



Welcome to our 2008 Annual Report!

2008 has been an eventful year and this year's tax roll was the most difficult of any in the last 28. In Alachua County we have been fortunate because of the stability of our economy. When the Savings and Loan failure crippled some areas, we were ok. Through most of 2007 our real estate markets didn't really lose any value. But I think we all knew that if the State and National economies didn't turn around we were vulnerable. Now, in the last quarter of 2008, we have seen a disastrous set of circumstances economically. The economic downturn and is being felt throughout Florida and Alachua County is seeing its share. The last quarter of this year and the national "bail out" decisions will determine much about what next year will bring. At this point we are seeing a decline in the number of real estate transactions and prices paid for homes, condominiums and, though to a lesser extent, commercial property.

As this is written, in the fall of 2008, there is considerable uncertainty about our short term economic future. The reversal in residential property values, coupled with weaknesses and failures in mortgage banking markets and a slowdown in the construction industry has resulted in reduced state revenue collections. In 2007, the Legislature adopted a set of tax changes that reduced the amount of tax revenue generated from the property tax. Later, on January 29, 2008, voters approved, by more than 60%, four amendments to Florida's Constitution further impacting revenue collections used to fund local and state government offices.**

This year, Alachua County's taxable value is \$12,750,766,782, a drop of .4% from the previous year. This value comes from both existing property including the assessed value that my office has placed on the 99,682 real property parcels and 13,926 Tangible Personal Property Accounts in Alachua County and from new construction in the County that totaled \$378,366,320.

More than one half of our parcels (51,404) have a homestead exemption and almost 4% (1,977) of these homestead properties have an additional Exemption. In addition to homestead exemptions, there are 7,535 Agricultural Classified Properties in the County as well. Finally, we processed changes to 684 Homesteaded Properties under the "Portability" provisions of the new legislation that had an impacted value of \$38,085,160.

Our web site continues to grow, we had approximately 44,000,000 web hits between July 2007 and July 2008; an average of 3.6 Million hits per month! More recently, our new digital maps have been uploaded to our web site and we invite you to view them and see what a wonderfully diverse County we have.

Finally, I would like to thank the voters of Alachua County for expressing their confidence in our Office by re-electing me as Property Appraiser for an eight term.

Sincerely,

Ed Crapo, Alachua County Property Appraiser

^{**} These amendments are detailed in the Alachua County Property Appraiser's Office "overview section" of this report or on our web site at <u>www.acpafl.org</u>.







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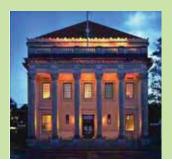
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Portions of the current and previous Annual Reports can be found on our web site at www.acpafl.org.







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

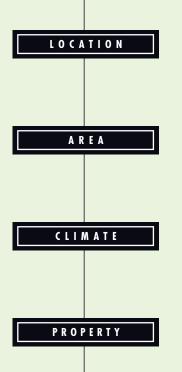
To achieve our mission, we recognize that the following values are of paramount importance:

- **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.

99,682 Real Property Parcels

13,926 Tangible Personal Property Accounts

51,504 Homestead Exemption Properties

1,977 Additional Homestead (Senior's) Exemption

684 Homestead Property Portability Impact

7,535 Parcels Involved in Agricultural Use

625,780 Total Acres

Important Dates

The status and condition of your property on January 1 determine the property's value JANUARY 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

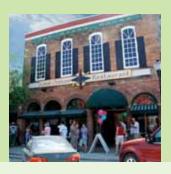
Homestead Exemptions

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 apply to 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.







Amendment One

DOUBLING THE HOMESTEAD EXEMPTION (Additional \$25,000) - The additional \$25,000 exemption applies to your homestead property value between \$50,000 and \$75,000, for all millage rates except school board district tax levies. There is no additional application necessary.

PORTABILITY – This amendment provides for the transfer of a portion or all of your Save Our Homes benefit. In order to qualify you must make an application for both homestead exemption and portability. This must be done within 24 months of abandoning your prior homestead. This exemption applies to all tax levies.

