





ALACHUA COUNTY PROPERTY APPRAISER



I am very pleased to present our 2005 Annual Report.

In 2004, Alachua County had 88,929 real property parcels; 7,472 agricultural parcels and 13, 464 tangible personal property accounts. There were 47,569 parcels with homestead exemption and 1,582 with the limited income senior's exemption.

This year, our taxable value grew 12.56%. This growth includes \$333,881,049 of new construction and \$737,894,660 in appreciation, both reflecting a very healthy real estate market. For the first time in history, the taxable value of Alachua County grew by more than one billion dollars.

2004 was a very active year for Florida with four named hurricanes. Our county was fortunate with only being directly hit by two. These two hurricanes initiated a review of approximately 800 parcels. This prompted the Florida Legislature to enact a law providing disaster relief payments for homestead property rendered uninhabitable.

Our website continues to grow in the number of visitors. It has become a very useful and reliable tool for citizens and professionals seeking information about our properties. In March 2005, for example, we received almost three million web site "hits" which included 980,787 main site and 1,738,465 web map visits. This number includes 22,846 unique individual visits during March 2005 alone! If you have not already done so, please visit our website at www.acpafl.org.

This year several members of our staff were invited to present papers at professional association conferences and seminars. It is flattering for other professionals to look toward us as an example of how to do things well. I am proud of the high level of work that is consistently done by the members of the property appraiser's staff. In recognitions of our efforts and accomplishments, the International Association of Assessing Officers recognized Alachua County as the first recipient of its "Excellence in Assessment Jurisdiction" award. This is a difficult and rewarding achievement.

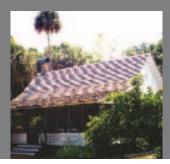
I hope that you will enjoy the summary of our tax roll. My office continues to take pride in the good work they do as you will see in our annual report.

Sincerely,

Ed Crapo, Alachua County Property Appraiser

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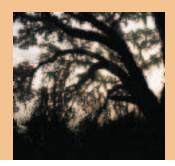
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Portions of the current and previous Annual Reports can be found on our web site at www.acpafl.org.

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.
- Professionalism: 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 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 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.

A D M I N I S T R A T I V E

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 repro-

duction. 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.

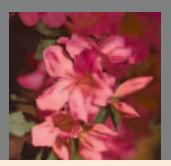
IMPORTANT INFO

Homestead Exemptions

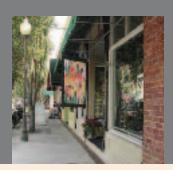
In addition to the assessment of ad valorem taxes, another important function of the Alachua County Property Appraiser is the administration of exemptions and special use classifications. Perhaps the most common exemption available is the homestead exemption. Under the Florida Constitution, qualified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

AREA

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.

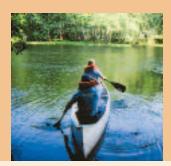
The County's geographic location affords visitors a comfortable year round climate. Temperatures are moderated by the wind from the Gulf, producing mild winters and relatively cool summer nights. The average temperature is 70.1 degrees and there is an average of 2,803 hours of sunshine each year.

PROPERTY

88,929 Real Property Parcels
13,464 Tangible Personal Property Accounts
47,569 Homestead Exemption Properties
1,582 Additional Homestead (Senior's) Exemption
625,780 Total Acres
360,075 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. Also providing 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.

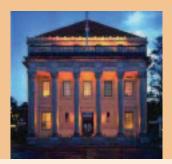
Tangible Personal Property is any asset, other than real estate, used in a business. Examples of Tangible Personal Property include, but are not limited to, such items as furniture, fixtures, tools, machinery, household goods, signs, equipment, leasehold improvements, supplies, leased equipment, and 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 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

POPULATION ALACHUA COUNTY			
Total Population	231,296		
By Age Group			
18 and over	182,847		
Detailed:			
Under - 14	37,379		
15 - 24	61,675		
25 - 44	62,780		
45 - 64	44,857		
65 - Older	21,916		
Median Age	29.0		
Households			
Number	93,500		
Median Household Income	30,851		
Household Income Distribution: (Percent of Households by EBI)			
Under - \$34,999	23.2		
\$35,000 - \$49,999	16.3		
\$50,000 - Above	27.7		

POPULATION GAINESVILLE			
Total Population	95,447		
By Age Group			
18 and over	78,497		
Detailed:			
Under - 14	13,865		
15 - 24	31,109		
25 - 44	25,465		
45 - 64	6,673		
65 - Older	9,335		
Median Age	26.4		
Households			
Number	39,000		
Median Household Income	27,900		
Household Income Distribution:			
(Percent of Households by EBI)			
Under - \$34,999	23.9		
\$35,000 - \$49,999	15.1		
\$50,000 - Above	24.4		

Labor

RESIDENT EMPLOYMENT — GROUP OCCUPATION: ALACHUA	
Management/Business/Financial	8,880
Office/Administrative Support	23,790
Farming/Fishing/Forestry	200
Art/Entertainment/Media	1,440
Commercial/Personal Service	17,820
Construction/Extraction Operations	4,430
Education & Training	14,450
Health Services	12,690
Law/Social Science/Community Service	2,190
Manufacturing/Production	4,620
Mathematics/Science & Engineering	6,500
Mechanics Repairers/Precision Crafts	4,000
Protective Service	2,650
Sales and Promotion	10,480
Transportation/Moving Equipment Operation	4,670

LABOR PARTICIPATION RATE FLORIDA			
Male	74.4%		
Female	60.1%		
Total	66.9%		

EDUCATION & LABOR FORCE 2001				
	Enrollment	Graduates		
High School (Public/Private)		1,425		
High School Students Enrolling in College	1,088	N/A		
Community College (Full-Time)	587			
4 Year University (Full-Time)	478			

