





ALACHUA COUNTY PROPERTY APPRAISER



Welcome to our 2007 Annual Report.

Alachua County continues to be an attractive investment market for homeowners and others, a fact that is reflected once again in the growth of our tax roll this year to a taxable value of \$12,804,841,757. This is a 13.1% growth over last year, with a total of 98,068 real property parcels; 13,874 tangible personal property accounts; and new construction totaling \$348,599,750. There were 50,443 homestead exemption properties and 7,404 agricultural parcels.

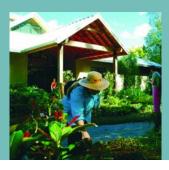
Our office continues to apply the latest in technological enhancements to provide the best possible level of public service. In early 2008, for example, we will be adding digital maps known as Oblique Photography. The new feature will allow a unique view of all land coverage, buildings and structures in Alachua County. Our web site continues to be very popular and we routinely get over 3 million hits each month from people accessing our on-line data. Please visit us at www.acpafl.org for the latest map and parcel updates.

The Management Team retreated again this year for an annual Strategic Planning Session. Our core processes were reviewed for improvement and we discussed changes in Florida Statutes and their impact on our office. This promises to be a year of high visibility for property taxes and property assessment as well. We will monitor proposed changes in legislation and post updates regularly on our web site as they become available.

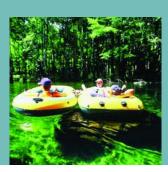
Please enjoy the summary of our tax roll. I hope you will enjoy our 2007 Annual Report.

Sincerely,

Ed Crapo, Alachua County Property Appraiser







GENERAL SECTION

- 2 Mission, Vision, And Values Statement
- 3 Important Dates to Remember
- 4 Overview Of Your Alachua County Property Appraiser's Office
- 6 Alachua County Facts
 (See inside back cover for Organizational Chart)

ECONOMIC DATA

- 11 Population & Education
- 12 Major Employers
- 13 Housing

TAX ROLL DATA

2006 FINAL TAX ROLL INFORMATION

- 17 Where Does Your Tax Dollar Go?
- 17 Final Millage Rates
- 18 New Construction & Reappraisal Just Value
- 18 New Construction & Reappraisal Taxable Value
- 19 Residential Vs. Commercial Just Values
- 19 Residential Vs. Commercial Taxable Values
- 20 Year-To-Year Amount Change in Just Value
- 20 Year-To-Year Amount Change in Taxable Value
- 21 2006 Taxable Value Breakdown by Property Type
- 21 Save Our Homes Annual Deferred Amount Increase
- 22 Top Ten Taxpayers
- 27 Tax Levies and Collections

2007 PRELIMINARY TAX ROLL INFORMATION

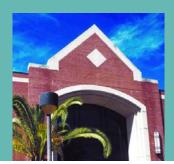
- 31 Tax Roll Value
- 31 Building Permit Activity
- 32 2007 Real Property Growth
- 33 Real Property Values
- 33 Tangible Personal Property Value
- 34 2007 Exemption & Classified Use Values
- 34 2007 Total Tax Roll
- 35 2007 Tangible Personal Property Municipality Breakdown
- 35 2007 Acreage & Agricultural Use

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

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

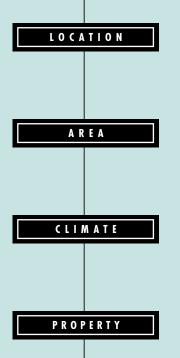
To achieve our mission, we recognize that the following values are of paramount importance:

- 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

-Alachua County



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.

98,068 Real Property Parcels

13,874 Tangible Personal Property Accounts50,443 Homestead Exemption Properties

1,916 Additional Homestead (Senior's) Exemption

625,780 Total Acres

7,404 Parcels Involved in Agricultural Use

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. Filing deadline for homestead and other exemptions.* MARCH 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 from tax collector. * 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-todate 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 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 assisted 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 quali-

ty 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.

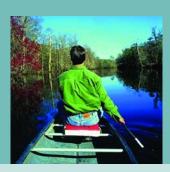
The GIS (Geographical Information System) Department maintains and updates the parcel fabric layers for all property ownership in Alachua County. All GIS maps are computer generated and can display a large variation of layers such as soils, aerials, tax parcels, contours, FEMA flood prone areas, zoning, radon, LIDAR and school districts, to name just a few. Also available is an extensive variety of map products along with spatial and non-spatial data that is made available in print and digital formats. Custom maps and analysis is also available upon request.

The GIS programming staff oversees centralized GIS Servers that connect to a high-speed GIS enterprise network and provides sharing of GIS data with other city and county GIS departments. They are also responsible for developing and maintaining a large variety of GIS layers and data on the web for viewing, querying and downloading. We continue to focus on the quality of our data and strive to provide improved applications and services. In the fall of 2007, we will be introducing some new technology for the web that will allow our web users a much improved GIS look along with custom spatial analysis and better reporting. Other web enhancements that are in the works will be the ability to view all land coverage, buildings and structures in Alachua County in 3D with the parcels draped on top. This 3D technology is called Oblique Photography and will be available on our web site in 2008.

The Information Technology Department is responsible for all computer hardware and software in the Property







Appraiser's office, the research and recommendation to purchase new systems and software, and technical budget recommendations and requirements. The IT department is also responsible for the administration of the Property Appraiser's network, help desk, disaster recovery of all data, system inventory, and the administration of computer desktop services in the office. In conjunction with other departments, Information Technology maintains the website content for both the Internet and Intranet. In 2007, the average visits to the Property Appraiser's website were 3.5 million per month.

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 Court's Official Records Department.