If the new homestead that you apply for has a higher value than the previous homestead, the entire SOH benefit (up to \$500,000) may be transferred.

If the new property has a lower value than your old homestead, you will be able to transfer a percentage of the SOH benefit (up to \$500,000).

This percentage is determined by dividing the Market Value of the new property by the Market Value of the previous homestead property. Then take that amount and multiply it by the Assessed Value of the previous homestead property.

TANGIBLE EXEMPTION –Provides a \$25,000 exemption for Tangible Personal Property. In order to qualify for this waiver, all TPP taxpayers must file an initial return. Pursuant to fs. 196.183. This exemption applies to all tax levies.

NON-HOMESTEAD 10% CAP - Provides for a limit on assessment increases for specified non-homestead property. The 10% CAP has a base year of 2008 and will apply for the year 2009. The exemption requires an initial application, between January 1 and March 1, 2009. However, these properties may be assessed at Just Value following a change in ownership, similar to the way the current Save Our Homes revaluation for homestead properties. This excludes school district tax levies. This assessment limitation will expire in 2019 unless reauthorized by Florida voters.

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 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 varity 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 nonspatial data that is made available in paper 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

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 state-wide return should include a listing of tangible assets held January 1 of that year and should be filed with the property appraiser's office of the county in which the asset is located. The Tangible Personal Property Division exists to administer this requirement.







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

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

DETERMINING PROPERTY VALUE

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

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

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

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

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

VALUE ADJUSTMENT BOARD

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

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

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

OUR QUALITY COMMITMENT

Beginning in 1992, the Property Appraiser's Office embarked on a quality initiative that led to the adoption of a common vision "to become the leader in Florida property tax appraisal and administration through teamwork and quality service". As an organization, we 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:	
0-17	46,277
18-34	94,175
35-54	58,731
55-64	21,372
65-79	16,428
80 & Over	6,796

POPULATION SMA	LL CITIES
Alachua	7,402
Archer	1,230
Gainesville	119,889
Hawthorne	1,396
High Springs	4,432
Lacrosse	186
Micanopy	629
Newberry	4,261
Waldo	832
Unincorporated	100,507
Total	240,764

Education

PUBLIC EDUCATIO	N
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				
Corporation	Industry	#		
University of Florida	Education	14723		
Shands Hospital	Healthcare	12588		
Veterans Affairs Medical Center	Healthcare	4317		
Alachua County School Board	Public Education	4299		
City of Gainesville	City Government	2200		
Publix Supermarkets	Grocery	2,056		
North Florida Regional Medical Center	Healthcare	1700		
Nationwide Insurance Company	Insurance	1300		
Alachua County	Government	1120		
Santa Fe Community College	Education	796		
Wal-Mart Distribution Center	Grocery	736		
Gator Dining Services	Food Service	625		
Dollar General Distribution Center	Retail	624		
Meridian Behavioral Health Care	Mental Healthcare	620		
Wal-Mart Stores	Grocery	504		
Tower Hill Insurance Group	Insurance	500		
Regeneration Technologies, Inc.	Orthopedic/Cardio Implants	365		
Cox Communications	Communication	350		
Hunter Marine Corporation	Sailboats	325		
AvMed Health Plan	Health Plans	317		
UF Athletic Association	Athletics	300		
U.S. Postal Services	Mail Delivery	296		
Florida Farm Bureau	Agricultural Association	260		
CH2M Hill Southeast, Inc.	Engineering Consulting Firm	254		
Performance Food Group	Distribution - Food	245		
Exactech, Inc.	Orthopedic Implant Devices	235		
J.C. Penney Company	Retail - Dept. and Discount	230		
Medical Manager	Healthcare Management	220		
The Gainesville Sun	Publishing	214		
Paradigm Properties	Property Management	200		
Bear Archery	Manufacturing	187		
Campus USA Credit Union	Banking Services	185		
BellSouth	Telephone Communication	179		
Fla. Dept. of Children & Families	Human Services	172		
Sears, Roebuck & Company	Retail - Dept. and Discount	172		

