,930	2.65%
7.	Mickelson Media of Florida	106,080	2.42%
8.	APEC Petroleum	51,900	1.19%
9.	Clay Electric Cooperative	49,130	1.12%
10	.Direct TV Inc.	40,210	0.92%

CITY OF GAINESVILLE

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$69,792,400	2.15%
2. Oaks Mall Gainesville Limited	52,652,800	1.62%
3. Florida Power Corp.	39,607,010	1.22%
4. HCA Health Services of Fla., Inc.	26,958,400	0.83%
5. Metal Container Corporation	24,463,300	0.75%
6. Colonial Realty Ltd. Partnership	18,067,300	0.56%
7. Cox Cable University City, Inc.	17,164,730	0.53%
8. Clariant Life Science, Molecules	16,713,560	0.51%
9. North Florida Regional Hospital	14,911,540	0.46%
10. W9/KL Real Estate Limited, Partnership	13,915,400	0.43%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
Oaks Mall Gainesville Limited, Partnership	\$52,652,800	1.91%
2. HCA Health Services of Fla, Inc.	26,958,400	0.98%
3. Colonial Realty Ltd, Partnership	18,067,300	0.65%
4. W9/KL Real Estate Limited Partners	hip 13,915,400	0.50%
5. Campus Lodge of Gainesville, Ltd.	12,866,900	0.47%
Congregate Care Asset III, Ltd Partnership	12,596,500	0.46%
7. Towmed Housing LLC	12,082,800	0.44%
8. Industrial Plants Corp	10,458,900	0.38%
9. Oxford Manor Apartments of Gainesville	10,213,200	0.37%
10. Melrose Apartments of Gville, Ltd.	9,842,600	0.36%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal	% of Total
	Property Value	Tax. Value
1. Bellsouth Telecommunications, Inc.	\$67,441,500	13.75%
2. Florida Power Corp.	39,607,010	8.08%
3. Metal Container Corporation	24,463,300	4.99%
4. Cox Cable University City Inc	17,164,730	3.50%
5. Clariant Life Science, Molecules	16,713,560	3.41%
6. North Florida Regional Hospital	14,911,540	3.04%
7. Nordstrom Inc.	6,243,630	1.27%
8. Gainesville Regional Utilities	5,510,210	1.12%
9. Gainesville Sun Publishing Co, Inc.	4,940,450	1.01%
10. United States Cellular-So #101	4,912,810	1.00%

(Principle Tax Payers cont...)

CITY OF HAWTHORNE

OVERALL TAXABLE VALUE

То	p Ten Principal Taxpayers	Overall Taxable	% of Total
		Value	Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$1,727,000	4.22%
2.	JBH Limited Company	1,220,000	2.98%
3.	Florida Power & Light Co.	915,300	2.24%
4.	Florida Septic Inc.	512,220	1.25%
5.	Hawthorne Villas Limited	451,200	1.10%
6.	Deborah Worley	405,100	0.99%
7.	Bank of Hawthorne	385,400	0.94%
8.	John & Katherine Martin	382,300	0.93%
9.	Gerald L. Marcum	360,500	0.88%
10	.MCI Worldcom Network Serv., Inc.	326,020	0.80%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. JBH Limited Company	\$1,220,000	3.56%
2. Hawthorne Villas limited	451,200	1.32%
3. Deborah Worley	405,100	1.18%
4. Bank of Hawthorne	385,400	1.13%
5. John & Katherine Martin	382,300	1.12%
6. Gerald Marcum	360,500	1.05%
7. Motiva Enterprises, LLC	276,000	0.81%
8. Glenn & Donna Long	257,700	0.75%
9. Bass & Higgenbotham, Ltd.	238,500	0.70%
10. Palmer & Vause & Vause	237,900	0.70%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. United States Cellular-So #101	\$115,100	1.72%
2. Gator Dental Associates PA	103,220	1.54%
3. Direct TV Inc.	53,480	0.80%
4. Video Tyme	49,150	0.73%
5. Merchants & Southern Bank	49,110	0.73%
6. Gator Tower Management-Alachua	46,200	0.69%
7. Bumper to Bumper Auto Parts	40,000	0.60%
8. Eckerd Drugs #3549	39,540	0.59%
9. Cingular Interactive LP	37,810	0.57%
10. Family Dollar Store #3005	35,540	0.53%