VALUATION DIVISION

Real Property

The appraiser's in the Real Property Department appraise property by recognized assessment methods and techniques as required by Universal Standards of Appraisal Practices. The purpose of the Real Property Department 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 Department 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 pres-

ent 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
- Net proceeds of the sale of the property

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 Department 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 Magistrate 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 Magistrate is a part of this process as an impartial party. The sole purpose of the Special Magistrate 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	243,779	
Population by Age Group:		
0-14	45,342	
15-44	96,051	
45-64	60,944	
65 and over	41,442	

POPULATION SMALL CITIES		
Alachua	7,657	
Archer	1,225	
Gainesville	120,919	
Hawthorne	1,401	
High Springs	4,576	
LaCrosse	190	
Micanopy	626	
Newberry	4,414	
Waldo	821	
Unincorporated	101,950	

Education

PUBLIC EDUCATION	DN
Elementary Schools	24
Middle Schools	7
High Schools	7
Charter Schools	15

	COLLEGES/UNIVERSITIES
City College	
St. Leo University	
Webster University	
University of florida	
Community Colleges:	
Santa Fe Community College	
Vo-Tech Schools:	
Santa Fe Community College	

Labor

MAJOR EMPLOYERS		
Major Employers	Number of Emplloyees:	
University of Florida	12,297	
Shands Hospital	8,225	
Alachua County School Board	4,064	
City of Gainesville	2,369	
Fla. Dept. of Children and Families	2,319	
Publix Supermarkets	1,876	
VA Medical Center	1,627	
North Florida Regional Medical Center	1,560	
Nationwide Insurance Company	1,058	
Santa Fe Community College	926	
Alachua County	860	
The Crom Corp	610	
US Postal Services	604	
Dollar General	526	
Gator Dining Service	500	
AvMed Health Plan	380	
Bellsouth	370	
Medical Manager	370	
Meridian Behavioral Healthcare	340	
Tower Hill Insurance Group	340	
Hunter Marine corp	325	
CH2M Hill	289	
Florida Farm Bureau	280	

COMMERCIAL/INDUSTRIAL SERVICES

Electric Companies:

Gainesville Regional Utilities

Florida Power Corporation

Clay Electric Corporation

Natural Gas Companies:

Gainesville Regional Utilities

Telephone Companies:

Bellsouth

AT&T

Sprint

Alltel Communications

Water & Sewer Companies:

Gainesville Regional Utilties

Housing

HOUSING OCCUPANO	Y 2005
Occupied housing units	94,960
Vacant housing units	9,653

YEAR STRUCTURE BUILT		
Built 2005 or later	709	
Built 2000 to 2004	11,020	
Built 1990 to 1999	20,661	
Built 1980 to 1989	21,295	
Built 1970 to 1979	26,029	
Built 1960 to 1969	12,090	
Built 1950 to 1959	6,987	
Built 1940 to 1949	2,581	
Built 1939 or earlier	3,241	

PERCENT OF HOUSEHOLDS BY EFFECTIVE BUYING INCOME:		
Income Range	Alachua County	
\$20,000 - \$39,999	26.8%	
\$40,000 - \$59,000	20.0%	
\$60,000 - Over	31.5%	

FACILITIES	
Hotels/Motels	42
Bed & Breakfast	8
Total Rooms Available	4,500

Final 2006 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

Where Does Your Tax Dollar Go?



FINAL 2006 MILLAGES FOR ALACHUA COUNTY

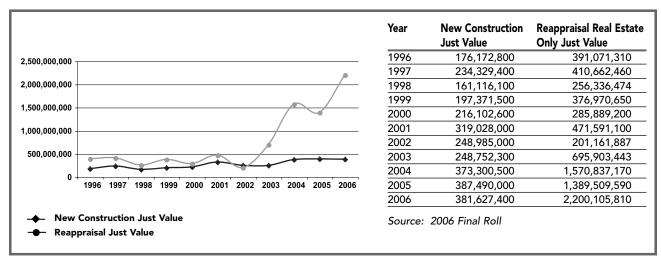
Office of Ed Crapo, CFA, ASA, AAS Alachua County Property Appraiser

	Code	Operating	Debt	Total		
COUNTY		8.8887	0.2500	9.1387		
LIBRARY		1.4475	0.1140	1.5615		
SUWANNEE		0.4914		0.4914		
ST. JOHNS		0.4620		0.4620		
School						
Discretionary		2.7600	0.7500			
Required Local		5.0610		8.5710		
Cities					TOTAL M	IILLAGES
Alachua	17	5.5000		5.5000	25.2626	
Archer (Law/Fire)	27	4.7500		4.7500	27.5333	
Gainesville	37	4.8509		4.8509	24.6135	
Gainesville	36	4.8509		4.8509		24.5841
Hawthorne	46	6.5000		6.5000		26.2332
High Springs	57	6.2500		6.2500	26.0126	
Lacrosse (Law)	67	2.4611		2.4611	23.9913	
Micanopy	76	8.0000		8.0000		27.7332
Newberry	87	4.4500		4.4500	24.2126	
Waldo	97	5.0314		5.0314	24.7940	
Waldo	96	5.0314		5.0314		24.7646
Unincorporated		MSTU-Non Law	MSTU-Law	Total	Suwannee	St. John's
MSTU	03 & 05	0.4470	1.7676	1.2531	3.4677	23.2303
MSTU	02 & 04	0.4470	1.7676	1.2531	3.4677	23.2009