Lifesouth Community Blood Centers	Healthcare	170
Eclipse Aviation	Aircrafts	160
Info Tech, Inc.	IT/Consulting	160
Clariant LSM	Manufacturing	140
MD Tech	Medical Manufacturing	140
Florida Credit Union	Banking Services	135
Naylor Publications, Inc.	Publication Consulting	130
Sallie Mae	Banking Services	125
Bank of America	Banking Services	115
Wachovia	Banking Services	110
Fabco-Air	Manufacturing	97
The Crom Corporation	Composite Tanks	95
AllTel Communications	Radiotelephone Communication	82
Belk	Retail - Dept. and Discount	70
DayJet	Aircrafts	60
Barr Systems	Data Communications Systems	54
Compass Bank	Banking Services	50

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

Final 2007 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

Where Does Your Tax Dollar Go?



FINAL 2007 MILLAGES FOR ALACHUA COUNTY

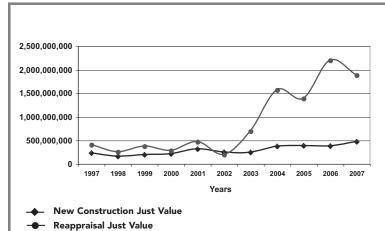
Office of Ed Crapo, CFA, ASA, AAS Alachua County Property Appraiser

	Code	Operating	Debt	Total			
COUNTY		7.6468	0.2500	7.8968]
LIBRARY		1.2645	0.0915	1.3560	1		
SUWANNEE		0.4399		0.4399	1		
ST. JOHNS		0.4158		0.4158	1		
School					1		
Discretionary		2.7430	0.6750				
Required Local		4.9770		8.3950			
Cities					TOTAL N	IILLAGES]
Alachua	17	4.6480		4.6480	22.7357		
Archer (Law/Fire)	27	4.5000		4.5000	25.2283		
Gainesville	37	4.2544		4.2544	22.3421		
Gainesville	36	4.2544		4.2544		22.3180	
Hawthorne	46	5.4258		5.4258		23.4894	
High springs	57	6.2500		6.2500	24.3377		
Lacrosse (law)	67	1.8317		1.8317	19.9194		
Micanopy	76	8.0000		8.0000		26.0636	
Newberry	87	3.6946		3.6946	21.7823		
Waldo	97	5.0314		5.0314	23.1191		
Waldo	96	5.0314		5.0314		23.0950	
Unincorporated		MSTU-Unincorp	MSTU-Law	MSTU-Fire	Total	Suwannee	St. John's
MSTU	03 & 05	0.3869	1.5329	1.1077	3.0275	21.1152	
MSTU	02 & 04	0.3869	1.5329	1.1077	3.0275		21.0911

2007 SOH Cap = 2.5%

New Construction and Reappraisal

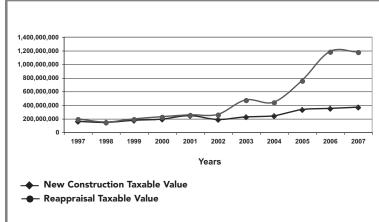
JUST VALUE



Year	New Construction Just Value	Reappraisal Real Estate Only Just Value
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
2005	387,490,000	1,389,509,590
2006	381,627,400	2,200,105,810
2007	474,404,200	1,886,755,490

Source: 2007 Final Roll

TAXABLE VALUE



Year	New Construction Taxable Value	Reappraisal Real Estate Only Taxable Value
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
2005	328,986,860	755,780,772
2006	348,599,750	1,181,317,865
2007	365,998,160	1,175,579,352
Caurani	2007 Final Ball	