MAJOR EMPLOYERS				
MAJOR EMPLOYERS	Employment			
University of Florida	12,212			
Shands Hospital	7,508			
Alachua County School Board	4,195			
Veterans Affairs Medical Center	2,700			
City of Gainesville	2,357			
Fla. Dept. of Children and Families	2,119			
Alachua County	1,938			
Publix Supermarkets	1,865			
North Florida Regional Medical Center	1,646			
Nationwide Insurance Company	1,099			
Santa Fe Community College	831			
The Crom Corportation	588			
Dollar General Distribution Center	588			
US Postal Services	583			
Gator Dining Services	500			
Winn Dixie Supermarkets	470			
Meridien Behavioral Health Care	400			
Hunter Marine Corporation	375			
Tower Hill Insurance Group	330			
Medical Manager	310			
Regeneration Technologies, Inc.	285			
UF Athlectic Association	270			
CH2M Hill Southeast, Inc.	261			
The Gainesville Sun	247			
AvMed Health Plan	240			
Driltech Mission	240			
Cox Communications	230			
Clariant LSM	216			
Florida Farm Bureau	200			
J.C. Penney Company	200			
Performance Food Group	200			
Sears, Roebuck and Company	192			
Campus USA Credit Union	190			
Kash n Karry	190			
Paradigm Properties	160			
Exactech, Inc.	155			
Bellsouth	150			
Bank of America	150			
Florida Credit Union	143			
Metal Container Corporation	142			
Naylor Publications	127			
MD Tech	124			

Alltel Communications	121
Wachovia	100
Fabco-Air	100
Contemporary Management Concepts	80
Barr Systems	80
Belk 77	
Compass Bank	65
ESE, Inc. (Now Mactech, Inc.)	55

AVERAGE SALAR Occupational Title	GAINESVILLE		FLORIDA	
Occupational little	Average	Average	Average	Average
	Hire-In Rate	Salary	Median Salary	Exper. Salary
Df!	Time in Ruce	Juliu y	median salary	Expen salary
Professional Accountant	\$25,536	\$37,552	\$34,291	\$43,641
Management Trainee	\$23,330	\$37,332	\$34,Z71	\$43,041
Programmer/Analyst	\$31,450	\$44,000	\$42,700	\$51,800
Engineer	\$36,250	\$44,985	\$42,000	\$49,478
Retail	\$30,230	\$44,705	\$42,000	347,470
Retail Store Clerk	\$11,540	\$17,933	\$14,496	\$19,277
Stock Room Clerk	\$13,210	\$18,050	\$16,876	\$20,180
Hospitality Clerk	\$11,500	\$12,480	\$12,365	\$13,728
Clerical	ψ11,000	ψ12, 100	ψ12,000	Ψ10,720
Customer Service Rep.	\$12,998	\$19,584	\$18,874	\$23,443
Telemarketers	\$11,251	\$18,298	\$14,630	\$19,277
Data Entry Clerk	\$14,380	\$17,952	\$17,587	\$20,620
Executive Secretary &	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,	, , , , , , ,	, .,
Administrative Assts.	\$20,333	\$27,475	\$25,786	\$31,891
Financial, Information & Record Clerks		\$23,558	\$21,984	\$27,072
Word Processor	\$15,245	\$20,928	\$20,218	\$24,403
Unskilled	•	•	•	<u> </u>
General Laborer	\$12,979	\$17,222	\$17,011	\$20,333
Warehouse Person	\$12,979	\$17,222	\$17,011	\$20,333
Hand Packer	\$11,482	\$12,883	\$12,288	\$13,613
Material Handler	\$12,500	\$14,592	\$14,765	\$16,128
Light Assembly				
Semi-Skilled				
Machine Operator				
Fork Lift Operator				
Hand Packer	\$11,482	\$12,883	\$12,288	\$13,613
Skilled				
Machine Maintenance				
Tool & Die				
Machinist	\$19,334	\$28,819	\$25,248	\$34,598
Welder	\$18,816	\$23,309	\$23,251	\$26,054
Technical				
Numerical Control Machine Programme				
Electronic Technician	\$29,050	\$39,187	\$39,860	\$46,464
Medical Laboratory Technician	\$19,661	\$25,882	\$24,672	\$28,531
Network Systems Analysts	\$25,670	\$40,147	\$36,365	\$45,965

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

Final 2004 Tax Roll

ALACHII A COUNTY PROPERTY APPRAISER

Where Does Your Tax Dollar Go?



FINAL 2004 MILLAGES FOR ALACHUA COUNTY

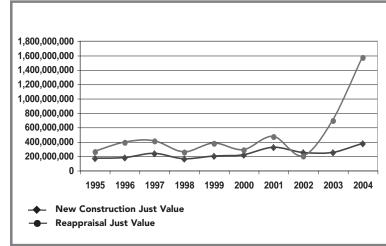
Office Of Ed Crapo, CFA, ASA, AAS Alachua County Property Appraiser

	Code	Operating	Debt	Total		
County		8.988700	0.2500	9.2387		
Library		1.5000	0.1566	1.6566		
Suwannee		0.4914		0.4914		
St. Johns		0.4620		0.4620		
School						
Discretionary		2.6830	1.0420			
Required Local		5.4990		9.2240		
Cities					TOTAL N	IILLAGES
Alachua	17	5.7000		5.7000	26.3107	
Archer	27	4.5000		4.5000	25.1107	
Gainesville	37	4.9416		4.9416	25.5523	
Gainesville	36	4.9416		4.9416		25.5229
Hawthorne	46	5.4185		5.4185		25.9998
High Springs	57	6.2500		6.2500	26.8607	
Lacrosse	67	3.2760		3.2760	23.8867	
Micanopy	76	8.0000		8.0000		28.5813
Newberry	87	4.5000		4.5000	25.1107	
Waldo	97	5.0314		5.0314	25.6421	
Waldo	96	5.0314		5.0314		25.6127
Unincorporated		MSTU-Non Law	MSTU-Law	Total	Suwannee	St. John's
Mstu	03 & 05	1.7001	1.7816	3.4817	24.0924	
Mstu	02 & 04	1.7001	1.7816	3.4817		24.0630

2004 SOH Cap = 1.9%

New Construction and Reappraisal

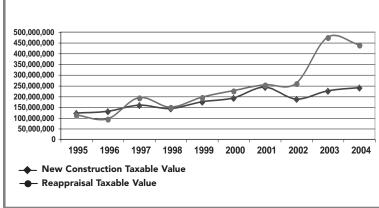
JUST VALUE



Year	New Construction Just Value	Reappraisal Real Estate Only Just Value
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
2004	373,300,500	1,570,837,170
	·	

