





ALACHUA COUNTY PROPERTY APPRAISER



I am very pleased to present our 2004 annual report. As the data included here show, Alachua County and the Property Appraiser's Office enjoyed a good year in terms of economic growth and increases on the tax roll. This year the taxable value grew 8%. The growth this year includes \$263,221,848 dollars of new construction and \$365,688,960 dollars of appreciation. Both numbers indicate a very healthy real estate market.

Each year we re-visit our Strategic Plan goals and I am pleased to report that we continue to make incremental improvements in our business processes and the products and services we offer to our taxpayers . Our website, and the information contained there, is an excellent example.

When we implemented our strategic planning process several years ago, we knew that technology and the Internet would quickly become tools for us to use in collecting and distributing information. To illustrate the popularity of our site, consider that in March 2004 we received almost two million web site "hits" which included 791,261 main site and 1,189,135 web map visits. This number includes 56,271 unique individual visits during March 2004 alone! These are truly spectacular numbers and amount to almost four times the number of visitors we had just two years ago.

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.

One of the primary reasons behind the success of our efforts during the past several years has been the deliberate and methodical implementation of process improvements identified in our Strategic Plan. As a well-known management axiom has it, "unless you know where you're going and how to get there, you'll never know when you arrive" and we used that principle to plan for the future. That principle and a team approach to problem solving have helped us identify our core business processes, track progress toward our annual goals and make the changes required to incorporate new information and facts as they are identified.

The people of the Property Appraisers Office take great pride in the work they do and this annual report will give you a brief summary of the results of that good work.

Ed Crapo, Alachua County Property Appraiser

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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 • ALACHUATODAY.COM







OUR MISSION

To provide accurate, quality products and services to our customers and ensure the fair and equitable administration of the Property Appraiser's responsibilities.

OUR VISION

To excel as a leader in property tax appraisal, property tax administration and in the analysis and dissemination of property based information through teamwork and quality service.

OUR VALUES

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

- *Customer Service:* Our professional team is committed to providing prompt, courteous, accurate and accessible community wide public service.
- *Our Team:* We recognize the value of our human resources and the individual contributions they bring to the organization.
- Commitment to a Cost Effective, Quality Work Product: By using our resources in an efficient manner, the organization is committed to providing accurate, reliable, quality products and services to our customers.
- **Teamwork:** We are committed to accomplishing our goals in a professional manner with a work ethic that includes the highest standards of honesty, integrity and respect for others.
- *Leadership:* We are committed to excellence through strategic planning, clear communication, innovation and fact-based management.

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

# Important Dates

JANUARY 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 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 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 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.

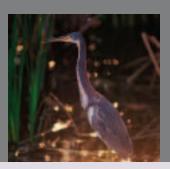
#### IMPORTANT INFO

#### 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







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.

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

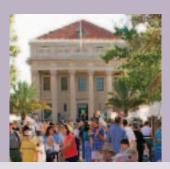
88,909 Real Property Parcels

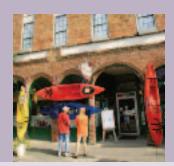
13,449 Tangible Personal Property Accounts47,442 Homestead Exemption Properties

**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.



# Population

GAINESVILLE GROWTH (1997- 2002)						
POPULATION	Number of Households	Effective Buying Power	Annual Mean Home Selling Price			
9.00% 14.33% 16.14% 33.87%						

Source: 1

ALACHUA COUNTY PO	ALACHUA COUNTY POPULATION BREAKDOWN					
Alachua	6,721					
Archer	1,263					
Gainesville	117,182					
Hawthorne	1,394					
High Springs	4,206					
Lacrosse	151					
Micanopy	638					
Newberry	3,757					
Waldo	823					
Unincorporated	95,161					
Total	231,296					

Source: 1

AGE COMPARISON						
Alachua County Region State						
	#	%	#	%	#	%
0 - 14	37,379	16.30%	151,414	17.00%	3,104,221	18.60%
15 - 24	61,675	27.00%	134,955	15.10%	2,077,342	12.50%
25 - 44	62,780	27.50%	215,055	24.10%	4,568,041	27.40%
45 - 64	44,857	19.60%	197,384	22.10%	3,990,452	23.90%
65 +	21,916	9.60%	135,136	15.10%	2,934,552	17.60%

Source: 4

EDUCATION LEVEL ATTAINED						
Alachua County Region State of Florida						
*Total 25+	#	%	#	%	#	%
High School Degree	108,766	88.10%	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%

<sup>\*</sup> Persons 25 years of age and older are considered to be the working age population Source: 5

PERCENT OF HOUSEHOLD BY EBI					
Income Range	Alachua County	Region	State of Florida		
\$20,000 - 34,999	23.2%	27.6%	24.6%		
\$35,000 - 49,999	16.3%	18.8%	19.5%		
\$50,000 - Over	27.7%	23.4%	32.8%		

Source: 6

# Labor

	EMPLOYMENT		
EMPLOYMENT	Alachua County	Region	Florida
Labor Force	115,743	395,291	8,189,000

MAJOR EMPLOYERS	Employment
University Of Florida	12,212
Shands Hospital	7,508
Alachua County School Board	4,195
Veterans Affairs Medical Center	2,700
The Oaks Mall	2,500
City of Gainesville	2,357
Fla. Dept. of Children & Families	2,119
Alachua County	1,938
Publix Supermarkets	1,865
North Florida Regional Medical Ctr.	1,646
Tachachale	1,500
Nationwide Insurance Company	1,099
Santa Fe Community College	831
Dollar General Distribution Ctr	588
The Crom Corporation	588
J.S. Postal Services	583
Progressive Restaurants, Inc.	575
Gator Dining Services	500
Winn Dixie Supermarkets	470
C & S Building Maintenance	449
Meridian Behavioral Health Care	400
Hunter Marine Corporation	375
Tower Hill Insurance Group	330
Medical Manager	310
Hospice of North Central FL	292
Regeneration Technologies, Inc.	285
JF Athletic Association	270
CH2M Hill Southeast	261
Arc of Alachua County	255
The Gainesville Sun	247
AvMed Health Plan	240
Oriltech Mission	240
Wal-Mart	237
Cox Communications	230
Clariant LSM	216