Source: 2007 Final Roll

Combined Just

6,741,434,534

7,102,743,827

7,593,943,569

8,035,754,134

8,671,398,920

9,267,687,540

10,150,697,294

11,112,241,765

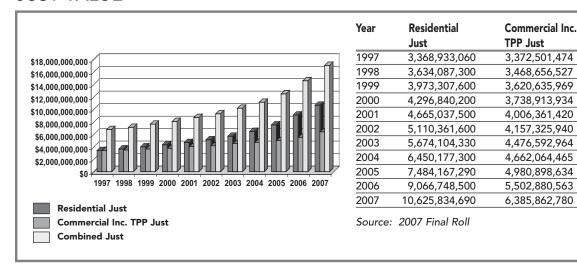
12,465,065,924

14,569,629,063

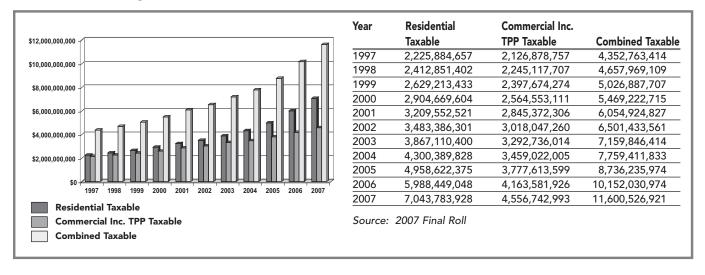
17,011,697,470

Residential vs. Commercial

JUST VALUE

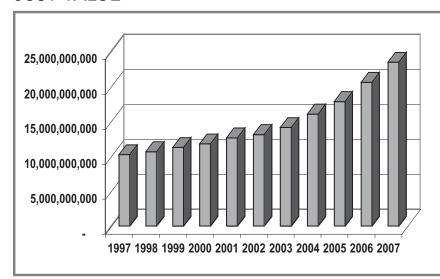


TAXABLE VALUE



Year-to-Year Change

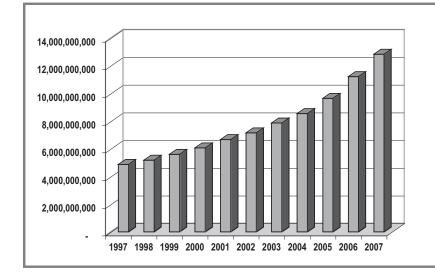
JUST VALUE



Year	Just Value
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
2007	23,455,508,228

Source: 2007 Final Roll

TAXABLE VALUE

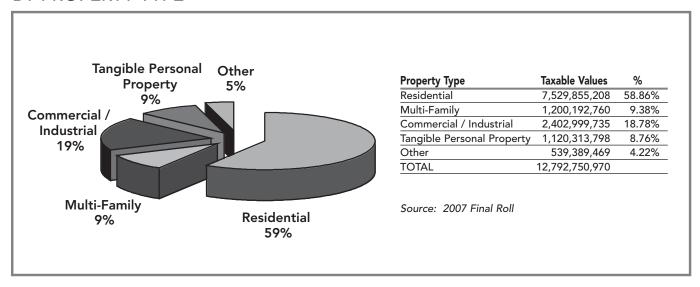


Year	Taxable Value
1997	4,866,628,463
1998	5,176,095,344
1999	5,586,255,848
2000	6,059,970,352
2001	6,655,961,286
2002	7,143,329,037
2003	7,863,116,773
2004	8,530,910,912
2005	9,636,626,680
2006	11,211,533,207
2007	12,815,621,528

Source: 2007 Final Roll

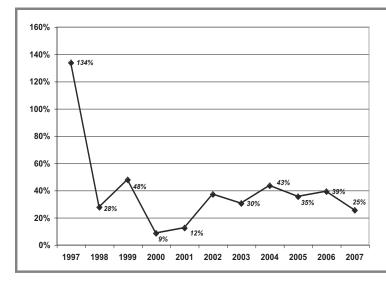
2007 Taxable Value Breakdown

BY PROPERTY TYPE



Save Our Homes

ANNUAL DEFERRED AMOUNT INCREASE



Year	Deferred	# of Homes Amount	% Change in Deffered Amount
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%
2007	2,355,631,830	50,696	25%