Source: 2004 Final Roll

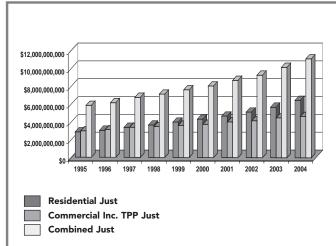
TAXABLE VALUES



Year	New Construction	Reappraisal Real Estate
	Taxable Value	Only Taxable Value
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
2004	238,020,560	438,362,303
Source:	2004 Final Roll	

Residential vs. Commercial

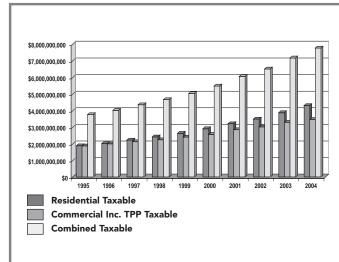
JUST VALUE



Year	Residential	Commercial Inc.	
	Just	TPP Just	Combined Just
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
2003	5,674,104,330	4,476,592,964	10,150,697,294
2004	6,450,177,300	4,662,064,465	11,112,241,765

Source: 2004 Final Roll

TAXABLE VALUE

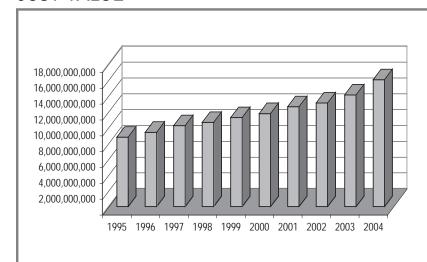


Year	Residential Taxable	Commercial Inc. TPP Taxable	Combined Taxable
1995	1,881,505,305	1,876,631,615	3,758,136,920
1996	2,013,799,923	1,996,398,829	4,010,198,752
1997	2,225,884,657	2,126,878,757	4,352,763,414
1998	2,412,851,402	2,245,117,707	4,657,969,109
1999	2,629,213,433	2,397,674,274	5,026,887,707
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
2004	4,300,389,828	3,459,022,005	7,759,411,833

Source: 2004 Final Roll

Year-to-Year Change

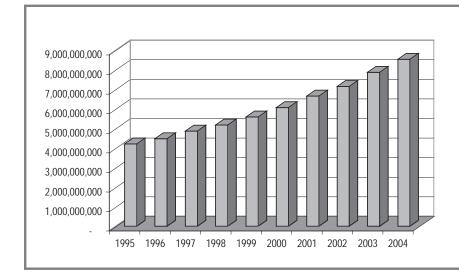
JUST VALUE



8,787,330,507
01. 0. 1000100.
9,397,040,709
10,230,937,615
10,640,074,453
11,254,749,876
11,765,772,999
12,638,786,207
13,106,639,126
14,109,419,913
16,041,677,784

Source: 2004 Final Roll

TAXABLE VALUE

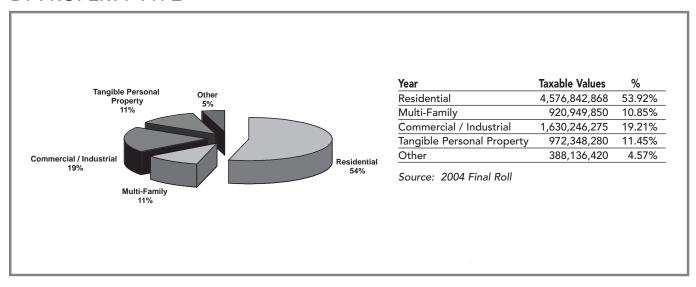


Year	Taxable Value
1995	4,209,020,311
1996	4,467,591,409
1997	4,866,628,463
1998	5,176,095,344
1999	5,586,255,848
2000	6,059,970,352
2001	6,655,961,286
2002	7,143,329,037
2003	7,863,116,773
2004	8,530,910,912

Source: 2004 Final Roll

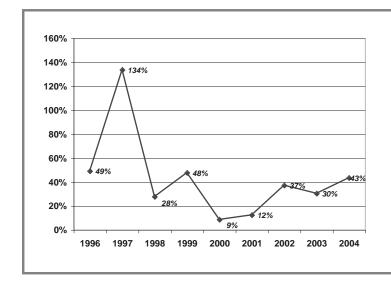
2004 Taxable Value Breakdown

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%
2004	997,748,650	47,569	43%

Source: 2004 Final Roll

Alachua County Principal Taxpayers

2004 — REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

COUNTY WIDE					
OVERALL TAXABLE VALUE					
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value			
1. Bellsouth Telecommunications, Inc.	\$107,740,940	1.26%			
2. Oaks Mall Gainesville, Ltd.	83,529,900	0.98%			
3. Thompson D. Baker Cement Plant	62,726,840	0.74%			
4. Florida Power Corp	59,350,740	0.70%			
5. HCA Health Services of Fla Inc.	55,097,200	0.65%			
6. Dolgencorp Inc.	42,073,200	0.49%			
7. Cox Cable University City Inc.	37,522,190	0.44%			
8. Clay Electric Cooperative, Inc.	32,257,790	0.38%			
9. Dollar General Store #1394	28,496,450	0.33%			
10. Gainesville Place LLC	22,499,000	0.26%			

REAL ESTATE VALUE

To	p Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Oaks Mall Gainesville Ltd Prtnrshp	\$83,529,900	1.11%
2.	HCA Health Services of Fla., Inc.	55,097,200	0.73%
3.	Dolgencorp, Inc.	42,073,200	0.56%
4.	Gainesville Place LLC	22,499,000	0.30%
5.	Industrial Plants Corp	21,875,300	0.29%
6.	Colonial Realty Ltd, Partnership	21,582,400	0.29%
7.	Campus Lodge of Gainesville, Ltd.	20,159,100	0.27%
8.	Fairfield Pinehurst Park Ltd.	19,308,800	0.26%
9.	Kriser, Sidney Trustee	19,085,900	0.25%
10	. Massachusetts Mutual Life, Insur. Co.	18,500,000	0.25%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$103,782,140	10.23%
2. Thomson D. Baker Cement Plant	62,726,840	6.18%
3. Florida Power Corp	59,350,740	5.85%
4. Cox Cable University City, Inc.	37,522,190	3.70%
5. Clay Electric Cooperative, Inc.	32,257,790	3.18%
6. Dollar General Store #1394	28,496,450	2.81%
7. North Florida Regional Hospital	20,115,040	1.98%
8. Alltel Mobile Admin/MTSO Site #90	04 19,438,520	1.92%
9. Metal Container Corporation	18,814,970	1.85%
10. Clariant Life Science, Molecules	16,541,030	1.63%