CITY OF HIGH SPRINGS

OVERALL TAXABLE VALUE

То	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Florida Power Corp.	\$2,773,830	2.54%
2.	Lamson & Sessions	2,546,080	2.33%
3.	High Springs Care Center	1,529,300	1.40%
4.	Alltel Florida Inc.	1,504,960	1.38%
5.	Winn Dixie Stores Inc.	1,319,150	1.21%
6.	The Carlon Co	1,111,300	1.02%
7.	William H. Hall	1,000,000	0.91%
8.	Spring Hill Village Inc.	777,000	0.71%
9.	High Springs Properties Inc.	762,200	0.70%
10	Limited Access Properties, Inc.	745,800	0.68%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
High Springs Care Center	\$1,529,300	1.69%
2. The Carlton Co.	1,111,300	1.23%
3. William H.Hall	1,000,000	1.10%
4. Spring Hill Village, Inc.	777,000	0.86%
5. High springs Properties Inc.	762,200	0.84%
6. Limited Access Properties, Inc.	745,800	0.82%
7. Dothan Oil Mill Co. Inc.	463,900	0.51%
8. High Springs Apts., Ltd.	453,800	0.50%
9. Empire Term Company	422,900	0.47%
10. Diamond Investment Properties, Inc.	417,600	0.46%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal roperty Value	% of Total Tax. Value
1. Florida Power Corp.	\$2,773,830	14.71%
2. Lamson & Sessions	2,546,080	13.50%
3. Alltel Florida Inc.	1,504,960	7.98%
4. Winn Dixie Store Inc. 30	1,319,150	6.99%
5. Loncala Incorporated	651,190	3.45%
6. Sherer Studios, Inc.	419,830	2.23%
7. Powertel Jax PCS	416,390	2.21%
8. Communicomm Service	382,800	2.03%
9. Voltaix Inc.	374,660	1.99%
10. North Central Florida Cable TV Associ	367,770	1.95%

CITY OF LACROSSE

OVERALL TAXABLE VALUE

То	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Roland & Katherine Thomas	\$238,600	6.21%
2.	Robert & Gloria Moore	201,000	5.23%
3.	GC & Mary Bass	114,400	2.98%
4.	Florida Power Corp	102,140	2.66%
5.	Sarah Virginia Thomas	102,000	2.65%
6.	Evon Freeland, Trustee	96,300	2.51%
7.	Thomas Farms of LaCrosse	95,110	2.48%
8.	Lil Champ Food Stores, Inc.	92,300	2.40%
9.	R.G. Thomas, Life Estate	90,700	2.36%
10	.WM Johnson	80,900	2.11%

REAL ESTATE VALUE

То	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Roland & Katherine Thomas	\$238,600	7.56%
2.	Robert & Gloria Moore	201,000	6.37%
3.	GC & Mary Bass	114,400	3.63%
4.	Sarah Virginia Thomas	102,000	3.23%
5.	Evon Freeland, Trustee	96,300	3.05%
6.	Lil Champ Food Store, Inc.	92,300	2.93%
7.	RG Thomas, Life Estate	90,700	2.88%
8.	W.M. Johnson	80,900	2.56%
9.	Tim Tusing Enterpriser Inc.	80,600	2.55%
10	Bankers Trust Co of California, Trustee	78,500	2.49%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Power Corp	\$102,140	14.87%
2. Thomas Farms of LaCrosse	95,110	13.84%
3. Lil Champ Food Stores Inc.#1314	72,240	10.51%
4. O&J Top Shop	53,330	7.76%
5. Tim Tusing Enterprises, Inc.	16,980	2.47%
6. W. M. Johnson	11,980	1.74%
7. MCI Worldcom Network Services,	Inc 8,930	1.30%
8. Gerald E. Smith, Jr.	6,820	0.99%
9. David W. Harris	4,200	0.61%
10. Boone Waste Industries, Inc.	3,780	0.55%