Source: 2007 Final Roll

Alachua County Principal Taxpayers

2007 — REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

COUNTY WIDE				
OVERALL TAXABLE VALUE				
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value		
Oaks Mall Gainesville, Ltd	\$137,000,000	1.07%		
2. Bellsouth Telecommunications, Inc.	94,023,744	0.73%		
3. Dolgencorp Inc.	77,242,090	0.60%		
4. Florida Rock Industries, Inc.	65,695,020	0.51%		
5. HCA Health Services of Fla Inc.	64,341,400	0.50%		
6. Oak Hammock at University of Flor	ida 59,947,600	0.47%		
7. Florida Power Corp	59,253,270	0.46%		
8. S. Clark Butler Properties Lan, Trust	44,112,100	0.34%		
9. Cox Comm Inc.	40,965,190	0.32%		
10. Clay Electric Cooperative Inc.	36,029,739	0.28%		

REAL ESTATE VALUE

o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
Oaks Mall Gainesville Ltd. Partner.	5137,000,000	1.17%
HCA Health Services of Fla., Inc.	64,341,400	0.55%
Oak Hammock at University of Florida	59,947,600	0.51%
Dolgencorp Inc.	48,802,800	0.42%
S. Clark Butler Properties Lan, Trust	44,112,100	0.38%
Gainesville Place LLC	34,909,000	0.30%
Inland American Lodging, Gvl LLC	33,533,600	0.29%
ACC OP LLC	30,740,500	0.26%
Campus Lodge of Gainesville, Ltd.	30,281,900	0.26%
. Magnolia Place Apartments LLC	30,080,500	0.26%
	Oaks Mall Gainesville Ltd. Partner. HCA Health Services of Fla., Inc. Oak Hammock at University of Floridate Dolgencorp Inc. S. Clark Butler Properties Lan, Trust Gainesville Place LLC Inland American Lodging, Gvl LLC ACC OP LLC	Value Oaks Mall Gainesville Ltd. Partner. \$137,000,000 HCA Health Services of Fla., Inc. 64,341,400 Oak Hammock at University of Floride 59,947,600 Dolgencorp Inc. 48,802,800 S. Clark Butler Properties Lan, Trust 44,112,100 Gainesville Place LLC 34,909,000 Inland American Lodging, Gvl LLC 33,533,600 ACC OP LLC 30,740,500 Campus Lodge of Gainesville, Ltd. 30,281,900

PERSONAL PROPERTY VALUE

Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
Bellsouth Telecommunications, Inc.	\$88,650,144	7.75%
Florida Rock Industries	65,695,020	5.75%
Florida Power Corp	59,253,270	5.18%
Cox Comm Inc.	40,965,190	3.58%
Clay Electric Cooperative Inc.	36,029,739	3.15%
Anheuser Busch Companies	30,349,070	2.65%
Dolgencorp Inc.	28,439,290	2.49%
Columbia/HCA Healthcare Corp	26,556,120	2.32%
Alltel Communications Inc.	21,461,390	1.88%
Clariant Life Science, Molecules	15,650,680	1.37%
	Bellsouth Telecommunications, Inc. Florida Rock Industries Florida Power Corp Cox Comm Inc. Clay Electric Cooperative Inc. Anheuser Busch Companies Dolgencorp Inc. Columbia/HCA Healthcare Corp Alltel Communications Inc.	Bellsouth Telecommunications, Inc. Seellsouth Telecommunications, Inc. Florida Rock Industries 65,695,020 Florida Power Corp 59,253,270 Cox Comm Inc. 40,965,190 Clay Electric Cooperative Inc. Anheuser Busch Companies 30,349,070 Dolgencorp Inc. 28,439,290 Columbia/HCA Healthcare Corp Alltel Communications Inc. 21,461,390