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OVER	LIA	TAY/	RIF	VΔI	HE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Dolgencorp, Inc.	42,073,200	9.65%
2. Dollar General Store #1394	28,042,140	6.43%
3. Regeneration Technologies, Inc.	12,294,770	2.82%
4. MAS Holding Company, Inc.	4,886,500	1.12%
5. Wachovia Trust Comp., Ntnl Assn T	r 4,231,800	0.97%
6. Alltel Florida Inc.	3,427,900	0.79%
7. Citizens & Southern	3,411,700	0.78%
8. Innovation Partners Ltd.	3,369,600	0.77%
9. Medical Manager Research, Develo	p. 2,616,440	0.60%
10. Hitchcock & Sons Inc.	2,615,500	0.60%

REAL ESTATE VALUE

	Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Dolgencorp Inc.	\$42,073,200	11.81%
2.	Regeneration Technoligies	6,547,000	1.84%
3.	MAS Holding Company, Inc.	4,886,500	1.37%
4.	Wachovia Trust Company, Ntnl Assn 7	r 4,231,800	1.19%
5.	Citizens & Southern	3,411,700	0.96%
6.	Innovation Partners, Ltd.	3,369,600	0.95%
7.	Hitchcock & Sons Inc.	2,615,500	0.73%
8.	University of FL Board of Trustees	2,413,400	0.68%
9.	Gocek & McKinney Trustees	2,319,900	0.65%
10	. Plantation Oaks GC Inc.	2,103,400	0.59%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Dollar General Store #1394	\$28,042,140	35.12%
2. Regeneration Technologies, Inc.	5,747,770	7.20%
3. Alltel Florida Inc.	3,427,900	4.29%
4. Medical Manager Research, Develop	o. 2,616,440	3.28%
5. Applied Financial Corp	2,532,160	3.17%
6. Driltech Mission LLC	2,397,120	3.00%
7. Hipp Construction Eq Co	2,121,020	2.66%
8. Cox Cable Communications	1,876,400	2.35%
9. Southern Pre Cast Inc.	1,238,630	1.55%
10. Hitchcocks Food & Pharmacy	1,142,480	1.43%

CITY OF ARCHER

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Maddox Foundry Machine Work, In	ic. \$2,025,600	8.47%
2. Bellsouth Telecommunications, Inc.	1,285,970	5.38%
3. Florida Power Corp.	606,360	2.54%
4. Archer Homes Ltd.	523,000	2.19%
5. Davis Heritage Ltd.	430,600	1.80%
6. Hitchcock & Sons, Inc.	395,800	1.66%
7. Archer Village Ltd.	379,800	1.59%
8. TRC Properties Inc.	333,800	1.40%
9. Rutherford Rentals, Inc.	285,100	1.19%
10.Verizon Wireless	276,310	1.16%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Maddox Foundry Machine Work, Inc	\$1,132,700	5.99%
2. Archer Homes Ltd.	523,000	2.77%
3. Davis Heritge Ltd.	430,600	2.28%
4. Hitchcock & Sons Inc.	395,800	2.09%
5. Archer Village Ltd.	379,800	2.01%
6. TRC Properties, Inc.	333,800	1.77%
7. Rutherford Rentals, Inc.	285,100	1.51%
8. Maria B. Grant	260,500	1.38%
9. Melvin V. Lauderdale	250,800	1.33%
10. Robin C Henry	238,400	1.26%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers Pro	Personal perty Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$1,206,470	24.12%
2. Maddox Foundry & Machine Work, Inc.	892,900	17.85%
3. Florida Power Corp.	606,360	12.12%
4. Verizon Wireless	276,310	5.52%
5. Lil Champ Food Store #1314	248,600	4.97%
6. Alltel Mobile Admin/MTSO Site #904	207,070	4.14%
7. Hitchcocks Foodway	107,970	2.16%
8. Mickleson Media of Florida Inc.	106,660	2.13%
9. Perkins State Bank	105,520	2.11%
10. Nextel South - TWR Site (FL7028C)	98,600	1.97%

CITY OF GAINESVILLE

OVERALL TAXABLE VALUE

То	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Oaks Mall Gainesville Ltd	\$83,529,900	2.20%
2.	Bellsouth Telecommunications, Inc.	64,389,000	1.69%
3.	HCA Health Services of Fla., Inc.	53,575,100	1.41%
4.	Florida Power Corp	39,382,900	1.03%
5.	Gainesville Place LLC	22,499,000	0.59%
6.	Colonial Realty Ltd. Partnership	21,582,400	0.57%
7.	Campus Lodge of Gainesville, Ltd.	20,159,100	0.53%
8.	North Florida Regional Hospital	20,115,040	0.53%
9.	Metal Container Corporation	18,814,970	0.49%
10	.Cox Cable University City, Inc.	18,717,390	0.49%