MAJOR EMPLOYERS (CONT.)	
Home Depot	200
J.C. Penny Company	200
Performance Food Group	200
Sears, Roebuck and Company	192
Campus USA Credit Union	190
Kash N Karry	190
Gainesville Health & Fitness Center	174
Environmental Science & Engineering	160
Paradigm Properties	160
Exactech, Inc.	155
Hilton-UF Conference Center	152
Bank of America	150
BellSouth	150
North Central Florida YMCA	150
Florida Credit Union	143
Metal Container Corp.	142
Park Meadows Health & Rehabilitation Ct.	142
Integrated Health Services at Gnv	135
North Florida Retirement Village	135
Jones, Edmunds & Associates	129
Naylor Publications	127
North Florida Rehab. & Special Care	125
MD Tech124Alltel Communications	121
Watson Construction Company	112
Burdines	110
Wade Raulerson Pontiac GMC Truck	110
Orthopaedic Institute	107
Suncoast Insulators & Specialties	107
Charles Perry Construction	104
Plantation Oaks Golf Club	103
Boone Waste Industries	100
Dillards	100
Fabco-Air	100
Florida Rock Industries	100
M.M Parrish Construction	100
Palm Garden of Gainesville	100
Target	100
Wachovia	100
Paramount Resort & Conference Center	98
SunState Federal Credit Union	95
Child Care Resources	92
Double Envelope Corp.	90
Gainesville Health Care Center	90
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MAJOR EMPLOYERS (CONT.)				
Sams Club	90			
WCJB TV Channel 20	89			
LifeSouth Community Blood Ctr.	86			
Atlantic.Net	83			
Florida Citizens Bank	83			
Barr Systems	80			
Contemporary Management Concepts	80			
Nordstrom Distribution Center	80			

2003 ALACHUA COUNTY WAGE DATA					
Occupational Title	GAINESVILLE		FLORIDA		
	Starting Wage	Median Wage	Starting Wage	Median Wage	
Support Personnel					
Administrative Support	\$7.03/hr	\$9.82/hr.	\$7.52/hr.	\$10.92/hr.	
First Line Supervisor, Administrative	12.67	17.11	12.21	17.45	
Receptionist & Information Clerk	7.11	9.64	7.34	9.76	
Payroll and Timekeeping Clerk	9.70	12.98	10.30	13.60	
Traffic, Shipping & Receiving Clerk	7.69	10.19	7.94	10.67	
Word Processing	8.08	10.62	9.00	10.92	
Production Maintenance					
Assembler & Fabricator	\$6.89/hr	\$8.61/hr	\$6.85/hr	\$9.31/hr	
First Line Supervisor, Mechanics	14.03	19.37	14.94	21.63	
Machinery Mechanics	11.12	12.77	11.78	15.69	
Laborer, Mover	7.11	9.70	6.67	8.33	
Mechanical Drafter	10.76	14.92	13.58	19.21	
Industrial Production Managers	18.79	33.15	19.88	30.45	
Professional / Management					
Accountant and Auditor	\$29,515/yr	\$39,374/yr	\$33,134/yr	\$45,656/yr	
Administrative Service Manager	22,859	37,273	30,118	52,270	
Industrial Engineer	40,393	53,580	42,473	58,676	
Human Resources Manager	35,588	55,078	37,252	57,470	
Purchasing Manager	32,011	53,768	34,340	54,766	
Computer Software Engineer, Applications	36,420	51,625	46,966	66,289	
Computer Software Engineer, Software	46,862	61,734	48,588	69,284	

We would like to thank the Gainesville Council for Economic Outreach for the data listed on pages 11-14.

Final 2003 Tax Roll

ALACHII A COUNTY PROPERTY APPRAISER

## Where Does Your Tax Dollar Go?



#### **FINAL 2003 MILLAGES FOR ALACHUA COUNTY**

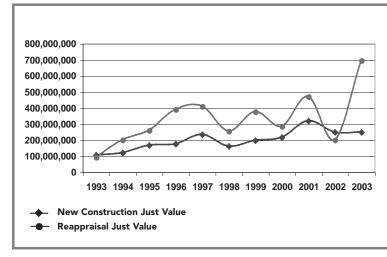
Office Of Ed Crapo, CFA, ASA, AAS Alachua County Property Appraiser

	Code	Operating	Debt	Total		
County		8.9887	0.2500	9.2387		
Library		1.5000	0.1566	1.6566		
Suwannee		0.4914		0.4914		
St. Johns		0.4620		0.4620		
School						
Discretionary		2.6980	1.3450			
Required Local		5.7960		9.8390		
Cities					TOTAL N	IILLAGES
Alachua	17	5.7000		5.7000	26.9257	
Archer	27	4.0000		4.0000	25.2257	
Gainesville	37	4.9416		4.9416	26.1673	
Gainesville	36	4.9416		4.9416		26.1379
Hawthorne	46	5.4185		5.4185		26.6148
High Springs	57	6.2500		6.2500	27.4757	
Lacrosse	67	3.5970		3.5970	24.8227	
Micanopy	76	6.0000		6.0000		27.1963
Newberry	87	4.5000		4.5000	25.7257	
Waldo	97	5.0314		5.0314	26.2571	
Waldo	96	5.0314		5.0314		26.2277
Unincorporated		MSTU-Non Law	MSTU-Law	Total	Suwannee	St. John's
Mstu	03 & 05	1.7001	1.7816	3.4817	24.7074	
Mstu	02 & 04	1.7001	1.7816	3.4817		24.6780

2003 SOH Cap = 2.4%

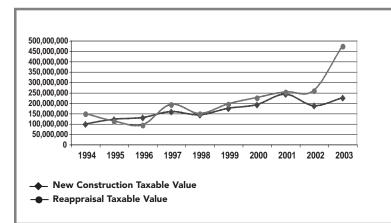
# New Construction and Reappraisal

#### **JUST VALUE**



Year	New Construction	Reappraisal Real Estate
	Just Value	Only Just Value
1993	106,024,500	93,667,800
1994	120,663,500	201,308,530
1995	166,860,000	261,100,076
1996	176,172,800	391,071,310
1997	234,329,400	410,662,460
1998	161,116,100	256,336,474
1999	197,371,500	376,970,650
2000	216,102,600	285,889,200
2001	319,028,000	471,591,100
2002	248,985,000	201,161,887
2003	248,752,300	695,903,443
Source:	2003 Final Roll	