TOWN OF MICANOPY

OVERALL TAXABLE VALUE

То	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$930,550	5.84%
2.	Florida Power Corp.	507,320	3.18%
3.	Franklin Crates, Inc.	504,800	3.17%
4.	Lon & Julia Boggs	389,000	2.44%
5.	Frank Dahmer	316,200	1.98%
6.	Pearl of Micanopy, Inc.	272,000	1.71%
7.	Elizabeth Fetty	228,900	1.44%
8.	Robinson & Robinson	211,700	1.33%
9.	Glen W Gilson III	204,900	1.29%
10	.Wayne L II & Jean M Tyson	165,900	1.04%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Franklin Crates, Inc.	\$504,800	3.66%
2. Lon & Julia Boggs	389,000	2.82%
3. Frank Dahmer	316,200	2.29%
4. Pearl of Micanopy, Inc.	272,000	1.97%
5. Elizabeth Fetty	228,900	1.66%
6. Robinson & Robinson	211,700	1.54%
7. Glen W. Gilson, III	204,900	1.49%
8. Wayne L II & Jean M Tyson	165,900	1.20%
9. Donald & Drenda Sheffield	163,300	1.18%
10. Hirsch & Hirsch	162,900	1.18%

PERSONAL PROPERTY VALUE

Tol	p Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$902,350	42.11%
2.	Florida Power Corp.	507,320	23.68%
3.	Lil Champ Food Store #1314	101,190	4.72%
4.	Lon & Julia Boggs	84,200	3.93%
5.	Franklin Crates, Inc.	66,270	3.09%
6.	Save Way of Micanopy	56,090	2.62%
7.	Micanopy Animal Hospital Inc.	55,630	2.60%
8.	North Central Florida Cable TV Ass	oc 33,610	1.57%
9.	Direct TV Inc.	30,100	1.40%
10	.Chevron Products Company	10,250	0.48%

(Principle Tax Payers cont...)

CITY OF NEWBERRY

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Thompson D. Baker Cement Plant	\$60,274,260	43.59%
2. Bellsouth Telecommunications, Inc.	2,499,590	1.81%
3. Hitchcock Enterprises, Inc.	1,952,700	1.41%
4. Florida Rock Industries	1,577,800	1.14%
5. J.M. Manufacturing Company, Inc.	1,512,970	1.09%
6. JR & Roland Price	1,047,300	0.76%
7. RC & Norita Davis	893,600	0.65%
8. Norfleet Construction Inc.	779,300	0.56%
9. Moezzi & Rajaee Inc.	699,800	0.51%
10. Newberry Ltd.	599,000	0.43%

REAL ESTATE VALUE

Real Estate Value	% of Total Tax. Value
\$1,952,700	2.85%
1,577,900	2.30%
1,047,300	1.53%
893,600	1.30%
779,300	1.14%
767,900	1.12%
699,800	1.02%
599,000	0.87%
483,900	0.71%
469,200	0.69%
	\$1,952,700 1,577,900 1,047,300 893,600 779,300 767,900 699,800 599,000 483,900

PERSONAL PROPERTY VALUE

То	p Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1.	Thomas D.Baker Cement Plant	\$60,274,260	86.38%
2.	Bellsouth Telecommunications, Inc.	2,468,690	3.54%
3.	J.M. Manufacturing Co., Inc.	745,070	1.07%
4.	Davis Heritage, Ltd.	538,330	0.77%
5.	Country Boys	391,000	0.56%
6.	Hitchcocks Foodway	339,010	0.49%
7.	Tower Properties-93rd Ave Site	320,810	0.46%
8.	Don Green	274,180	0.39%
9.	Southern Fuelwood Inc.	239,750	0.34%
10	.Sprintcom Inc. Cell Site	177,200	0.25%