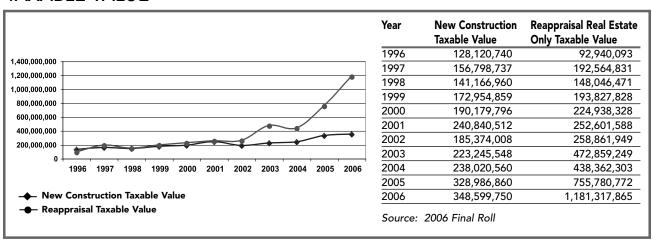
2006 SOH Cap = 3.0%

New Construction and Reappraisal

JUST VALUE

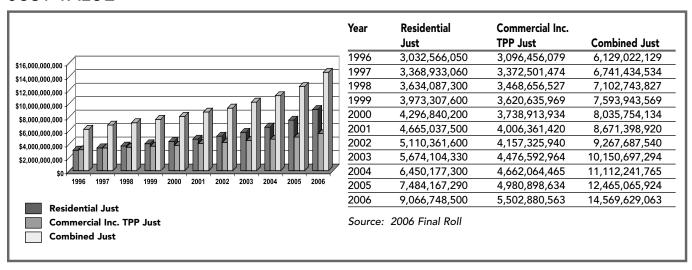


TAXABLE VALUE

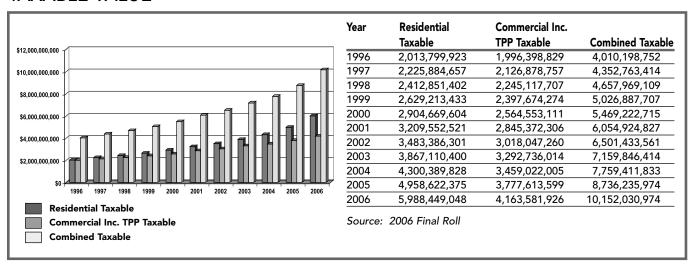


Residential vs. Commercial

JUST VALUE

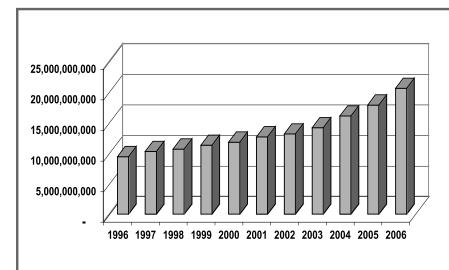


TAXABLE VALUE



Year-to-Year Change

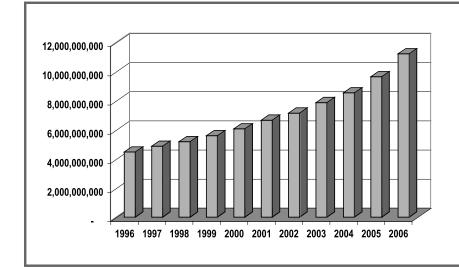
JUST VALUE



Year	Just Value
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
2004	16,041,677,784
2005	17,823,042,535
2006	20,568,552,759

Source: 2006 Final Roll

TAXABLE VALUE

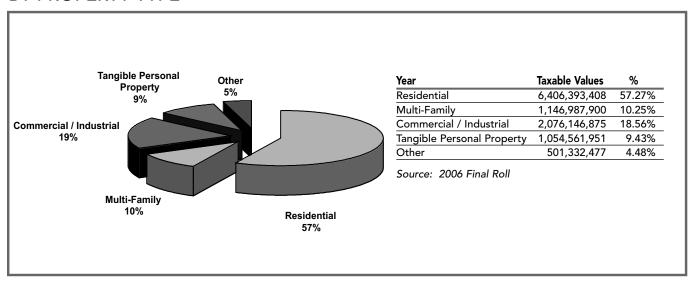


Year	Taxable Value
1996	4,467,591,409
1997	4,866,628,463
1998	5,176,095,344
1999	5,586,255,848
2000	6,059,970,352
2001	6,655,961,286
2002	7,143,329,037
2003	7,863,116,773
2004	8,530,910,912
2005	9,636,626,680
2006	11,211,533,207

Source: 2006 Final Roll

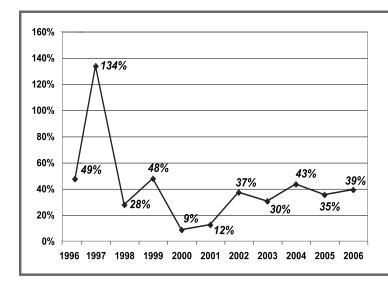
2006 Taxable Value Breakdown

BY PROPERTY TYPE



Save Our Homes

ANNUAL DEFERRED AMOUNT INCREASE



Year	Deferred	# of Homes Amount	% Change in Deffered Amount
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%
2005	1,350,504,930	48,451	35%
2006	1,877,892,110	49,509	39%

Source: 2006 Final Roll

Alachua County Principal Taxpayers

2006 — REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

COUNTY WIDE			
OVERALL TAXABLE VALUE			
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value	
1. Oaks Mall Gainesville, Ltd	\$119,000,000	1.06%	
2. Bellsouth Telecommunications, Inc.	97,510,990	0.87%	
3. Dolgencorp Inc.	70,589,980	0.63%	
4. HCA Health Services of Fla Inc.	59,112,900	0.53%	
5. Florida Power Corp	57,972,000	0.52%	
6. Florida Rock Industries, Inc.	57,447,650	0.51%	
7. Oak Hammock at the University of Florida, Inc.	55,989,500	0.50%	
8. S. Clark Butler Properties Lan, Trus	t 41,752,200	0.37%	
9. Magnolia Place Apartments LLC	37,344,900	0.33%	
10. Clay Electric Cooperative Inc.	34,465,120	0.31%	

REAL ESTATE VALUE

Top	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Oaks Mall Gainesville Ltd Partnership	\$119,000,000	1.17%
2.	HCA Health Services of Fla., Inc.	59,112,900	0.58%
3.	Oak Hammock at the	55,989,500	0.55%
	University of Florida, Inc.		
4.	S Clark Butler Properties Lan, Trust	41,752,200	0.41%
5.	Dolgencorp Inc.	40,166,700	0.40%
6.	Magnolia Place Apartments LLC	37,344,900	0.37%
7.	Gainesville Place LLC	33,225,300	0.33%
8.	ACC OP LLC	29,302,700	0.29%
9.	Campus Lodge of Gainesville, Ltd.	28,820,900	0.28%
10	. Kings Gainesville Apartments, LLC	25,861,500	0.26%

PERSONAL PROPERTY VALUE

Top	Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$92,832,790	8.59%
2.	Florida Power Corp	57,972,000	5.36%
3.	Florida Rock Industries	57,447,650	5.32%
4.	Clay Electric Cooperative, Inc.	34,465,120	3.19%
5.	Cox Cable University City, Inc.	33,745,220	3.12%
6.	Anheuser Busch Companies	33,669,060	3.12%
7.	Dolgencorp Inc.	30,423,280	2.82%
8.	Columbia/HCA Healthcare Corp	27,114,010	2.51%
9.	Alltel Communications Inc.	19,723,390	1.83%
10.	Clariant Life Science, Molecules	16,243,360	1.50%