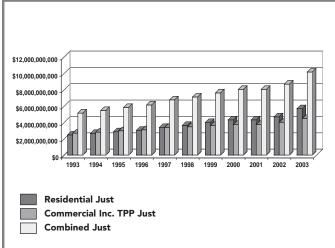
#### **TAXABLE VALUES**



Year	New Construction Taxable Value	Reappraisal Real Estate Only Taxable Value
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
2003	223,245,548	472,859,249
	2002 F:   D	

## Residential vs. Commercial

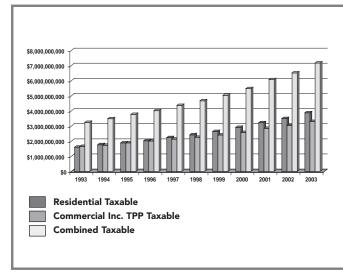
#### **JUST VALUE**



Year	Residential	Commercial Inc.	
	Just	TPP Just	<b>Combined Just</b>
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	4,296,840,200	3,738,913,934	8,035,754,134
2002	4,665,037,500	4,006,361,420	8,671,398,920
2003	5,674,104,330	4,476,592,964	10,150,697,294

Source: 2003 Final Roll

#### **TAXABLE VALUE**

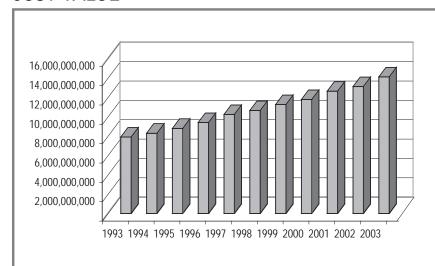


Year	Residential	Commercial Inc.	
	Taxable	TPP Taxable	<b>Combined Taxable</b>
1993	1,590,833,650	1,643,182,191	3,234,015,841
1994	1,756,623,445	1,719,688,357	3,476,311,802
1995	1,881,505,305	1,876,631,615	3,758,136,920
1996	2,013,799,923	1,996,398,829	4,010,198,752
1997	2,225,884,657	2,126,878,757	4,352,763,414
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
2003	3,867,110,400	3,292,736,014	7,159,846,414

Source: 2003 Final Roll

# Year-to-Year Change

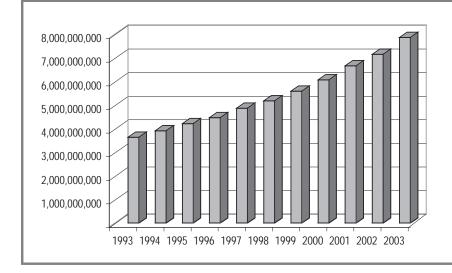
#### **JUST VALUE**



Year	Just Value
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
2003	14,109,419,913

Source: 2003 Final Roll

#### **TAXABLE VALUE**

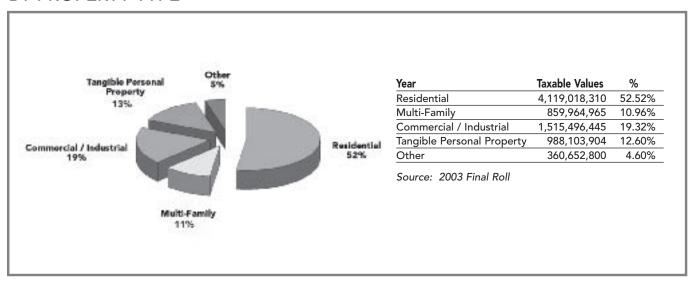


Year	Taxable Value
1993	3,633,420,494
1994	3,908,904,858
1995	4,209,020,311
1996	4,467,591,409
1997	4,866,628,463
1998	5,176,095,344
1999	5,586,255,848
2000	6,059,970,352
2001	6,655,961,286
2002	7,143,329,037
2003	7,863,116,773

Source: 2003 Final Roll

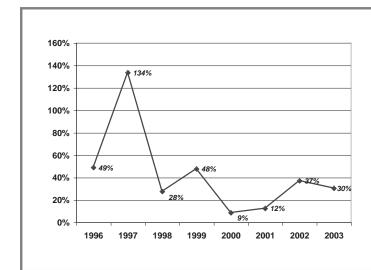
## 2003 Taxable Value Breakdown

#### 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%
2003	695,770,530	46,475	30%

Source: 2003 Final Roll

# Alachua County Principal Taxpayers

#### 2003 — REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

COUNTY WIDE			
OVERALL TAXABLE VALUE			
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value	
Bellsouth Telecommunications, Inc.	\$113,474,470	1.44%	
2. Oaks Mall Gainesville, Ltd.	83,309,000	1.06%	
3. Thompson D. Baker Cement Plant	63,068,550	0.80%	
4. Florida Power Corp	60,277,650	0.77%	
5. Dolgencorp Inc.	38,477,200	0.49%	
6. Cox Cable University City Inc.	38,475,020	0.49%	
7. HCA Health Services of Fla Inc.	33,484,300	0.43%	
8. Dollar General Store #1394	31,309,890	0.40%	
9. Clay Electric Cooperative, Inc.	31,196,020	0.40%	
10. Metal Container Corporation	23,161,860	0.29%	

#### **REAL ESTATE VALUE**

Tol	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Oaks Mall Gainesville Ltd Partnership	\$83,309,000	1.22%
2.	Dolgencorp, Inc.	38,477,200	0.56%
3.	HCA Health Services of Fla., Inc.	33,484,300	0.49%
4.	Colonial Realty Ltd. Partnership	22,826,800	0.33%
5.	Gainesville Place LLC	22,365,700	0.33%
6.	Industrial Plants Corp	21,823,200	0.32%
7.	Kriser, Sidney Trustee	19,029,600	0.28%
8.	Campus Lodge of Gainesville, Ltd.	18,819,200	0.28%
9.	Lexington Crossing Owner, LLC	16,958,800	0.25%
10	.Regency Windmeadows Ltd.	15,925,200	0.23%

#### PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$110,010,570	10.75%
2. Thomson D. Baker Cement Plant	63,068,550	6.16%
3. Florida Power Corp	60,277,650	5.89%
4. Cox Cable University City, Inc.	38,475,020	3.76%
5. Dollar General Store #1374	31,309,890	3.06%
6. Clay Electric Coorperative, Inc.	31,196,020	3.05%
7. Metal Container Corporation	23,161,860	2.26%
8. Alltel Mobile Admin/MTSO Site #90	19,701,360	1.93%
9. Clariant Life Science, Molecules	17,881,420	1.75%
10. North Florida Regional Hospital	15,187,290	1.48%

#### CITY OF ALACHUA

Top Ten Principal Taxpayers		Overall Taxable Value	% of Total Tax. Value
1.	Dolgencorp, Inc.	38,477,200	9.72%
2.	Dollar General Store #1394	31,097,810	7.85%
3.	Regeneration Technologies, Inc.	15,076,170	3.81%
4.	MAS Holding Company, Inc.	4,254,500	1.07%
5.	Marlboro Indus Park Inc.	4,121,400	1.04%
6.	Alltel Florida Inc.	3,621,260	0.91%

3,145,800

3,035,600

2,761,240

2,722,290

0.79%

0.77%

0.70%

0.69%

#### REAL ESTATE VALUE

7. Citizens & Southern

9. Driltech Mission LLC

8. Innovation Partners Ltd.

10. Medical Manager Research, Dev.

**OVERALL TAXABLE VALUE** 

	Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Dolgencorp Inc.	\$38,477,200	12.21%
2.	Regeneration Technoligies	7,683,500	2.44%
3.	MAS Holding Company, Inc.	4,254,500	1.35%
4.	Marboro Indus Park Inc.	4,121,400	1.31%
5.	Citizens & Southern	3,145,800	1.00%
6.	Innovation Partners, Ltd.	3,035,600	0.96%
7.	Plantation Oaks GC, Inc.	2,097,000	0.67%
8.	Oakhill Plaza Associates, LP	1,933,900	0.61%
9.	Gocek & McKinney Trustees	1,882,600	0.60%
10	. Sabine Inc.	1,872,400	0.59%

#### PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value	
1. Dollar General Store #1394	\$31,097,810	38.47%	
2. Regeneration Technologies, Inc.	7,212,670	8.92%	
3. Alltel Florida Inc.	3,621,260	4.48%	
4. Driltech Mission LLC	2,761,240	3.42%	
5. Medical Manager Research, Develop	ment 2,722,290	3.37%	
6. Cox Cable University City, Inc.	1,991,520	2.46%	
7. Hipp Construction Eq Co	1,986,030	2.46%	
8. Southern Pre Cast Inc.	1,616,960	2.00%	
9. Hunter Marine Corporation	1,140,200	1.41%	
10. Hitchcock & Sons Inc.	1,098,600	1.36%	

#### CITY OF ARCHER

#### **OVERALL TAXABLE VALUE**

Top Ten Principal Taxpayers		Overall Taxable Value	% of Total Tax. Value	
1.	Maddox Foundry & Machine Work, In-	c. \$2,031,230	8.98%	
2.	Bellsouth Telecommunications, Inc.	1,358,170	6.00%	
3.	Florida Power Corp	749,280	3.31%	
4.	Archer Homes Ltd.	521,100	2.30%	
5.	Davis Heritage Ltd.	409,400	1.81%	
6.	Archer Village Ltd	403,300	1.78%	
7.	Lil Champ Food Store #1314	402,550	1.78%	
8.	Hitchcock & Sons Inc.	394,400	1.74%	
9.	TRC Properties Inc.	330,900	1.46%	
10. Rutherford Rentals, Inc.		275,500	1.22%	

#### **REAL ESTATE VALUE**

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Maddox Foundry & Machine Work, Inc.	\$1,082,600	6.07%
2. Archer Homes Ltd.	521,100	2.92%
3. Davis Heritge Ltd.	409,400	2.29%
4. Archer Village Ltd.	403,300	2.26%
5. Hitchcock & Sons Inc.	394,400	2.21%
6. TRC Properties, Inc.	330,900	1.85%
7. Rutherford Rentals	275,500	1.54%
8. Maria B. Grant	253,900	1.42%
9. Robin C. Henry	235,100	1.32%
10. Melvin Lauderdale	214,100	1.20%

#### PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
Bellsouth Telecommunications, Inc.	\$1,278,870	26.76%
2. Maddox Foundry & Machine Work, In-	c. 948,630	19.85%
3. Florida Power Corp.	749,280	15.68%
4. Lil Champ Food Store #1314	402,550	8.42%
5. Mickelson Media of Florida Inc.	127,430	2.67%
6. Hitchcocks Foodway	110,740	2.32%
7. Williston Holding Company	104,710	2.19%
8. Voicestream	63,170	1.32%
9. Archer Chevron	51,130	1.07%
10. Clay Electric Cooperative Inc.	51,130	1.07%

#### **CITY OF GAINESVILLE**

#### **OVERALL TAXABLE VALUE**

Top Ten Principal Taxpayers		Overall Taxable Value	% of Total Tax. Value	
1.	Oaks Mall Gainesville Ltd	\$83,309,000	2.34%	
2.	Bellsouth Telecommunications, Inc.	67,597,590	1.90%	
3.	Florida Power Corp.	39,534,720	1.11%	
4.	HCA Health Services of Fla., Inc.	30,350,900	0.85%	
5.	Metal Container Corporation	23,161,860	0.65%	
6.	Colonial Realty Ltd. Partnership	22,826,800	0.64%	
7.	Gainesville Place LLC	22,365,700	0.63%	
8.	Campus Lodge of Gainesville, Ltd.	18,819,200	0.53%	
9.	Clariant Life Science, Molecules	17,881,420	0.50%	
10	.Cox Cable University City, Inc.	17,455,030	0.49%	

#### **REAL ESTATE VALUE**

Real Estate Value	% of Total Tax. Value	
\$83,309,000	2.71%	
30,350,900	0.99%	
22,826,800	0.74%	
22,365,700	0.73%	
18,819,200	0.61%	
16,958,800	0.55%	
14,637,700	0.48%	
12,662,700	0.41%	
td.11,771,700	0.38%	
11,751,400	0.38%	
	Value \$83,309,000 30,350,900 22,826,800 22,365,700 18,819,200 16,958,800 14,637,700 12,662,700 td.11,771,700	