CITY OF WALDO

OVERALL TAXABLE VALUE

То	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Florida Power & Light Co.	\$657,300	4.36%
2.	Waldo Villas Ltd	596,300	3.96%
3.	M&R United Inc.	558,100	3.70%
4.	Blakewood Family Limited Partnersh	nip 499,800	3.32%
5.	Farm Service Agency	465,900	3.09%
6.	Alltel Florida Inc.	462,440	3.07%
7.	Vincent & Mary Desalvo	348,000	2.31%
8.	Petro South Inc. #259	258,320	1.71%
9.	Crystal Sands Enterprises, Inc.	250,900	1.66%
10	.Santa Fe Canal C, Inc.	196,000	1.30%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Waldo Villas Ltd.	\$596,300	4.87%
2. M&R United, Inc.	558,100	4.56%
3. Blakewood Family Limited Partnership	499,800	4.09%
4. Farm Service Agency	465,900	3.81%
5. Vincent & Mary Desalvo	348,000	2.84%
6. Crystal Sands Enterprises	250,900	2.05%
7. Santa Fe Canal C, Inc.	196,000	1.60%
8. Hall & McDaniels	183,400	1.50%
9. Bryan Contracting Co., Inc.	175,200	1.43%
10. Blakewood Family Ltd & Killian	168,700	1.38%

PERSONAL PROPERTY VALUE

То	p Ten Principal Taxpayers	Personal	% of Total
		Property Value	Tax. Value
1.	Florida Power & Light Co.	\$657,300	23.15%
2.	Alltel Florida Inc.	462,440	16.29%
3.	Petro South Inc.#259	258,320	9.10%
4.	Spectrasite Comm Inc.TS#FL7028	152,750	5.38%
5.	Bellsouth Mobility Inc.Cell #70	111,200	3.92%
6.	Hungry Howies #0210	106,960	3.77%
7.	Primeco PCS LP-Sales Office	88,460	3.12%
8.	Waldo Farmers & Flea Market	77,790	2.74%
9.	Hardees of Waldo	68,710	2.42%
10	.Sprint PCS LP	61,880	2.18%

D MSTU	
Overall Taxable Value	
\$40,590,610	1.26%
29,927,240	0.93%
21,315,020	0.66%
15,479,170	0.48%
4 14,549,200	0.45%
13,897,000	0.43%
13,609,100	0.42%
13,126,770	0.41%
12,607,300	0.39%
11,550,300	0.36%
Real Estate	% of Total
Value	Tax. Value
\$23,702,500	0.82%
13,897,000	0.48%
12,607,300	0.44%
	\$40,590,610 29,927,240 21,315,020 15,479,170 4 14,549,200 13,897,000 13,609,100 13,126,770 12,607,300 11,550,300 **Real Estate Value** \$23,702,500 13,897,000

4.	Bellamay Grand LLC	11,550,300	0.40%
5.	Fort Clark Ltd Partnership	11,517,700	0.40%
6.	Sidney Kriser, Trustee	10,372,800	0.36%
7.	NPC Timber Inc.	9,952,800	0.35%
8.	GFM Ventures II LLC	9,914,000	0.34%
9.	Regency Windmeadows, Ltd.	9,414,500	0.33%
10	.Flournoy Development Co.	9,151,600	0.32%

PERSONAL PROPERTY VALUE

То	p Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$39,935,710	12.24%
2.	Clay Electric Cooperative, Inc.	29,927,240	9.17%
3.	Cox Cable University City Inc.	21,315,020	6.53%
4.	Florida Power Corp.	15,479,170	4.74%
5.	Alltel Mobile Admin/MSTO Site 904	14,549,200	4.46%
6.	Moltech Power Systems	13,126,770	4.02%
7.	Publix Super Market #537	4,212,390	1.29%
8.	Tower Hill Insurance Group	4,087,410	1.25%
9,	Crom Corp	4,057,300	1.24%
10	.Alltel Florida Inc.	3,718,800	1.14%

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

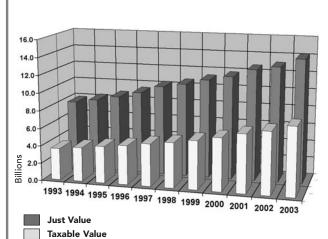
Fiscal Year	Tax Year	Total Tax Levy	Current Tax Collections	% of Tax Collected	Delinquent Tax Collections	Total Tax Collections	Total Tax Coll: Total Tax Levy	Outstanding Delinquent Taxes	Delinquent Taxes: Total Tax Levy
1992-93	1992	98,982,316	94,861,228	95.8%	750,489	95,611,717	96.6%	754,613	0.76%
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%
2001-02	2001	177,557,372	169,815,421	95.6%	403,861	170,219,282	95.9%	1,811,515	1.02%