CITY			

OVERALL T	AXA	RFF	VAL	.UE
-----------	-----	-----	-----	-----

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Dolgencorp, Inc.	70,082,200	12.01%
2. Regeneration Technologies, Inc.	16,604,410	2.85%
3. MAS Holding Company, Inc.	5,964,700	1.02%
4. Medical Manager Research, Develo	p. 4,895,780	0.84%
5. Hipp Construction Eq Co	4,352,650	0.75%
6. Hunter Marine Corporation	4,274,000	0.73%
7. Wal-Mart Stores East LP	4,149,000	0.71%
8. Innovation Partners Ltd.	3,930,500	0.67%
9. Citizens & Southern	3,625,400	0.62%
10. Hitchcock & Sons Inc.	3,514,800	0.60%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Dolgencorp Inc.	\$40,166,700	8.20%
2. Regeneration Technoligies	8,547,700	1.75%
3. MAS Holding Company, Inc.	5,964,700	1.22%
4. Hunter Marine Corporation	4,274,000	0.87%
5. Wal-Mart Stores East LP	4,149,000	0.85%
6. Innovation Partners Ltd.	3,930,500	0.80%
7. Citizens & Southern	3,625,400	0.74%
8. Hitchcock & Sons, Inc.	3,514,800	0.72%
9. Waco of Alabama	3,341,800	0.68%
10. Plantation Oaks GC Inc.	2,693,300	0.55%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal	% of Total
	Property Value	Tax. Value
1. Dolgencorp Inc.	\$29,915,500	31.87%
2. Regeneration Technologies, Inc.	8,056,710	8.58%
3. Medical Manager Research, Develop	o. 4,895,780	5.22%
4. Hipp Construction Eq Co	4,352,650	4.64%
5. Sandvik Mining Construction, USA L	LC 3,126,910	3.33%
6. Alltel Florida Inc.	3,103,600	3.31%
7. Hunter Marine Corporation	2,035,430	2.17%
8. Cox Cable University City Inc.	1,976,420	2.11%
9. Andrews Paving Inc.	1,240,590	1.32%
10. Alltel Communications Inc.	1,231,160	1.31%

CITY OF ARCHER

OVERALL TAXABLE VALUE

То	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Maddox Foundry Machine Work, Inc	c. \$2,435,880	7.89%
2.	Bellsouth Telecommunications, Inc.	1,217,390	3.94%
3.	Rutherford Rentals, Inc.	735,900	2.38%
4.	Archer Homes Ltd.	669,600	2.17%
5.	Hitchcock & Sons Inc.	594,400	1.93%
6.	Florida Power Corp.	566,000	1.83%
7.	Davis Heritage Ltd.	560,000	1.81%
8.	TRC Properties Inc.	410,300	1.33%
9.	Archer Village Ltd.	406,100	1.32%
10	.Davis, Jeffery & Robin	323,300	1.05%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Maddox Foundry & Machine Work, Inc.	. \$1,272,600	4.99%
2. Rutherford Rentals Inc.	735,900	2.89%
3. Archer Homes Ltd.	669,600	2.63%
4. Hitchcock & Sons Inc.	594,400	2.33%
5. Davis Heritage Ltd.	560,000	2.20%
6. TRC Properties Inc.	410,300	1.61%
7. Archer Village Ltd.	406,100	1.59%
8. Davis, Jeffery & Robin	323,300	1.27%
9. Grant, Maria B.	316,700	1.24%
10. Realty Income Properties Inc.	263,200	1.03%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Maddox Foundry Machine Work, Inc	:. \$1,163,280	21.63%
2. Bellsouth Telecommunications, Inc.	1,125,090	20.92%
3. Florida Power Corp.	566,000	10.52%
4. Verizon Wireless	209,780	3.90%
5. The Pantry Inc.	193,300	3.59%
6. Alltel Communications, Inc.	179,670	3.34%
7. Mickleson Media of Florida Inc.	156,110	2.90%
8. Hitchcock & Sons Inc.	153,820	2.86%
9. Nextel South Corp	148,570	2.76%
10.TW Williams Jr Inc.	141,680	2.63%

CITY OF GAINESVILLE

OVERALL TAXABLE VALUE

Top	o Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Oaks Mall Gainesville Ltd	\$119,000,000	2.39%
2.	Bellsouth Telecommunications, Inc.	57,936,110	1.17%
3.	HCA Health Services of Fla Inc.	57,270,600	1.15%
4.	Oak Hammock at the	55,989,500	1.13%
	University of Fla Inc.		
5.	Florida Power Corp	40,425,000	0.81%
6.	Cox Cable University City, Inc.	33,745,220	0.68%
7.	Anheuser Busch Companies	33,669,060	0.68%
8.	Campus Lodge of Gainesville, Ltd.	28,820,900	0.58%
9.	Columbia/HCA Healthcare Corp.	27,114,010	0.55%
10	. Kings Gainesville Apartments, LLC	25,861,500	0.52%

REAL ESTATE VALUE

Тор	Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Oaks Mall Gainesville Ltd, Partnership\$	119,000,000	2.70%
2.	HCA Health Services of Fla Inc.	57,270,600	1.30%
3.	Oak Hammock at the	55,989,500	1.27%
	University of Fla, Inc.		
4.	Campus Lodge of Gainesville, Ltd.	28,820,900	0.65%
5.	Kings Gainesville Apartments, LLC	25,861,500	0.59%
6.	Lexington Crossing Owner LLC	24,470,300	0.55%
7.	Commonwealth Gainesville Ch, LLC	23,309,000	0.53%
8.	Towmed Housing LLC	21,892,300	0.50%
9.	Massachusetts Mutual Life Insurance C	Co.19,116,200	0.43%
10.	College Park Apartments of Gainesvill	e18,421,200	0.42%

PERSONAL PROPERTY VALUE

Tol	p Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$54,529,210	9.77%
2.	Florida Power Corp.	40,425,000	7.24%
3.	Cox Cable University City, Inc.	33,745,220	6.05%
4.	Anheuser Busch Companies	33,669,060	6.03%
5.	Columbia/HCA Healthcare Corp	27,114,010	4.86%
6.	Clariant Life Science, Molecules	16,243,360	2.91%
7.	Gainesville Regional Utilities	9,792,510	1.75%
8.	Osteen Brothers Inc.	8,115,730	1.45%
9.	Cingular Wireless LLC	7,702,170	1.38%
10	. Exactech Inc.	7,057,850	1.26%

(Principal Tax Payers cont...)