REAL ESTATE VALUE

p Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
Oaks Mall Gainesville Ltd, Prtnrshp	\$83,529,900	2.52%
HCA Health Services of Fla, Inc.	53,575,100	1.62%
Gainesville Place LLc	22,499,000	0.68%
Colonial Realty Ltd., Partnership	21,582,400	0.65%
Campus Lodge of Gainesville, Ltd.	20,159,100	0.61%
Massachusetts Mutual Life Insur. Co.	18,500,000	0.56%
Lexington Crossing Owner LLC	17,334,200	0.52%
Towmed Housing LLC	14,881,100	0.45%
Congregate Care Asset III, Ltd Prtnrshp	12,601,300	0.38%
.Melrose Housing of Gville LP	11,946,400	0.36%
	Oaks Mall Gainesville Ltd, Prtnrshp HCA Health Services of Fla, Inc. Gainesville Place LLc Colonial Realty Ltd., Partnership Campus Lodge of Gainesville, Ltd. Massachusetts Mutual Life Insur. Co. Lexington Crossing Owner LLC Towmed Housing LLC	Value Oaks Mall Gainesville Ltd, Prtnrshp \$83,529,900 HCA Health Services of Fla, Inc. 53,575,100 Gainesville Place LLc 22,499,000 Colonial Realty Ltd., Partnership 21,582,400 Campus Lodge of Gainesville, Ltd. 20,159,100 Massachusetts Mutual Life Insur. Co. 18,500,000 Lexington Crossing Owner LLC 17,334,200 Towmed Housing LLC 14,881,100 Congregate Care Asset III, Ltd Prtnrshp 12,601,300

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$61,518,100	12.43%
2. Florida Power Corp.	39,382,900	7.96%
3. North Florida Regional Hospital	20,115,040	4.06%
4. Metal Container Corporation	18,814,970	3.80%
5. Cox Cable University City, Inc.	18,717,390	3.78%
6. Clariant Life Science, Molecules	16,541,030	3.34%
7. A T & T Wireless	9,016,909	1.82%
8. GRU-Springhill	6,595,970	1.33%
9. Nordstrom Distribution Center	6,051,510	1.22%
10. Cingular Wireless	5,476,820	1.11%

(Principle Tax Payers cont...)

CITY OF HAWTHORNE			
OVERALL TAXABLE VALUE			
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value	
1. Bellsouth Telecommunications, Inc.	\$1,578,290	4.53%	
2. Fred D Bentley Sr.	1,203,900	3.46%	
3. Florida Septic Inc	997,250	2.86%	
4. Florida Power & Light	802,850	2.31%	
5. Bass & Higginbotham Ltd.	580,800	1.67%	
6. Hawthorne RRH Ltd.	512,300	1.47%	
7. FTAL Hawthorne LC	457,500	1.31%	
8. Bank of Hawthorne	394,800	1.13%	
9. Deborah Worley	371,600	1.07%	
10. Gerald Marcum	361,300	1.04%	

REAL ESTATE VALUE

To	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Fred D Bentley Sr.	\$1,203,900	4.37%
2.	Bass & Higginbotham Ltd.	580,800	2.11%
3.	Hawthorne RRH Ltd.	512,300	1.86%
4.	Florida Septic Inc.	499,600	1.81%
5.	FTAL Hawthorne LC	457,500	1.66%
6.	Bank of Hawthorne	394,800	1.43%
7.	Deborah Worley	371,600	1.35%
8.	Gerald Marcum	361,300	1.31%
9.	WH Gross Co.	351,000	1.27%
10	.John & Katherine Martin	350,700	1.27%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal roperty Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$1,552,790	21.28%
2. Florida Power & Light Co.	802,850	11.00%
3. Florida Septic Inc.	497,650	6.82%
4. Allatel Mobile Admin/MTSO Site 904	312,880	4.29%
5. Hitchock & Sons Inc.	299,150	4.10%
6. MA-COM Inc.	292,500	4.01%
7. MCI Worldcom Network Serv, Inc.	268,520	3.68%
8. Hawthorne Medical Center	172,040	2.36%
9. Verizon Wireless	158,550	2.17%
10. Texaco Food Mart #100796	149,710	2.05%

CITY OF HIGH SPRINGS

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Florida Power Corp.	\$3,067,920	2.09%
2. Lamson & Sessions	2,481,400	1.69%
4. Alltel Florida Inc.	1,430,890	0.97%
4. Lamson & Sessions	1,205,700	0.82%
5. William H. Hall	1,130,600	0.77%
6. Winn Dixie Stores Inc.	1,097,820	0.75%
7. Limited Access Properties Inc.	890,200	0.61%
8. High Springs Properties Inc.	864,200	0.59%
9. Eckerd Drugs #3549	850,830	0.58%
10. Spring Hill Village Inc.	799,000	0.54%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Lamson & Sessions	\$1,205,700	0.96%
2. William H. Hall	1,130,600	0.90%
3. Limited Access Properties Inc.	890,200	0.71%
4. High Springs Properties Inc.	864,200	0.69%
5. Spring Hill Village Inc.	799,000	0.63%
6. Diamond Investment Properties, Inc.	527,800	0.42%
7. Dothan Oil Mill Co. Inc.	498,800	0.40%
8. Loncala Phosphate Co.	473,800	0.38%
9. High Springs Apts. Ltd.	453,900	0.36%
10. ATOM Investments Inc.	417,900	0.33%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Power Corp.	\$3,067,920	14.68%
2. Lamson & Sessions	2,481,400	11.87%
3. Alltel Florida Inc.	1,430,890	6.85%
4. Winn Dixie Store Inc. 30	1,097,820	5.25%
5. Eckerd Drugs #3549	850,830	4.07%
6. Star Gas Propane LP	731,380	3.50%
7. Sherer Studios	530,060	2.54%
8. Communicomm Service	331,690	1.59%
9. Voltaix Inc.	312,050	1.49%
10. North Central Florida Cable TV Asso	oc. 309,510	1.48%

CITY OF LACROSSE

OVERALL TAXABLE VALUE

То	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Gloria A Mitchem	\$711,000	12.16%
2.	Praise Ranch Inc.	324,100	5.54%
3.	Roland & Katherine Thomas	219,500	3.75%
4.	Robert & Gloria Moore	217,100	3.71%
5.	International Vacuum Tube, Supply	Inc. 150,600	2.58%
6.	RG Thomas Life Estate	134,000	2.29%
7.	GC & Mary Bass	128,800	2.20%
8.	Sarah Virginia Thomas	116,100	1.99%
9.	Thomas Farms of LaCRosse	109,610	1.87%
10	Lil Champ Food Store #1314	105,180	1.80%