#### **PERSONAL PROPERTY VALUE**

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value	
1. Bellsouth Telecommunications, Inc.	\$65,210,090	13.29%	
2. Florida Power Corp.	39,534,720	8.06%	
3. Metal Container Corporation	23,161,860	4.72%	
4. Clariant Life Science, Molecules	17,881,420	3.64%	
5. Cox Cable University City, Inc.	17,455,030	3.56%	
6. North Florida Regional Hospital	15,187,290	3.09%	
7. A T & T Wireless	7,224,570	1.47%	
8. GRU-Springhill	6,721,630	1.37%	
9. Nordstrom Distribution Center	6,062,630	1.24%	
10. Osteen Brothers Inc.	4,958,690	1.01%	

(Principle Tax Payers cont...)

CITY OF HAWTHORNE				
OVERALL TAXABLE VALUE				
Top Ten Principal Taxpayers Overall Taxable % of Total Value Tax. Value				
1. Bellsouth Telecommunications, Inc.	\$1,671,580	5.25%		
2. Fred D Bentley Sr.	1,229,800	3.86%		
3. Florida Septic Inc	1,014,490	3.19%		
4. Florida Power & Light	801,720	2.52%		
5. Bass & Higginbotham Ltd.	574,000	1.80%		
6. FTAL Hawthorne, LC	450,100	1.41%		
7. Bank of Hawthorne	387,500	1.22%		
8. Gerald L Marcum	362,600	1.14%		
9. WH Gross Company	345,100	1.08%		
10. Hitchock & Sons Inc.	326,730	1.03%		

#### **REAL ESTATE VALUE**

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Fred D Bentley Sr.	\$1,229,800	4.93%
2. Bass & Higginbotham Ltd.	863,500	3.46%
3. Florida Septic Inc.	476,500	1.91%
4. FTAL Hawthorne LC	450,100	1.81%
5. Bank of Hawthorne	387,500	1.55%
6. Gerald L Marcum	362,600	1.45%
7. WH Gross Company	345,100	1.38%
8. Deborah Worley	306,900	1.23%
9. John William & Katherine Irene Martin	289,700	1.16%
10. Motiva Enterprises LLC	274,900	1.10%

#### PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers		Personal Property Value	% of Total Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$1,645,980	23.89%
2.	Florida Power & Light Co.	801,720	11.64%
3.	Florida Septic Inc.	537,990	7.81%
4. Hitchock & Sons		326,730	4.74%
5. MCI Worldcom Network Serv. Inc.		326,020	4.73%
6. Verizon Wireless		223,120	3.24%
7.	Alltel Mobile Admin/MTSO Site #90	4 187,730	2.72%
8. Texaco Food Mart #100796		170,590	2.48%
9.	Nextel South - TWR Site	155,880	2.26%
10. Spectrasite Comm Inc.		148,410	2.15%

	OF HI		UJ J

OVERALL TAXA	BLE VALUE	
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Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Florida Power Corp.	\$3,314,490	2.64%
2. Lamson & Sessions	2,497,100	1.99%
3. High Springs Care Center	1,667,700	1.33%
4. Alltel Florida Inc.	1,511,600	1.21%
5. Winn Dixie Stores Inc.	1,287,960	1.03%
6. The Carlon Co	1,232,700	0.98%
7. William H. Hall	1,127,100	0.90%
8. High Springs Properties Inc.	861,700	0.69%
9. Limited Access Properties, Inc.	774,700	0.62%
10.Spring Hill Village Inc.	769,400	0.61%

#### **REAL ESTATE VALUE**

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
High Springs Care Center	\$1,667,700	1.59%
2. The Carlton Co.	1,232,700	1.17%
3. William H. Hall	1,127,100	1.07%
4. High Springs Properties Inc.	861,700	0.82%
5. Limited Access Properties Inc.	774,700	0.74%
6. Spring Hill Village Inc.	769,400	0.73%
7. Diamond Investment Properties, Inc.	506,400	0.48%
9. Dothan Oil Mill Co. Inc.	491,500	0.47%
9. High Springs Apts. Ltd.	454,200	0.43%
10. Loncala Phosphate Co.	423,500	0.40%

#### PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Power Corp.	\$3,314,490	16.34%
2. Lamson & Sessions	2,497,100	12.31%
3. Alltel Florida Inc.	1,511,600	7.45%
4. Winn Dixie Store Inc. 30	1,287,960	6.35%
5. Star Gas Propane LP	720,210	3.55%
6. Sherer Studios, Inc.	368,050	1.81%
7. Communicomm Service	365,180	1.80%
8. Theresea L. Douglas	360,100	1.78%
9. Voltaix Inc.	342,020	1.69%
10. North Central Florida Cable TV Asso	oc. 336,740	1.66%

#### **CITY OF LACROSSE**

#### **OVERALL TAXABLE VALUE**

То	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Gloria A Mitchem	\$593,300	11.63%
2.	Praise Ranch Inc.	292,900	5.74%
3.	Roland & Katherine Thomas	240,300	4.71%
4.	Robert & Glorida Moore	201,500	3.95%
5.	GC & Mary Bass	121,600	2.38%
6.	Sarah Virginia Thomas	108,800	2.13%
7.	Florida Power Corp	108,520	2.13%
8.	RG Thomas Life Estate	103,400	2.03%
9.	Evon Freeland, Trustee	100,700	1.97%
10	.The Pantry Inc.	94,200	1.85%

#### **REAL ESTATE VALUE**

To	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Gloria A Mitchem	\$593,300	13.98%
2.	Praise Ranch Inc.	292,900	6.90%
3.	Roland & Katherine Thomas	240,300	5.66%
4.	Robert & Glorida Moore	201,500	4.75%
5.	GC & Mary Bass	121,600	2.87%
6.	Sarah Virginia Thomas	108,800	2.56%
7.	RG Thomas, Life Estate	103,400	2.44%
8.	Evon Freeland, Trustee	100,700	2.37%
9.	The Pantry Inc.	94,200	2.22%
10	. Paul B. Sivils	85,000	2.00%