Source: Alachua County Finance & Accounting Department, 2002 Comprehensive Annual Report



ALACHUA COUNTY PROPERTY APPRAISER

Tax Roll Value



1993 \$3,633,420,494 4.4% \$7,894,012,077 3.69 1994 \$3,908,904,858 7.6% \$8,284,725,511 4.99 1995 \$4,209,020,311 7.7% \$8,787,330,507 6.19 1996 \$4,467,591,409 6.1% \$9,397,040,709 6.99 1997 \$4,866,628,463 8.9% \$10,230,937,615 8.99 1998 \$5,176,095,344 6.4% \$10,640,074,453 4.09 1999 \$5,586,255,848 7.9% \$11,254,749,876 5.89 2000 \$6,053,442,918 8.4% \$11,737,600,248 4.39	nge
1995 \$4,209,020,311 7.7% \$8,787,330,507 6.19 1996 \$4,467,591,409 6.1% \$9,397,040,709 6.99 1997 \$4,866,628,463 8.9% \$10,230,937,615 8.99 1998 \$5,176,095,344 6.4% \$10,640,074,453 4.09 1999 \$5,586,255,848 7.9% \$11,254,749,876 5.89	
1996 \$4,467,591,409 6.1% \$9,397,040,709 6.9% 1997 \$4,866,628,463 8.9% \$10,230,937,615 8.9% 1998 \$5,176,095,344 6.4% \$10,640,074,453 4.0% 1999 \$5,586,255,848 7.9% \$11,254,749,876 5.8%	
1997 \$4,866,628,463 8.9% \$10,230,937,615 8.9% 1998 \$5,176,095,344 6.4% \$10,640,074,453 4.0% 1999 \$5,586,255,848 7.9% \$11,254,749,876 5.8%	
1998 \$5,176,095,344 6.4% \$10,640,074,453 4.0% 1999 \$5,586,255,848 7.9% \$11,254,749,876 5.8%	
1999 \$5,586,255,848 7.9% \$11,254,749,876 5.89	
2000 \$6.053.442.918 8.4% \$11.737.600.248 4.39	
2000 \$0,000,,	
2001 \$6,666,901,507 10.1% \$12,647,146,011 7.79	
2002 \$7,110,913,473 6.7% \$13,061,833,904 3.39	
2003 \$7,801,821,541 9.7% \$14,046,319,415 7.59	

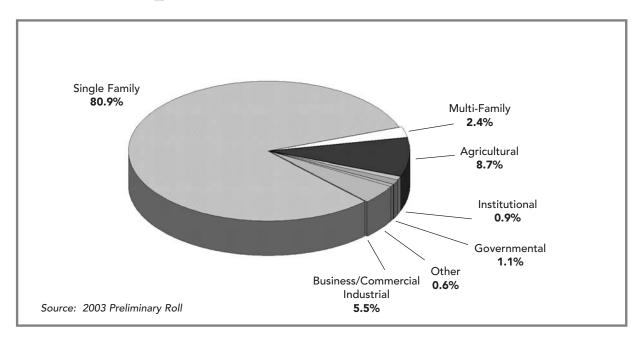
Source: 2003 Preliminary Roll

Building Permit Activity

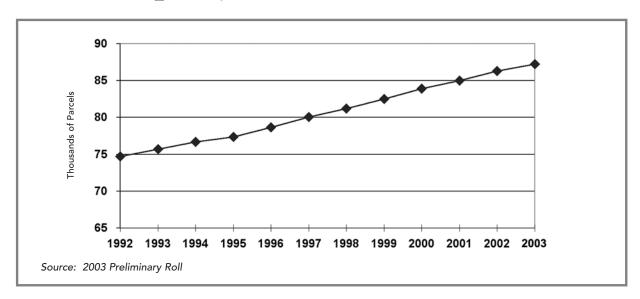
Year	Single Family	Multi-family	Year	
	Total	Total	Total	
2001	1,063	1,272	2,335	
2000	1,072	901	1,973	
1999	1,182	1,963	3,145	
1998	1,091	1,013	2,104	
1997	1,059	606	1,665	
1996	1,073	1,172	2,245	
1995	924	1,047	1,971	
1994	1,062	520	1,582	
1993	962	521	1,483	
1992	1,055	588	1,643	
1991	892	436	1,328	