REAL ESTATE VALUE

To	p Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Gloria A Mitchem	\$711,000	14.54%
2.	Praise Ranch Inc.	324,100	6.63%
3.	Roland & Katherine Thomas	219,500	4.49%
4.	Robert & Gloria Moore	217,100	4.44%
5.	International Vacuum Tube, Supply Inc.	150,600	3.08%
6.	RG Thomas, Life Estate	134,000	2.74%
7.	GC & Mary Bass	128,800	2.63%
8.	Sarah Virginia Thomas	116,100	2.37%
9.	Paul B. Sivils	102,500	2.10%
10	. Ronald & Ann Curtis	99,600	2.04%

PERSONAL PROPERTY VALUE

Personal Property Value	% of Total Tax. Value
\$109,610	11.45%
105,180	10.98%
89,440	9.34%
45,170	4.72%
24,240	2.53%
14,250	1.49%
11,230	1.17%
6,000	0.63%
3,850	0.40%
3,580	0.37%
	\$109,610 105,180 89,440 45,170 24,240 14,250 11,230 6,000 3,850

TOWN OF MICANOPY

OVERALL TAXABLE VALUE

Top	o Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$858,600	4.78%
2.	Barrett & Gregg	526,300	2.93%
3.	Franklin Crates, Inc.	518,800	2.89%
4.	Frank J. Dahmer	404,500	2.25%
5.	Florida Power Corp	399,360	2.22%
6.	Florida Heritage Books, Inc.	325,700	1.81%
7.	JD Holdings, LLC	262,000	1.46%
8.	Elizabeth Fetty	238,100	1.33%
9.	Glen W Gilson III	233,400	1.30%
10	.Robinson & Robinson	231,500	1.29%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Barrett & Gregg	\$526,300	3.29%
2. Franklin Crates, Inc.	518,800	3.25%
3. Frank Dahmer	404,500	2.53%
4. Florida Heritage Books Inc.	325,700	2.04%
5. JD Holdings LLC	262,000	1.64%
6. Elizabeth Fetty	238,100	1.49%
7. Glen W. Gilson, III	233,400	1.46%
8. Robinson & Robinson	231,500	1.45%
9. Wayne L II & Jean M Tyson	218,400	1.37%
10. Donald Sheffield	186,400	1.17%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$823,100	41.36%
2. Florida Power Corp.	399,360	20.07%
3. Crown Castle South Co LLC	130,360	6.55%
4. Lil Champ Food Store #1314	104,160	5.23%
5. Barrett & Gredgg	67,050	3.37%
6. Qwest Fiber Optic Cont. Center	58,770	2.95%
7. Franklin Crates, Inc.	57,510	2.89%
8. Pearl County Store	52,530	2.64%
9. Micanopy Animal Hospital Inc.	51,160	2.57%
10. Florida Citizens Bank	31,420	1.58%

(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	\$62,726,840	36.22%	
Watson Construction Inc.	2,567,780	1.48%	
3. Bellsouth Telecommunications, Inc.	2,293,870	1.32%	
4. Hitchock Enterprises Inc.	1,997,400	1.15%	
5. Florida Rock Industries	1,640,600	0.95%	
6. George, Allen H Trustee	1,072,700	0.62%	
7. RC & Norita Davis	985,100	0.57%	
8. Watson, Larry R	948,100	0.55%	
9. JM Manufacturing Company	881,200	0.51%	
10. Mac C. Johnson	857,600	0.50%	

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Hitchcock Enterprises, Inc.	\$1,997,400	2.03%
2. Florida Rock Industries, Inc.	1,640,600	1.67%
3. Allen, George H Trustee	1,072,700	1.09%
4. RC Davis, Trustee	985,100	1.00%
5. Larry R. Watson	948,100	0.97%
6. JM Manufacturing	881,200	0.90%
7. Mac C Johnson	857,600	0.87%
8. Moezzi & Rajaee, Inc.	763,400	0.78%
9. Paul Kevin Coleman	692,000	0.70%
10. Newberry Ltd.	670,600	0.68%

PERSONAL PROPERTY VALUE

To	p Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1.	Thomas D. Baker Cement Plant	\$62,726,840	83.61%
2.	Watson Construction Inc.	2,567,780	3.42%
3.	Bellsouth Telecommunications, Inc.	2,251,870	3.00%
4.	J M Manufacturing Co Inc.	622,940	0.83%
5.	Davis Heritage Ltd.	488,360	0.65%
6.	Florida Power Corp	278,690	0.37%
7.	Hitchcocks Foodway	253,840	0.34%
8.	AT&T Wireless	247,346	0.33%
9.	Don Green	230,730	0.31%
10	.T-Mobile JVST012A	214,290	0.29%

CITY OF WALDO

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Florida Power & Light Co.	\$705,820	3.81%
2. Blakewood Family Limited Partner	ship 576,300	3.11%
3. Waldo Villas Ltd.	570,200	3.08%
4. M&R United Inc.	561,200	3.03%
5. Griffis & Griffis	462,400	2.49%
6. Alltel Florida Inc.	445,540	2.40%
7. Vincent & Mary Desalvo	348,800	1.88%
8. WH Gross Co.	341,900	1.84%
9. Ramsey Development Inc.	340,880	1.84%
10. Ramsey 21 LLC	319,300	1.72%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Blakewood Family Limited, Partnership	\$576,300	3.90%
2. Waldo Villas Ltd.	570,200	3.86%
3. M&R United Inc.	561,200	3.80%
4. Griffis & Griffis	462,400	3.13%
5. Vincent & Mary Desalvo	348,800	2.36%
6. WH Gross Co.	341,900	2.32%
7. Ramsey 21 LLC	319,300	2.16%
8. Classic Inn LLC	265,400	1.80%
9. Blakewood Family Limited	249,200	1.69%
10. Santa Fe Canal C, Inc.	219,700	1.49%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Power & Light Co.	\$705,820	18.69%
2. Alltel Florida Inc.	445,540	11.80%
3. Ramsey Development Inc.	340,880	9.03%
4. Petro South Inc. #259	241,920	6.41%
5. Sunco, Inc. (RMS)	162,390	4.30%
6. Cingular Wireless	162,030	4.29%
7. Spectrasite Comm Inc. TS#FL7028	141,860	3.76%
8. Hess Sunshine Food Mart #127	98,840	2.62%
9. Hardee's-1501533-Waldo	98,270	2.60%
10. Waldo Farmers & Flea Mkt	89,790	2.38%