CITY OF ALACHUA

OVER	ALL	TAX	ABL	Æ.	VAI	LUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Dolgencorp, Inc.	76,763,210	11.24%
2. Regeneration Technologies, Inc.	21,852,260	3.20%
3. MAS Holding Company, Inc.	6,493,400	0.95%
4. Baugh Southeast Cooperative, Inc.	5,724,400	0.84%
5. Hunter Marine Corporation	4,692,400	0.69%
6. Medical Manager Research	4,409,740	0.65%
7. Innovation Partners Ltd.	4,241,200	0.62%
8. Hipp construction Eq Co.	4,166,530	0.61%
9. Wal-Mart Stores East LP	4,149,000	0.61%
10. Maronda Homes Inc.	4,121,500	0.60%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Dolgencorp Inc.	\$48,802,800	8.38%
2. Regeneration Technoligies	9,233,100	1.59%
3. MAS Holding Company, Inc.	6,493,400	1.12%
4. Waco of Alabama	5,924,900	1.02%
5. Baugh Southeast Cooperative, Inc.	5,724,400	0.98%
6. Hunter Marine Corporation	4,692,400	0.81%
7. Innovation Partners Ltd.	4,241,200	0.73%
8. Wal-Mart Stores East LP	4,149,000	0.71%
9. Maronda Homes Inc.	4,121,500	0.71%
10. Citizens & Southern	3,961,500	0.68%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
Dolgencorp Inc.	\$27,960,410	27.69%
2. Regeneration Technologies, Inc.	12,619,160	12.50%
3. Medical Manager Research, Develop	4,409,740	4.37%
4. Hipp Construction Eq Co	4,166,530	4.13%
5. Windstream Florida Inc.	3,213,113	3.18%
6. Sandvik Mining Construction, USA LI	LC 2,782,610	2.76%
7. Marquette Equipment Finance LLC	2,043,780	2.02%
8. Hunter Marine Corporation	2,020,350	2.00%
9. Andrews Paving Inc.	1,888,370	1.87%
10. Cox Comm Inc.	1,733,110	1.72%

CITY OF ARCHER

OVERALL TAXABLE VALUE

Tol	p Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Maddox Foundry Machine Work, Inc	c. \$2,413,640	7.13%
2.	Bellsouth Telecommunications Inc.	1,344,549	3.68%
3.	Rutherford Rentals Inc.	691,500	2.04%
4.	Archer Homes Ltd.	679,700	2.01%
5.	Davis Heritage Ltd.	656,900	1.94%
6.	Hitchcock & Sons Inc.	636,700	1.88%
7.	Florida Power Corp.	568,445	1.68%
8.	TRC Properties Inc.	489,700	1.45%
9.	Archer Mini Storage	484,500	1.43%
10	. Archer Village Ltd.	418,700	1.24%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Maddox Foundry Machine Work, Inc.	\$1,419,100	4.95%
2. Rutherford Rentals Inc.	691,500	2.41%
3. Archer Homes Ltd.	679,700	2.37%
4. Davis Heritage Ltd.	656,900	2.29%
5. Hitchcock & Sons Inc.	636,700	2.22%
6. TRC Properties, Inc.	489,700	1.71%
7. Archer Mini Storage	484,500	1.69%
8. Archer Village Ltd.	418,700	1.46%
9. Jeffery & Robin Davis	347,800	1.21%
10. Maria B Grant	325,700	1.14%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers Pro	Personal operty Value	% of Total Tax. Value
Bellsouth Telecommunications, Inc.	\$1,246,749	23.85%
2. Maddox Foundry Machine Work, Inc.	994,540	19.02%
3. Florida Power Corp.	568,445	10.87%
4. T W Williams Jr. Inc.	294,600	5.64%
5. Comcast of AR/FL/LA/MN/MS/TN Inc.	184,650	3.53%
6. The Pantry Inc.	176,640	3.38%
7. Verizon Wireless Personal, Communicati	on 154,760	2.96%
8. SBA Tower, Inc.	151,810	2.90%
9. Alltel Communications, Inc.	122,680	2.35%
10. US Bancorp Equipment Finance Inc.	121,770	2.33%

CITY OF GAINESVILLE

OVERALL TAXABLE VALUE

Тор	o Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Oaks Mall Gainesville Ltd	\$137,000,000	2.43%
2.	HCA Health Services of FLA, Inc.	62,372,800	1.11%
3.	Oak Hammock at University of Florid	da 59,947,600	1.06%
4.	Bellsouth Telecommunications, Inc.	55,611,559	0.99%
5.	Florida Power Corp	40,857,502	0.73%
6.	Gainesville Place LLC	34,909,000	0.62%
7.	Cox Comm Inc.	34,871,840	0.62%
8.	Inland American Lodging, Gvl, LLC	33,533,600	0.60%
9.	Anheuser Busch Companies	30,349,070	0.54%
10	. Campus Lodge of Gainesville Ltd.	30,281,900	0.54%