Source: 2002 Florida Statistical Abstract

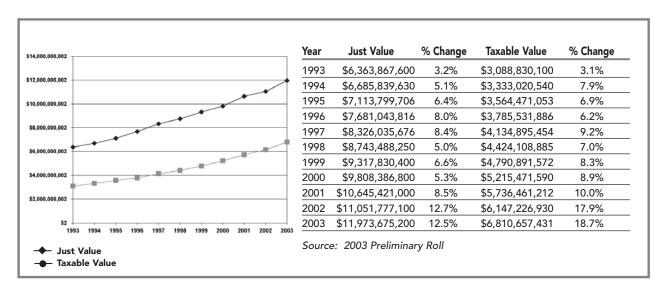
Real Property Parcels



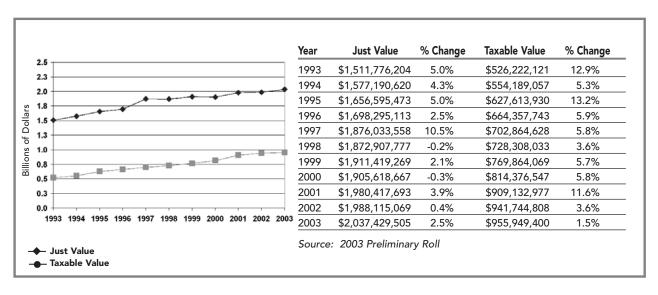
Real Property Parcel Growth



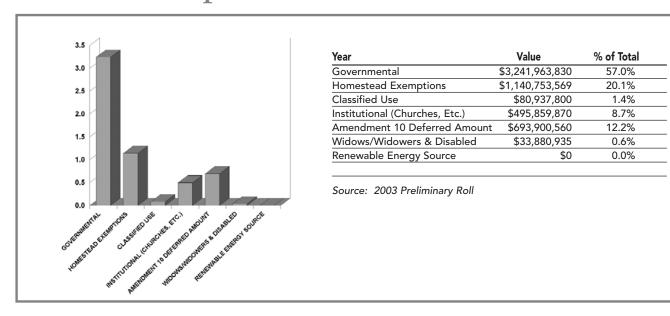
Real Property Values



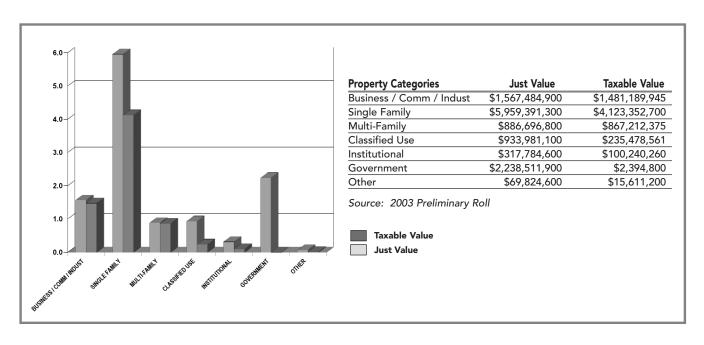
Tangible Personal Property Value



2003 Exemption & Class Use Values