UNINCORPORATED MSTU

OVERALL TAXABLE VALUE

То	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$37,333,550	0.96%
2.	Clay Electric Cooperative, Inc.	32,204,920	0.83%
3.	Fairfield Pinehurst Park Ltd.	19,308,800	0.50%
4.	Cox Cable University City, Inc.	18,804,800	0.49%
5.	S. Clark Butler Properties Lan, Trust	15,959,700	0.41%
6.	Florida Power Corp.	14,982,790	0.39%
7.	Alltel Mobile Admin/MTSO Site #90	4 14,529,260	0.38%
8.	Fla Farm Bureau Casualty Ins, Co	13,864,200	0.36%
9.	Sloan, David S. Trustee	13,718,900	0.35%
10	. 1505 Fort Clarke Blvd, Apartments	13,153,000	0.34%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Fairfield Pinehurst Park Ltd.	\$19,308,800	0.54%
2. S. Clark Butler Proeprties Lan, Trust	15,959,700	0.45%
3. Fla Farm Bureau Casualty Ins, Co.	13,864,200	0.39%
4. Sloan, David S Trustee	13,718,900	0.39%

5. 1505 Fort Clarke Blvd, Apartments	13,153,000	0.37%
6. Bellamy Grand LLC	13,046,400	0.37%
7. North Fla Retirement Village, Inc.	12,345,400	0.35%
8. Kriser, Sidney Trustee	11,700,300	0.33%
9. Regency Windmeadowns Ltd.	11,233,800	0.32%
10. Flournoy Development Co.	10,384,200	0.29%

PERSONAL PROPERTY VALUE

Personal Property Value	% of Total Tax. Value
\$36,428,150	11.21%
32,204,920	9.91%
18,804,800	5.79%
14,982,790	4.61%
14,529,260	4.47%
6,233,970	1.92%
3,832,440	1.18%
3,443,400	1.06%
3,244,097	1.00%
3,121,170	0.96%
	\$36,428,150 32,204,920 18,804,800 14,982,790 14,529,260 6,233,970 3,832,440 3,443,400 3,244,097

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

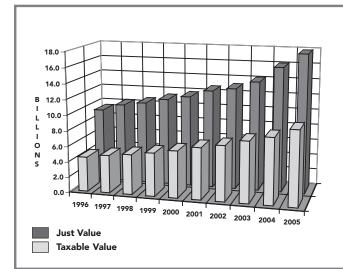
LAST TEN FISCAL YEARS

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
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%
2001-200	2 2001	177,557,372	169,815,421	95.6%	403,861	170,219,282	95.9%	1,811,515	1.02%
2002-200	3 2002	191,198,779	183,583,857	96.0%	1,274,883	184,858,740	96.7%	1,510,027	0.79%
2003-200	4 2003	207,645,262	199,006,888	95.8%	794,433	199,801,321	96.2%	1,890,155	0.91%

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

Preliminary
2005 Tax Roll

Tax Roll Value



Year	Taxable Value	% Change	Just Value	% Change
1996	\$4,467,591,409	7.1%	\$9,397,040,709	6.1%
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%
2005	\$9,602,686,621	13.1%	\$17,785,233,196	11.1%

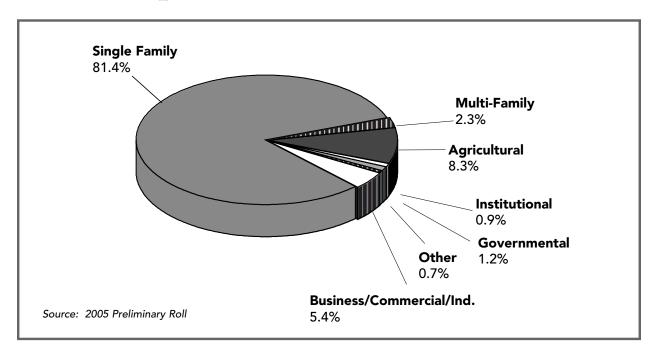
Source: 2005 Preliminary Roll

Building Permit Activity

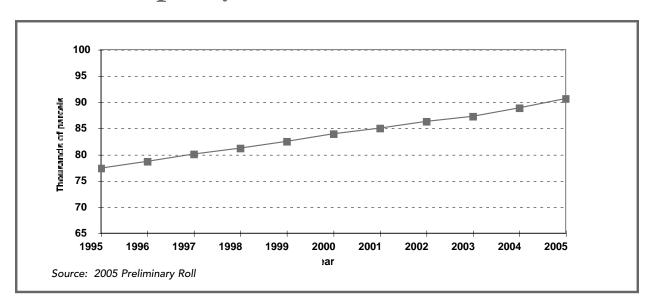
Year	Single Family	Multi-family	Year
	Total	Total	Total
1993	962	521	1,483
1994	1,062	520	1,582
1995	924	1,047	1,971
1996	1,073	1,172	2,245
1997	1,059	606	1,665
1998	1,091	1,013	2,104
1999	1,182	1,963	3,145
2000	1,072	901	1,973
2001	1,063	1,272	2,335
2002	1,023	768	1,791
2003	1,117	507	1,624

Source: 2005 Florida Statistical Abstract

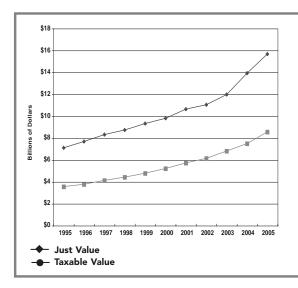
Real Property Parcels



Real Property Parcel Growth

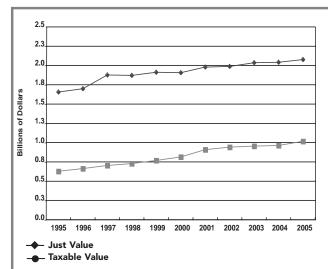


Real Property Values



,471,053 6.9%
,531,886 6.2%
,895,454 9.2%
,108,885 7.0%
,891,572 8.3%
,471,590 8.9%
,461,212 10.0%
,226,930 7.2%
,657,431 10.8%
,278,139 10.0%
,930,355 14.3%