REAL ESTATE VALUE

Тор	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Oaks Mall Gainesville Limited, Partner. \$	137,000,000	2.72%
2.	HCA Health Services of Fla Inc.	62,372,800	1.24%
3.	Oak Hammock the University of Fla, Inc.	59,947,600	1.19%
4.	Gainesville Place LLC	34,909,000	0.69%
5.	Inland American Lodging, Gvl, LLC	35,533,600	0.70%
6.	Campus Lodge of Gainesville, Ltd.	30,281,900	0.60%
7.	Kings Gainesville Apartments, LLC	27,129,500	0.54%
8.	Lexington Gainesville, Associates LLC	25,700,300	0.51%
9.	SCI Gateway at Club Fund 1, LLC Et Al	22,969,200	0.46%
10	. College Park Apartments of Gainesville	21,299,300	0.42%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$51,786,859	8.80%
2. Florida Power Corp.	40,857,502	6.94%
3. Cox Comm Inc.	34,871,840	5.92%
4. Anheuser Busch Companies	30,349,070	5.15%
5. Columbia/HCA Healthcare Corp	26,556,120	4.51%
6. Clariant Life Science, Molecules	15,650,680	2.66%
7. Gainesville Regional Utilities	11,097,130	1.88%
8. Exactech Inc.	8,490,170	1.44%
9. Osteen Brothers Inc.	7,519,660	1.28%
10. AT&T Mobility LLC	6,168,383	1.05%

(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.	\$1,841,400	3.37%	
2. Little Orange Development LLC	1,543,000	2.82%	
3. Florida Septic Inc.	1,470,610	2.69%	
4. Bellsouth Telecommunications, Inc.	1,431,142	2.62%	
5. Elite Resorts at Little Orange Lake lin	c. 1,004,800	1.84%	
6. FPL Energy Services, Inc.	878,000	1.61%	
7. Bentley Sr Estate & Bentley Sr.	864,900	1.58%	
8. Bass & Higginbotham Ltd.	791,510	1.45%	
9 MH Parsons & Sons Lumber	707,300	1.29%	
10. New Hope United Methodist Church	629,900	1.15%	

REAL ESTATE VALUE

Тор	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	Fred D Bentley Sr.	\$1,841,400	4.01%
2.	Little Orange Development LLC	1,543,000	3.36%
3.	Elite Resorts at Little Orange Lake Inc.	1,004,800	2.19%
4.	Bentley Sr Estate & Bentley Sr.	864,900	1.88%
5.	Bass & Higginbotham Ltd.	707,300	1.54%
6.	Florida Septic Inc.	679,100	1.48%
7.	MH Parson & Sons Lumber Co.	638,500	1.39%
8.	New Hope United Methodist, Church	629,900	1.37%
9.	WH Gross Company	628,200	1.37%
10	FTAL Hawthorne LC	617,400	1.34%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal roperty Value	% of Total Tax. Value
Bellsouth Telecommunications, Inc.	\$1,399,642	16.08%
2. FPL Energy Services, Inc.	878,000	10.09%
3. Florida Septic Inc.	791,510	9.10%
4. MCI Worldcom Network Services, Inc.	310,024	3.56%
5. Hitchock & Sons Inc.	290,550	3.34%
6. Holida CVC LLC	290,440	3.34%
7. Alltel Communications Inc.	286,590	3.29%
8. VGS Financing Inc.	240,390	2.76%
9. AT&T Mobility LLC	224,620	2.58%
10. Bio Medical Applications of Florida, Inc	c. 213,190	2.45%

CITY OF HIGH SPRINGS

OVERALL TAXABLE VALUE

Тор	Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	Lamson & Sessions	\$6,289,980	2.35%
2.	High Springs commercial, Properties	LLC 4,478,200	1.67%
3.	Florida Power Corp	2,767,625	1.03%
4.	Windstream Florida Inc.	1,404,987	0.52%
5.	Inergy Propane LLC	1,286,740	0.48%
6.	High Springs Hills Properties	1,125,100	0.42%
7.	Spring Hill Village Inc.	1,054,500	0.39%
8.	Orrin H Cope Produce Inc.	1,042,500	0.39%
9.	Northend Homeland LLC	981,900	0.37%
10.	Tillman Jr & Stinnett	976,700	0.36%