CITY OF HAWTHORNE			
OVERALL TAXABLE VALUE			
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value	
1. Fred D. Bentley Sr.	\$1,527,600	3.36%	
2. Bellsouth Telecommunications, Inc.	1,476,050	3.24%	
3. Florida Septic	1,386,520	3.05%	
4. Russell Engineering Inc.	1,051,130	2.31%	
5. Elite Resorts at Little Orange Lake Ir	nc. 1,000,600	2.20%	
6. Florida Power & Light Co	869,870	1.91%	
7. Bass & Higginbotham Ltd	674,700	1.48%	
8. MH Parson & Sons Lumber Co.	649,400	1.43%	
9. FTAL Hawthorne LC	581,300	1.28%	
10. Hawthorne RRH Ltd.	488.200	1.07%	

REAL ESTATE VALUE

Top	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Fred D. Bentley Sr.	\$1,527,600	4.16%
2.	Elite Resorts at Little Orange Lake Inc.	1,000,600	2.72%
3.	Bass & Higginbotham Ltd.	674,700	1.84%
4.	Florida Septic Inc.	653,200	1.78%
5.	MH Parsons & Sons Lumber Co.	649,400	1.77%
6.	FTAL Hawthorne LC	581,300	1.58%
7.	Hawthorne RRH Ltd.	488,200	1.33%
8.	WH Gross Company	443,100	1.21%
9.	Bank of Hawthorne	407,800	1.11%
10	.Worley, Deborah	376,900	1.03%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$1,448,050	16.49%
2. Russell Engineering Inc.	1,051,130	11.97%
3. Florida Power & Light Co.	869,870	9.91%
4. Florida Septic Inc.	733,320	8.35%
5. Hitchock & Sons Inc.	322,940	3.68%
6. Alltel Communications Inc.	303,780	3.46%
7. Bio Medical Applications of, Ala Inc.	259,990	2.96%
8. James Cable Communications	197,970	2.25%
9. Cingular Wireless LLC	186,800	2.13%
10. Ona Colosante MD	185,600	2.11%

CITY OF HIGH SPRINGS

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. High Springs Commercial Propert. I	LC \$4,068,100	1.84%
2. Lamson & Sessions	3,234,230	1.46%
3. Florida Power Corp	3,065,000	1.38%
4. Florida Conference Associat. of Sev	ent 1,719,200	0.78%
5. Alltel Florida Inc.	1,368,220	0.62%
6. Lamson & Sessions	1,326,900	0.60%
7. Inergy Propane LLC	1,195,230	0.54%
8. Spring Hill Village Inc.	968,700	0.44%
9. Limited Access Properties Inc.	895,800	0.40%
10. Winn Dixie Stores Inc.	761,900	0.34%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. High Springs Commercial Properties. Ll	C\$4,068,100	2.04%
2. Florida Conference Associat. of Sevent	1,719,200	0.86%
3. Lamson & Sessions	1,326,900	0.66%
4. Spring Hill Village Inc.	968,700	0.49%
5. Limited Access Properties Inc.	895,800	0.45%
6. High Springs Industrial Park, Inc.	617,400	0.31%
7. Diamond Investment Properties, Inc.	589,900	0.30%
8. Orrin H Cope Produce, Inc.	554,800	0.28%
9. Dothan Oil Mill Co. Inc.	551,100	0.28%
10. Haymat, Inc.	519,200	0.26%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1 . Lamson & Sessions	\$3,234,230	14.77%
2. Florida Power Corp	3,065,000	14.00%
3. Alltel Florida Inc.	1,368,220	6.25%
4. Inergy Propane LLC	1,195,230	5.46%
5. Winn Dixie Stores Inc.	761,900	3.48%
6. James Cable Communications	613,850	2.80%
7. Sherer Studios inc.	447,620	2.04%
8. Stankunas Concrete Pumping Inc.	438,650	2.00%
9. Golden Peanut Co	384,800	1.76%
10. Loncala Phosphate Co.	366,730	1.68%

CITY OF LACROSSE

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. FL Ranch LLC	\$1,122,300	13.07%
2. Roland J & Katherine E Thomas	416,900	4.86%
3. Robert & Gloria J Moore	260,100	3.03%
4. Jeff Thomas	238,430	2.78%
5. GC & Mary Y Bass	169,900	1.98%
6. International Vacuum Tube, Supply Ir	nc. 163,300	1.90%
7. RG Thomas Life Estate	161,500	1.88%
8. Margaret L Shannon	151,500	1.76%
9. Paul B Sivils	137,800	1.61%
10. The Pantry Inc.	131,000	1.53%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. FL Ranch LLC	\$1,122,300	14.50%
2. Roland & Katherine Thomas	416,900	5.39%
3. Robert & Gloria Moore	260,100	3.36%
4. GC & Mary Y Bass	169,900	2.20%
5. International Vacuum Tube, Supply Inc.	163,300	2.11%
6. RG Thomas Life Estate	161,500	2.09%
7. Margaret Shannon	151,500	1.96%
8. Paul Sivils	137,800	1.78%
9. The Pantry Inc.	131,000	1.69%
10. Carl & Judy Woodham	130,700	1.69%

PERSONAL PROPERTY VALUE

Personal Property Value	% of Total Tax. Value
\$238,430	28.25%
96,770	11.46%
82,000	9.71%
46,960	5.56%
8,580	1.02%
7,730	0.92%
7,050	0.84%
4,500	0.53%
3,930	0.47%
3,372	0.40%
	\$238,430 \$6,770 \$2,000 46,960 8,580 7,730 7,050 4,500 3,930

TOWN OF MICANOPY

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers Overall Taxable Value		% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$811,980	3.49%
2. Barrett & Gregg	655,900	2.82%
3. Franklin Crates Inc.	597,400	2.57%
4. Frank J. Dahmer	500,600	2.15%
5. Florida Heritage Books, inc.	491,100	2.11%
6. Glen W Gilson, III	447,100	1.92%
7. Micanopy Animal Hospital Inc.	394,600	1.70%
8. Florida Power Corp	354,000	1.52%
9. MA-COM Inc.	319,540	1.37%
10.Mark H Gregg	309,100	1.33%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Barrett & Gregg	\$655,900	3.11%
2. Franklin Crates, Inc.	597,400	2.83%
3. Frank Dahmer	500,600	2.37%
4. Florida Heritage Books Inc.	491,100	2.33%
5. Glen W. Gilson III	447,100	2.12%
6. Micanopy Animal Hospital	394,600	1.87%
7. Mark H Gregg	309,100	1.46%
8. Heslep III & Prokopi	291,500	1.38%
9. JD Holdings LLC	290,800	1.38%
10. Robinson & Robinson	280,300	1.33%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$767,580	35.44%
2. Florida Power Corp.	354,000	16.34%
3. MA-Com Inc.	319,540	14.75%
4. Pantry Inc, The	91,960	4.25%
5. Micanopy Animal Hospital Inc.	88,350	4.08%
6. Barrett & Gregg	82,710	3.82%
7. Franklin Crates Inc.	82,390	3.80%
8. Florida Heritage Books	52,530	2.43%
9. LA Pura Vida Enterprises	47,500	2.19%
10. Caduceus International Publishing C	Co. 38,640	1.78%

(Principal Tax Payers cont...)