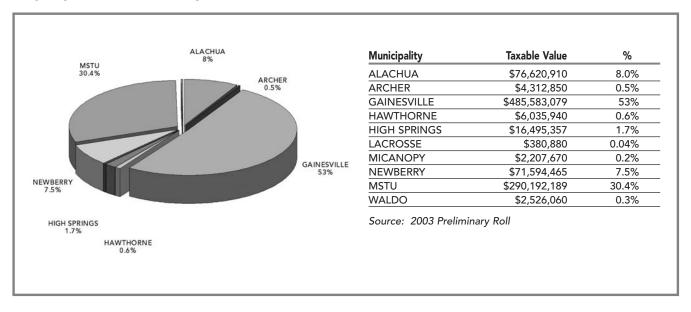


2003 Total Tax Roll



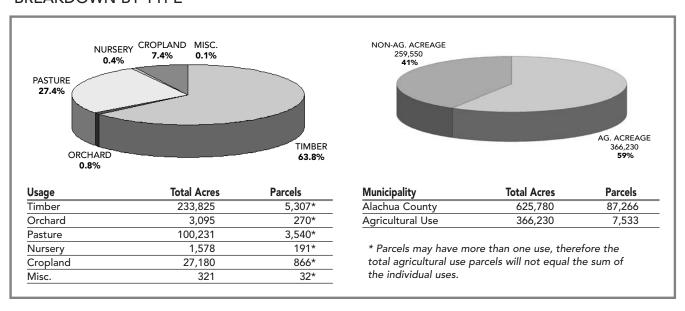
Tangible Personal Property

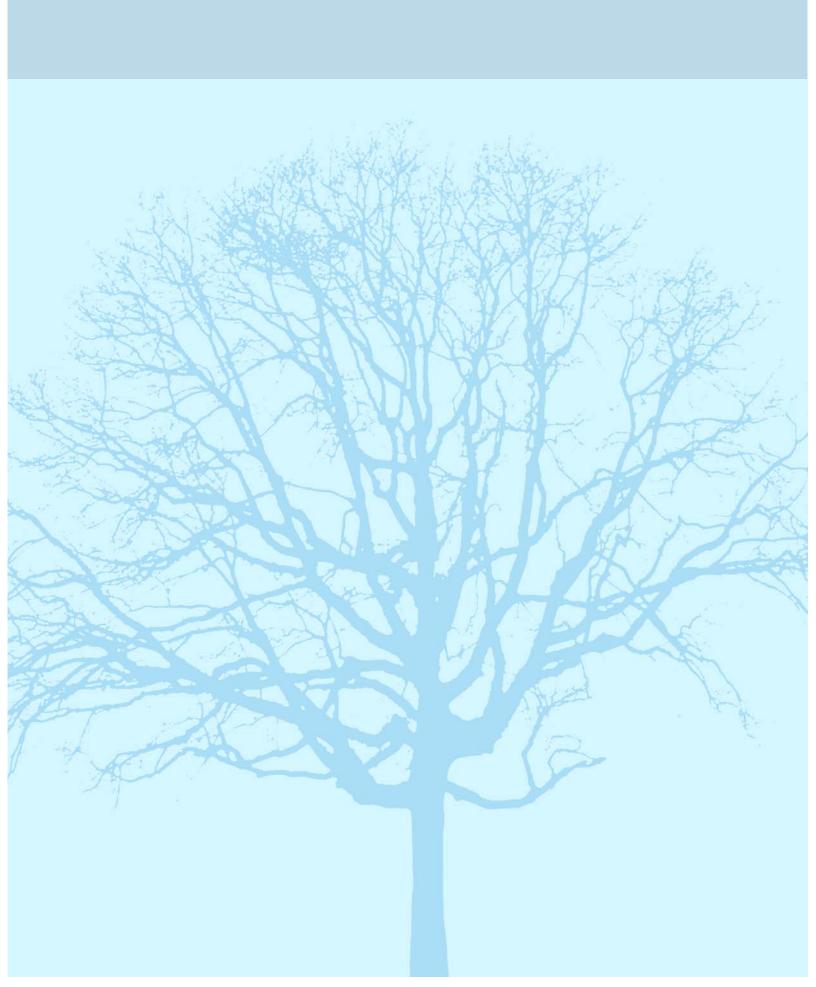
MUNICIPALITY BREAKDOWN



Acreage and Agricultural Use

BREAKDOWN BY TYPE







ALACHUA COUNTY PROPERTY APPRAISER

P.O. Box 23817 • Gainesville, FL 32602-2817
Phone 352.374.5230 • Fax 352.374.5278