#### PERSONAL PROPERTY VALUE

Personal Property Value	% of Total Tax. Value
\$108,520	11.99%
92,650	10.24%
75,980	8.40%
49,250	5.44%
26,170	2.89%
13,870	1.53%
11,320	1.25%
8,930	0.99%
4,950	0.55%
4,780	0.53%
	\$108,520 \$2,650 75,980 49,250 26,170 13,870 11,320 8,930 4,950

#### **TOWN OF MICANOPY**

#### **OVERALL TAXABLE VALUE**

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$903,290	5.33%
2. Florida Power Corp.	517,630	3.05%
3. Franklin Crates, Inc.	512,600	3.02%
4. Lon & Julia Boggs	405,400	2.39%
5. Frank Dahmer	324,000	1.91%
6. Florida Heritage Books, Inc.	279,100	1.65%
7. Robinson & Robinson	234,100	1.38%
8. Elizabeth Fetty	228,200	1.35%
9. Glen W Gilson III	220,300	1.30%
10. Wayne L II & Jean M Tyson	181,100	1.07%

#### **REAL ESTATE VALUE**

1. Franklin Crates, Inc.       \$512,600       3.495         2. Lon & Julie Boggs       405,400       2.765         3. Frank Dahmer       324,000       2.215         4. Florida Heritage Books Inc.       279,100       1.905         5. Robinson & Robinson       234,100       1.595
3. Frank Dahmer       324,000       2.215         4. Florida Heritage Books Inc.       279,100       1.905
4. Florida Heritage Books Inc. 279,100 1.909
, , ,
5. Robinson & Robinson 234,100 1,599
6. Elizabeth Fetty 228,200 1.555
7. Glen W. Gilson, III 220,300 1.509
8. Wayne L II & Jean M Tyson 181,100 1.23
9. Donald & Drenda Sheffield 174,800 1.199
10. Hirsch & Hirsch 167,800 1.149

#### PERSONAL PROPERTY VALUE

Personal Property Value	% of Total Tax. Value
\$872,490	38.67%
517,630	22.94%
134,000	5.94%
108,620	4.81%
100,770	4.47%
60,780	2.69%
60,200	2.67%
53,800	2.38%
52,430	2.32%
36,570	1.62%
	\$872,490 \$17,630 134,000 108,620 100,770 60,780 60,200 53,800 52,430

(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	\$63,068,550	40.02%
2. Watson Construction Inc.	2,624,880	1.67%
3. Bellsouth Telecommunications, Inc.	2,425,010	1.54%
4. Hitchock Enterprises Inc.	1,993,000	1.26%
5. Florida Rock Industries	1,628,300	1.03%
6. RC & Norita Davis	970,800	0.62%
7. Larry Watson	938,500	0.60%
8. J M Manufacturing Company Inc.	862,400	0.55%
9. Mac Johnson	792,300	0.50%
10. Moezzi & Rajaee, Inc.	759,800	0.48%

#### **REAL ESTATE VALUE**

To	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Hitchcock Enterprises, Inc.	\$1,993,000	2.42%
2.	Florida Rock Industries, Inc.	1,628,300	1.98%
3.	RC & Norita Davis	970,800	1.18%
4.	Larry Watson	938,500	1.14%
5.	J M Manufacturing Company Inc.	862,400	1.05%
6.	Mac Johnson	792,300	0.96%
7.	Moezzi & Rajaee Inc.	759,800	0.92%
8.	Newberry Ltd.	667,000	0.81%
9.	Paul Kevin Coleman	627,300	0.76%
10	.Allen H George, Trustee	622,000	0.76%

#### PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Thomas D. Baker Cement Plant	\$63,068,550	83.76%
2. Watson Construction Inc.	2,624,880	3.49%
3. Bellsouth Telecommunications, Inc.	2,387,010	3.17%
4. J M Manufacturing Co Inc.	706,800	0.94%
5. Davis Heritage Ltd.	540,690	0.72%
6. Don Green	350,610	0.47%
7. Tower Properties-93rd Ave Site	291,550	0.39%
8. Hitchcocks Foodway	280,800	0.37%
9. AT&T Wireless	242,190	0.32%
10. Southern Fuelwood Inc.	227,020	0.30%

#### CITY OF WALDO

#### **OVERALL TAXABLE VALUE**

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Florida Power & Light Co.	\$720,990	4.29%
2. Waldo Villas Ltd	672,500	4.00%
3. Blakewood Family Limited Partner	ship 576,400	3.43%
4. M&R United Inc.	562,700	3.34%
5. Alltel Florida Inc.	470,670	2.80%
6. Griffis & Griffis	467,900	2.78%
7. Vincent & Mary Desalvo	348,400	2.07%
8. WH Gross Co.	336,200	2.00%
9. Classic Inn LLC	265,200	1.58%
10. Petro South Inc. #259	249,060	1.48%

#### **REAL ESTATE VALUE**

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Waldo Villas Ltd.	\$672,500	4.96%
2. Blakewood Family Limited Partnership	576,400	4.25%
3. M&R United Inc.	562,700	4.15%
4. Griffis & Griffis	467,900	3.45%
5. Vincent & Mary Desalvo	348,400	2.57%
6. WH Gross Co.	336,200	2.48%
7. Classic Inn LLC	265,200	1.96%
8. Santa Fe Canal C, Inc.	196,000	1.45%
9. Waldo Motorsports Park Inc.	188,500	1.39%
10. Hall & McDaniels	187,500	1.38%

#### PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Power & Light Co.	\$720,990	22.11%
2. Alltel Florida Inc.	470,670	14.43%
3. Petro South Inc. #259	249,060	7.64%
4. Spectrasite Comm Inc. TS#FL7028	146,710	4.50%
5. Waldo Farmers & Flea Mkt	115,340	3.54%
6. Hess Sunshine Food Mart #127	111,410	3.42%
7. Cingular Wireless	103,880	3.19%
8. Sunoco Inc. (RMS)	98,940	3.03%
9. Sprint PCS CS#JAO3XCO31	88,900	2.73%
10. Island Food Store #320	72,560	2.22%