CITY OF NEWBERRY					
OVERALL TAXABLE VALUE	OVERALL TAXABLE VALUE				
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value			
Florida Rock Industries, Inc.	\$57,447,650	24.90%			
2. Hitchcock Enterprises, Inc.	2,591,500	1.12%			
3. Watson Construction	2,533,550	1.10%			
4. Bellsouth Telecommunications, Inc.	2,151,380	0.93%			
5. Florida Rock Industries, Inc.	1,974,400	0.86%			
6. Davis Heritage Ltd.	1,928,200	0.84%			
7. Prestige Properties Inc.	1,284,200	0.56%			
8. Coleman Kempton Enterprises, LLC	1,102,700	0.48%			
9. Larry R Watson	1,102,300	0.48%			
10. Alltel Communications Inc.	936,510	0.41%			

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Hitchcock Enterprises, Inc.	\$2,591,500	1.64%
2. Florida Rock Industries, Inc.	1,974,400	1.25%
3. Davis Heritage Ltd.	1,928,200	1.22%
4. Prestige Properties, Inc.	1,284,200	0.81%
5. Coleman Kempton Enterprises, LLC	1,102,700	0.70%
6. Larry R Watson	1,102,300	0.70%
7. Mac C Johnson	933,100	0.59%
8. Canterbury Showplace Inc.	906,500	0.57%
9. JM Manufacturing Company, Inc.	890,000	0.56%
10. Paul Kevin & Tammy Bates Coleman	764,000	0.48%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers Personal Property Value		% of Total Tax. Value
1. Florida Rock Industries, Inc.	\$57,447,650	78.98%
2. Watson Construction Inc.	2,533,550	3.48%
3. Bellsouth Telecommunications, Inc.	2,099,980	2.89%
4. Alltel Communications Inc.	936,510	1.29%
5. Budd Broadcasting Co, Inc.	677,280	0.93%
6. Trinity Materials	673,650	0.93%
7. Trevor W Brass	362,250	0.50%
8. Don Green	282,690	0.39%
9. Endoscopy Replacement Parts, Inc.	262,720	0.36%
10. Hitchcock & Sons Inc.	240,750	0.33%

CITY OF WALDO

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. M&R United Inc.	\$935,800	4.02%
2. Florida Power & Light Co	764,740	3.29%
3. Waldo Villas Ltd	658,300	2.83%
4. Blakewood Family Limited, Partners	ship 606,900	2.61%
5. Griffis & Griffis	487,000	2.09%
6. Ramsey 21 LLC	453,800	1.95%
7. Alltel Florida Inc.	428,430	1.84%
8. WH Gross Co.	422,400	1.82%
9. Vincent & Mary Desalvo	406,500	1.75%
10.Waldo 301 Enterprises Inc.	396,400	1.70%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. M&R United Inc.	\$935,800	4.84%
2. Waldo Villas Ltd.	658,300	3.41%
3. Blakewood Family Limited, Partnership	606,900	3.14%
4. Griffis & Griffis	487,000	2.52%
5. Ramsey 21 LLC	453,800	2.35%
6. WH Gross Co.	422,400	2.19%
7. Vincent & Mary Desalvo	406,500	2.10%
8. Waldo 301 Enterprises Inc.	396,400	2.05%
9. Classic Inn LLC	362,700	1.88%
10. Harikrisna Corp	282,200	1.46%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal	% of Total
	Property Value	Tax. Value
1. Florida Power & Light Co.	\$764,740	19.41%
2. Alltel Florida Inc.	428,430	10.88%
3. Ramsey Development Inc.	276,050	7.01%
4. Verizon Wireless Personal Communication 258,230		6.56%
5. Petro South Inc. #259	237,990	6.04%
6. Sunoco Inc. (RMS)	169,160	4.29%
7. Waldo Farmers & Flea Mkt	143,400	3.64%
8. Spectrasite Communications Inc.	139,260	3.54%
9. Nextel South Corp	133,060	3.38%
10. Hardees Restaurants, Inc.	127,330	3.23%

UNINCORPORATED MSTU OVERALL TAXABLE VALUE Overall Taxable % of Total **Top Ten Principal Taxpayers** Value Tax. Value 1. S. Clark Butler Properties Lan, Trust \$39,322,900 0.77% Magnolia Place Apartments LLC 37,221,200 0.73% Clay Electric Cooperative, Inc. 34,408,630 0.68% Bellsouth Telecommunications, Inc. 33,916,530 0.67% 5. ACC OP LLC 29,302,700 0.58% 6. 1505 Fort Clarke Boulevard, Apartments I21,498,000 0.42% 7. Fla Farm Bureau Casualty Inc., Co. 17,144,600 0.34% 8. North Fla Retirement Village, Inc. 16,411,300 0.32% 9. HVC Partners LLC 15,537,500 0.31% 10. Regency Windmeadows LTD 14,873,000 0.29% **REAL ESTATE VALUE**

4. 1505 Fort Clarke Boulevard, Apartm	ents I21,498,000	0.45%
5. Fla Farm Bureau Casualty Ins. Co.	17,144,600	0.36%
6. North Fla Retirement Village, Inc.	16,411,300	0.34%
7. HVC Partners LLC	15,537,500	0.33%
8. Regency Windmeadows Ltd.	14,873,000	0.31%
9. Lithium Nickel Asset Holding, Co.	14,561,400	0.31%
10. David S. Sloan Trustee	14,411,600	0.30%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Principal Taxpayers Personal Property Value	
1. Clay Electric Cooperative, Inc.	\$34,408,630	10.99%
2. Bellsouth Telecommunications Inc.	32,861,330	10.50%
3. Alltel Communications Inc.	13,505,730	4.32%
4. Florida Power Corp.	12,750,000	4.07%
5. General Electric Credit, Corp of Tenness 11,227,790		3.59%
6. Battery Park Industries Inc.	5,568,030	1.78%
7. Cingular Wireless LLC	4,056,070	1.30%
8. CROM Corp	3,793,270	1.21%
9. Alltel Florida Inc.	3,255,050	1.04%
10. Publix Super Markets Inc.	2,948,440	0.94%