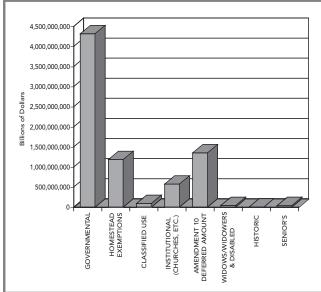
Tangible Personal Property Value



Year	Just Value	Taxable Value
1995	\$1,656,595,473	\$627,613,930
1996	\$1,698,295,113	\$664,357,743
1997	\$1,876,033,558	\$702,864,638
1998	\$1,872,907,777	\$728,308,033
1999	\$1,911,419,269	\$769,864,069
2000	\$1,905,618,667	\$814,376,547
2001	\$1,980,417,693	\$909,132,977
2002	\$1,988,115,069	\$941,744,808
2003	\$2,037,429,505	\$955,949,400
2004	\$2,041,123,239	\$963,905,304
2005	\$2,076,504,844	\$1,016,287,514

Source: 2005 Preliminary Roll

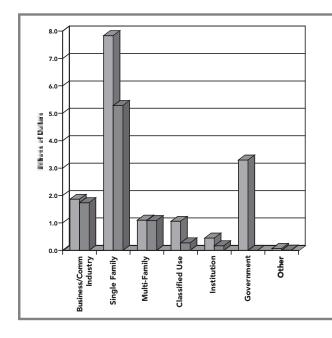
2005 Exemption & Classified Use Values



Year	Value	% of Total
Governmental	\$4,314,397,490	56.8%
Homestead Exemptions	\$1,183,131,920	15.6%
Classified Use	\$90,959,000	1.2%
Institutional (Churches, Etc.)	\$574,131,825	7.6%
Amendment 10 Deferred Amount	\$1,349,854,220	17.8%
Widows/widowers & Disabled	\$40,791,820	0.5%
Historic	\$880,930	2.4%
Senior's	\$37,326,470	0.5%

Source: 2005 Preliminary Roll

2005 Total Tax Roll



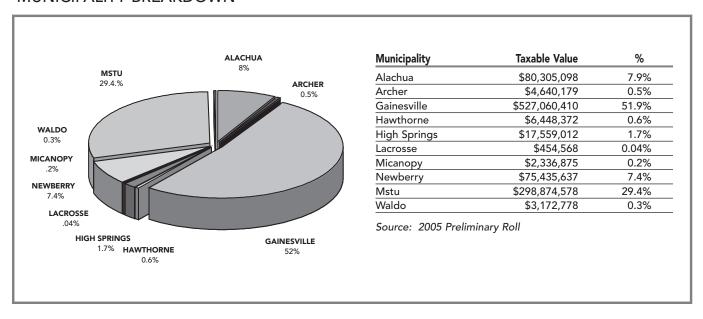
Property Categories	Just Value	Taxable Value
Business / Comm / Indust	\$1,863,463,000	\$1,738,673,735
Single Family	\$7,835,906,100	\$5,282,408,125
Multi-family	\$1,104,130,900	\$1,082,249,640
Classified Use	\$1,058,914,500	\$275,889,115
Institutional	\$450,126,000	\$165,238,630
Government	\$3,294,003,500	\$2,706,050
Other	\$65,950,600	\$6,833,300

Source: 2005 Preliminary Roll

Just Value
Taxable Value

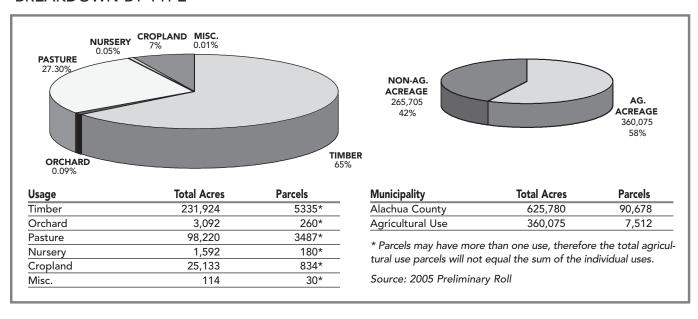
Tangible Personal Property

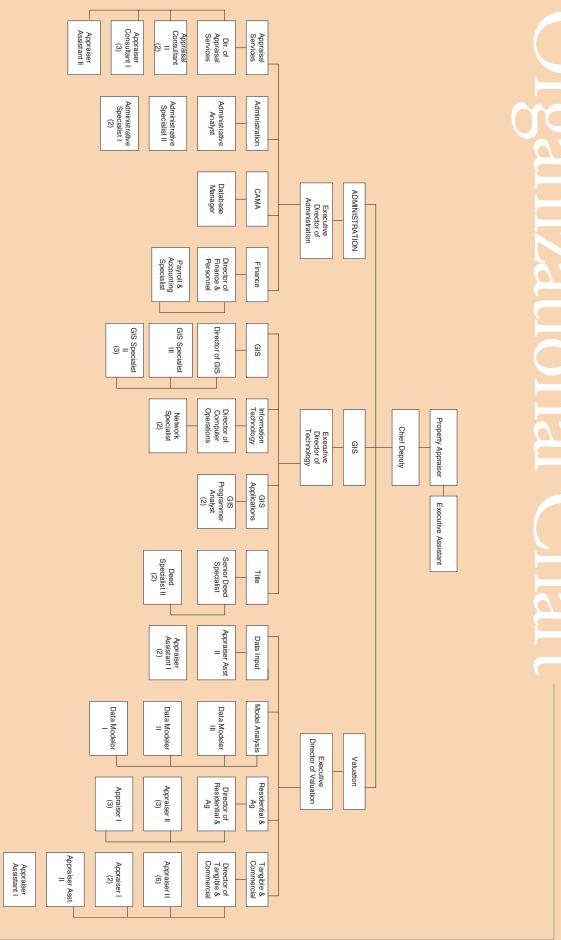
MUNICIPALITY BREAKDOWN



Acreage and Agricultural Use

BREAKDOWN BY TYPE







ALACHUA COUNTY PROPERTY APPRAISER

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