UNINCORPORAT	ED MSTU	
OVERALL TAXABLE VALUE		
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
Bellsouth Telecommunications, Inc.	\$39,517,070	1.12%
2. Clay Electric Cooperative, Inc.	31,144,890	0.88%
3. Cox Cable University City Inc.	21,019,990	0.59%
4. S. Clark Butler Properties Lan, Trust	15,689,900	0.44%
5. Florida Power Corp	15,361,620	0.43%
6. Alltel Mobile Admin/MTSO Site #90	4 15,128,070	0.43%
7. Fla Farm Bureau Casualty Inc, Co	13,897,000	0.39%
8. Sloan, David S Trustee	13,675,000	0.39%
9. Bellamay Grand LLC	12,998,400	0.37%
10. Fort Clark Ltd Partnership	12,978,800	0.37%
REAL ESTATE VALUE		
Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
S. Clark Butler Properties Lan Trust	\$15,689,900	0.49%
2. Fla Farm Bureau Casualty Inc, Co	13,897,000	0.43%

4. Bellamay Grand LLC	12,998,400	0.41%
5. Fort Clark Ltd Partnership	12,978,800	0.41%
6. North Fla Retirement Village, Inc.	12,393,100	0.39%
7. Kriser, Sidney Trustee	11,670,900	0.36%
8. Regency Windmeadows, Ltd.	11,203,700	0.35%
9. Flournoy Development Co.	10,339,200	0.32%
10. Industrial Plants Corp	10,071,800	0.31%

#### PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$38,614,370	11.42%
2. Clay Electric Cooperative, Inc.	31,144,890	9.21%
3. Cox Cable University City Inc.	21,019,990	6.22%
4. Florida Power Corp.	15,361,620	4.54%
5. Alltel Mobile Admin/MSTO Site 904	15,128,070	4.47%
6. Moltech Power Systems	11,040,940	3.27%
7. ASBS Foundation Inc.	7,239,760	2.14%
8. Qwest Fiber Optic Cont Center	4,920,260	1.46%
9. A T & T Wireless	4,022,670	1.19%
10.CROM Corp	3,871,140	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

0.43%

13,675,000

#### LAST TEN FISCAL YEARS

3. Sloan, David S. Trustee

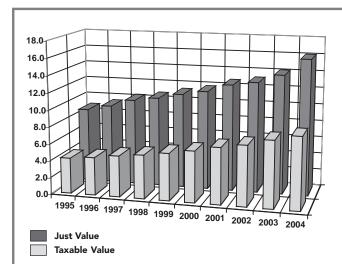
Fiscal Year	Tax Year	Total Tax Levy	Current Tax Collections	% of Tax Collected	Delinquent Tax Collections	Total Tax Collections	Total Tax Coll: Total Tax Levy	Outstanding Delinquent Taxes	Delinquent Taxes: Total Tax Levy
1993-94	1993	103,965,219	100,021,687	96.2%	481,467	100,503,154	96.7%	702,510	0.68%
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%
2002-03	2002	191,198,779	183,583,857	96.0%	1,274,883	184,858,740	96.7%	1,510,027	0.79%

Source: Alachua County Finance & Accounting Department, 2003 Comprehensive Annual Report

Preliminary
2004 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

## Tax Roll Value



Year	Taxable Value	% Change	Just Value	% Change
1995	\$4,209,020,311	7.1%	\$8,787,330,507	6.1%
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%
2000	\$6,053,442,918	8.4%	\$11,737,600,248	4.3%
2001	\$6,666,901,507	10.1%	\$12,647,146,011	7.7%
2002	\$7,110,913,473	6.7%	\$13,061,833,904	3.3%
2003	\$7,863,116,773	10.6%	\$14,046,319,415	7.5%
2004	\$8,492,027,581	8.0%	\$16,002,723,377	13.9%

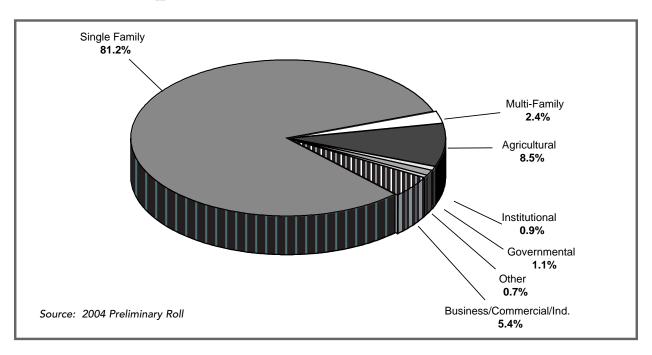
Source: 2004 Preliminary Roll

# Building Permit Activity

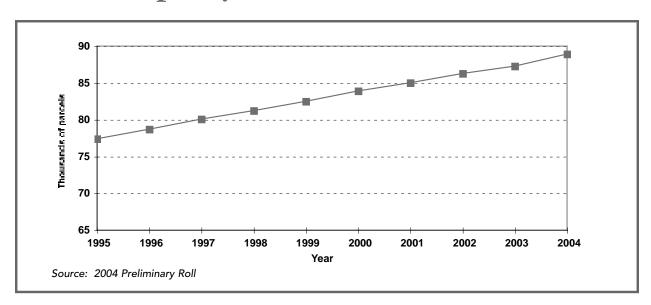
Year	Single Family	Multi-family	Year
	Total	Total	Total
2002	1,023	768	1,791
2001	1,063	1,272	2,335
2000	1,072	901	1,973
1999	1,182	1,963	3,145
1998	1,091	1,013	2,104
1997	1,059	606	1,665
1996	1,073	1,172	2,245
1995	924	1,047	1,971
1994	1,062	520	1,582
1993	962	521	1,483