Top Ten Principal Taxpayers Real Estate % of Total Value Tax. Value

 Value
 Tax. Value

 1. S. Clark Butler Properties Lan, Trust
 \$39,322,900
 0.83%

 2. Magnolia Place Apartments LLC
 37,221,200
 0.78%

 3. ACC OP LLC
 29,302,700
 0.62%

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

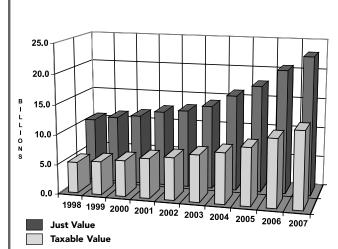
Property Tax Levies & Collections Alachua County

Fiscal Year	Tax Year	Total Tax Levy	Current Tax Collections	% of Tax Collected
1995-96	1995	121,500,058	116,463,580	95.9%
1996-97	1996	128,564,598	123,168,582	95.8%
1997-98	1997	138,916,137	133,145,382	95.8%
1998-99	1998	145,080,127	138,913,859	95.7%
1999-00	1999	152,410,647	145,835,896	95.7%
2000-01	2000	163,906,080	155,848,995	95.1%
2001-2002	2001	177,557,372	169,815,421	95.6%
2002-2003	2002	191,198,779	183,583,857	96.0%
2003-2004	2003	207,645,262	199,006,888	95.8%
2004-2005	2004	219,154,813	211,076,952	96.3%
2005-2006	2005	244,588,259	253,416,992	96.3%

Source: Alachua County Comprehensive Financial Annual Report



Tax Roll Value



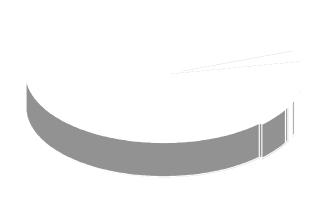
Year	Taxable Value	% Change	Just Value	% Change
1998	\$5,176,095,344	6.4%	\$10,640,074,453	4.0%
1999	\$5,586,255,848	7.9%	\$11,254,749,876	5.8%
2000	\$6,053,442,918	8.4%	\$11,737,600,248	4.3%
2001	\$6,666,901,507	10.1%	\$12,647,146,011	7.7%
2002	\$7,110,913,473	6.7%	\$13,061,833,904	3.3%
2003	\$7,863,116,773	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%
2006	\$11,316,747,994	17.8%	\$20,585,227,893	15.7%
2007	\$12,804,841,757	13.1%	\$22,959,557,013	11.5%

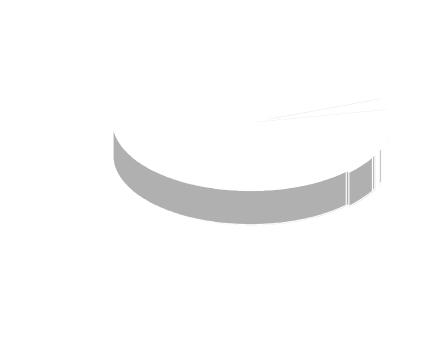
Source: 2007 Preliminary Roll

Building Permit Activity

Year	Single Family	Multi-family	Year
	Total	Total	Total
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
2004	1,328	681	2,009
2005	1,346	947	2,293

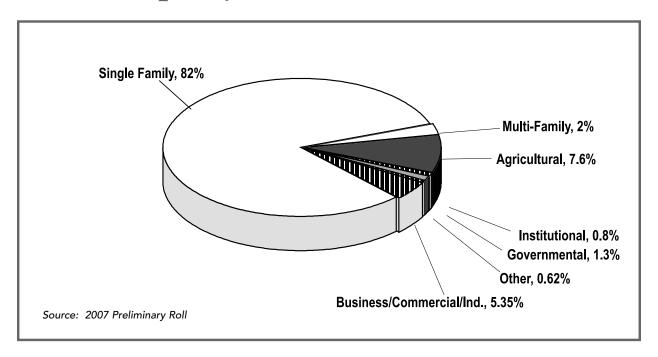
Source: 2006 Florida Statistical Abstract



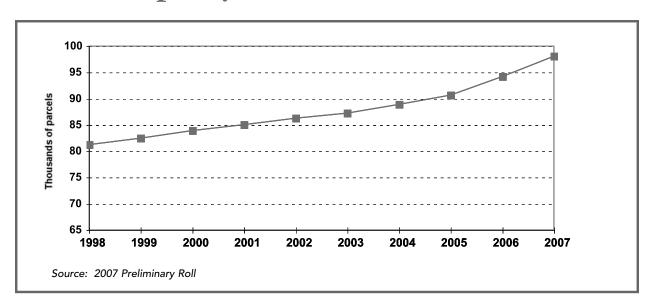




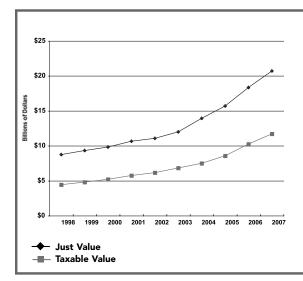
Real Property Parcels



Real Property Parcel Growth



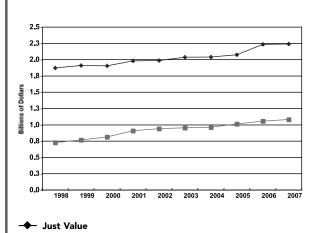
Real Property Values



Year	Just Value	% Change	Taxable Value	% Change
1998	\$8,743,488,250	5.0%	\$4,424,108,885	7.0%
1999	\$9,317,830,400	6.6%	\$4,790,891,572	8.3%
2000	\$9,808,386,800	5.3%	\$5,215,471,590	8.9%
2001	\$10,645,421,000	8.5%	\$5,736,461,212	10.0%
2002	\$11,051,777,100	3.8%	\$6,147,226,930	7.2%
2003	\$11,973,675,200	8.3%	\$6,810,657,431	10.8%
2004	\$13,925,756,000	16.3%	\$7,492,278,139	10.0%
2005	\$15,683,259,600	12.6%	\$8,560,930,355	14.3%
2006	\$18,323,001,900	16.8%	\$10,233,533,130	19.5%
2007	\$20,698,963,600	13.0%	\$11,702,619,546	14.4%