Source: 2003 Florida Statistical Abstract

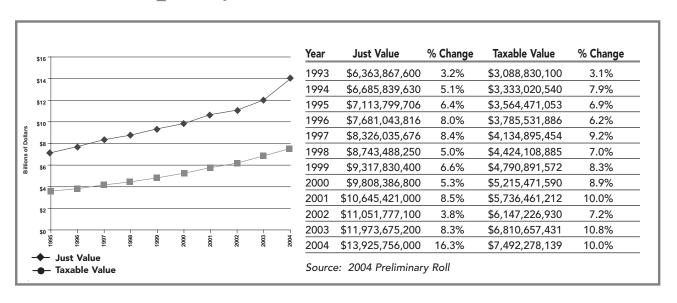
# Real Property Parcels



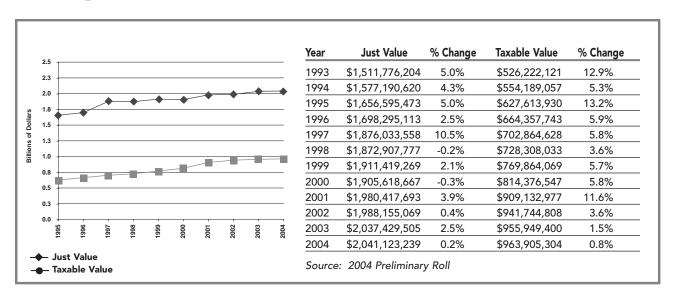
# Real Property Parcel Growth



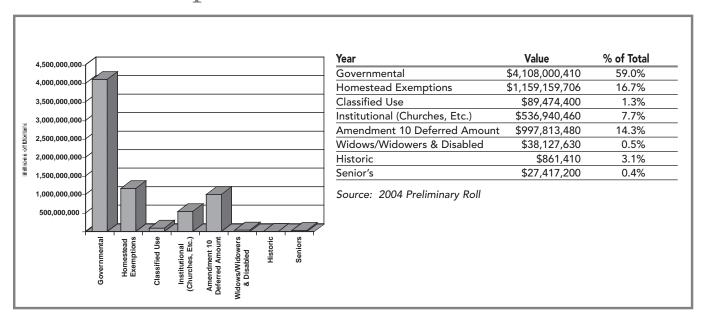
# Real Property Values



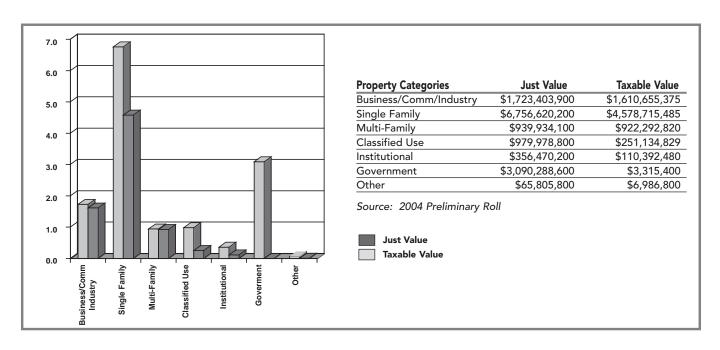
# Tangible Personal Property Value



# 2004 Exemption & Classified Use Values

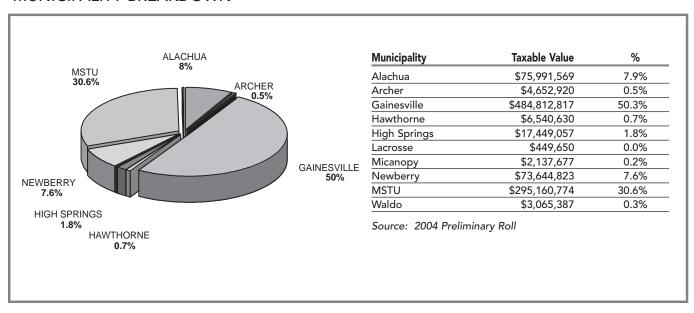


## 2004 Total Tax Roll



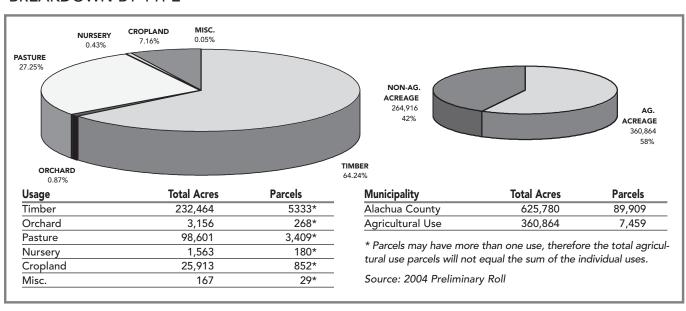
# Tangible Personal Property

#### MUNICIPALITY BREAKDOWN

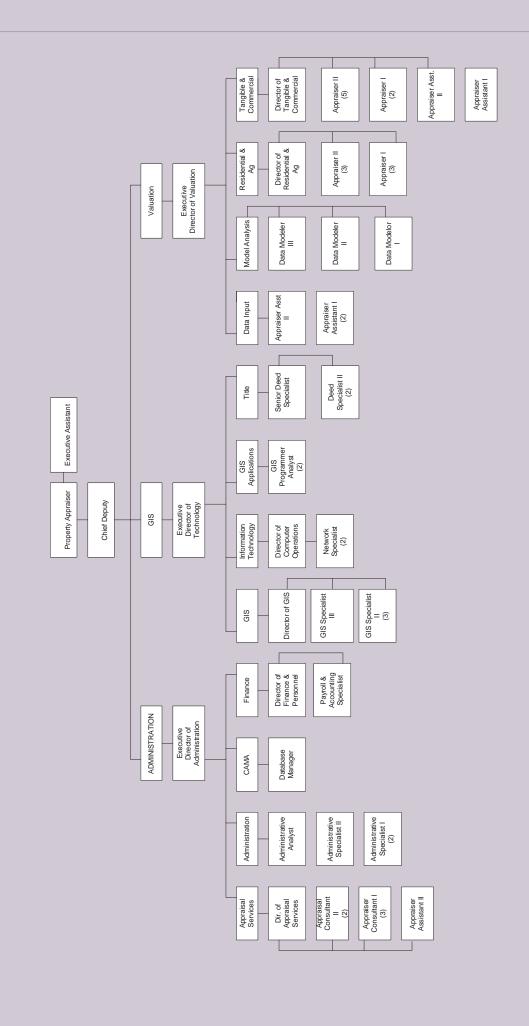


# Acreage and Agricultural Use

#### **BREAKDOWN BY TYPE**



# Organizationa





#### ALACHUA COUNTY PROPERTY APPRAISER

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