Source: 2007 Preliminary Roll

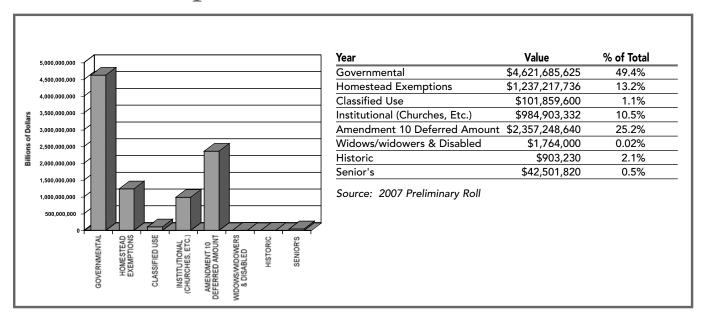
Tangible Personal Property Value



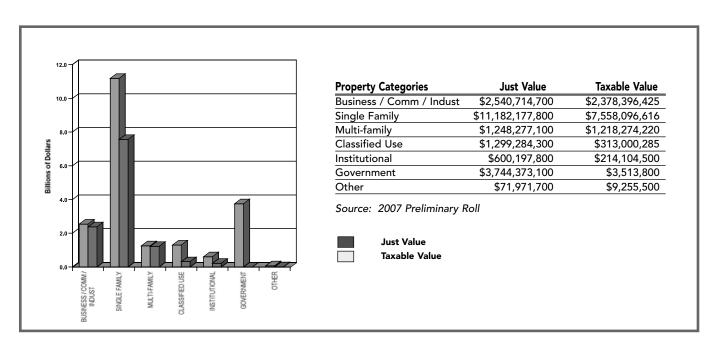
Just Value	Property Value
\$1,872,907,777	\$728,308,033
\$1,911,419,269	\$769,864,069
\$1,905,618,667	\$814,376,547
\$1,980,417,693	\$909,132,977
\$1,988,115,069	\$941,744,808
\$2,037,429,505	\$955,949,400
\$2,041,123,239	\$963,905,304
\$2,076,504,844	\$1,016,287,514
\$2,236,494,915	\$1,057,483,786
\$2,240,272,617	\$1,081,901,415
	\$1,872,907,777 \$1,911,419,269 \$1,905,618,667 \$1,980,417,693 \$1,988,115,069 \$2,037,429,505 \$2,041,123,239 \$2,076,504,844 \$2,236,494,915

Source: 2007 Preliminary Roll

2007 Exemption & Classified Use Values

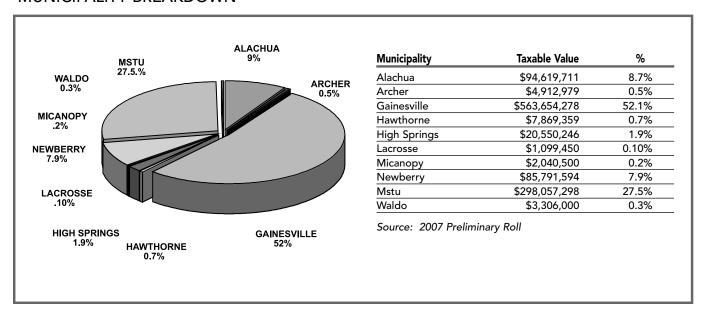


2007 Total Tax Roll



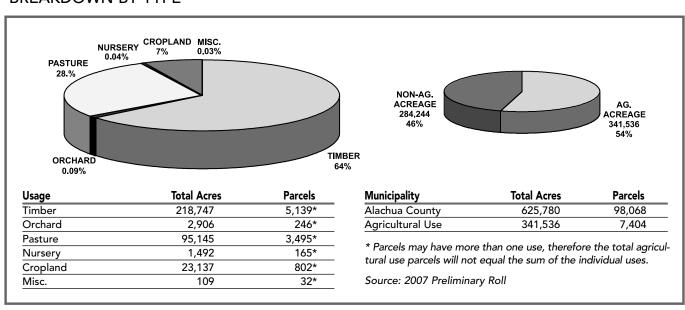
Tangible Personal Property

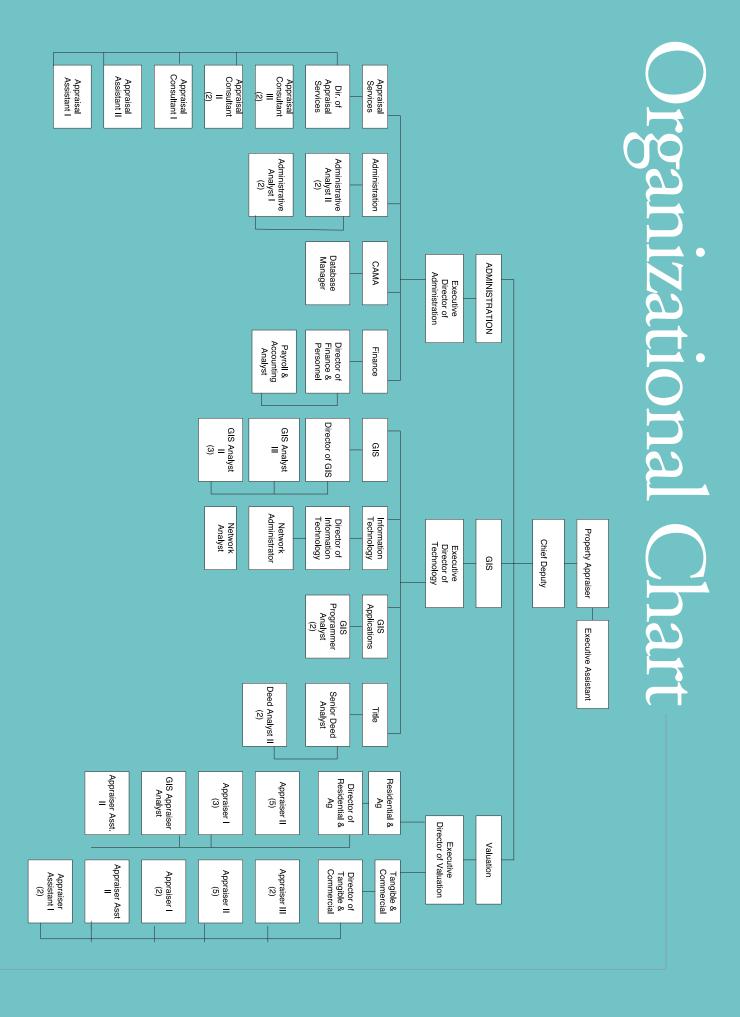
MUNICIPALITY BREAKDOWN



Acreage and Agricultural Use

BREAKDOWN BY TYPE







ALACHUA COUNTY PROPERTY APPRAISER

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