REAL ESTATE VALUE

Tol	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	High Springs Commercial Properties LLC	\$4,478,200	1.82%
2.	Lamson & Sessions	1,483,000	0.60%
3.	High Springs Hills Properties	1,125,100	0.46%
4.	Spring Hill Village Inc.	1,054,500	0.43%
5.	Orrin H Cope Produce Inc.	1,042,500	0.42%
6.	Northend Homeland LLC	981,900	0.40%
7.	Tillman Jr & Stinnett	976,700	0.40%
8.	Limited Access Properties, Inc.	909,500	0.37%
9.	Wand, Gee Yu	794,500	0.32%
10	. SP Daniel Inc.	663,600	0.27%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal	% of Total
	Property Value	Tax. Value
1 . Lamson & Sessions	\$4,806,980	22.40%
2. Florida Power Corp	2,767,625	12.90%
3. Windstream Florida Inc.	1,404,987	6.55%
4. Inergy Propane LLC	1,286,740	6.00%
5. Winn Dixie Stores Inc.	685,940	3.20%
6. James Cable Communications	582,630	2.72%
7. Sherer Studios inc.	487,620	2.27%
8. Stankunas Concrete Pumping Inc.	399,220	1.86%
9. Loncala Phosphate Co.	377,110	1.76%
10. Golden Peanut Co.	365,760	1.70%

CITY OF LACROSSE

OVERALL TAXABLE VALUE

Тор	o Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	FL Ranch LLC	\$1,788,400	14.45%
2.	Robert & Gloria J Moore	332,000	2.68%
3.	Sakichand & Dhanmattie Dalchand	291,600	2.36%
4.	Roland J & Katherine E Thomas	267,100	2.16%
5.	Alltel Communications	228,620	1.85%
6.	Dominic F & Jennifer G Wilkerson	223,400	1.80%
7.	Jeff Thomas	214,270	1.73%
8.	Gene Carl Bass Heirs	213,500	1.72%
9.	John C & Gail Sanchez	196,200	1.58%
10	. Mark W Streicher	195,000	1.58%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. FL Ranch LLC	\$1,788,400	16.50%
2. Robert & Gloria Moore	332,000	3.06%
3. Sakichand & Dhanmattie Dalchand	291,600	2.69%
4. Roland J & Katherine E Thomas	267,100	2.46%
5. Dominic F & Jennifer Wilkerson	223,400	2.06%
6. Gene Carl Bass, Heirs	213,500	1.97%
7. John C & Gail Sanchez	196,200	1.81%
8. Mark W Streicher	195,000	1.80%
9. Roland Jeffery & Katherine E Thomas	187,800	1.73%
10. RG Thomas Life Estate	175,400	1.62%

PERSONAL PROPERTY VALUE

Tol	p Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1.	Alltel Communications, Inc.	\$228,620	14.83%
2.	Jeff Thomas	214,270	13.90%
3.	Southern Live Oak Holdings Inc.	160,360	10.40%
4.	Target Copy of Gainesville, Inc.	112,610	7.30%
5.	TC Florida Towers I, LLC	109,990	7.13%
6.	The Pantry Inc.	91,750	5.95%
7.	Florida Power Corp	84,083	5.45%
8.	Gerald Smith	52,490	3.40%
9.	BB Hammerers Inc.	21,722	1.41%
10	. R Wayne Lapidez	14,279	0.93%

TOWN OF MICANOPY

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers		Overall Taxable Value	% of Total Tax. Value
1.	Bellsouth Telecommunications, Inc.	\$826,232	2.80%
2.	Inniscarra Inc.	712,700	2.41%
3.	Franklin Crates Inc.	635,100	2.15%
4.	Frank J.Dahmer	593,500	2.01%
5.	Florida Heritage Books, inc.	538,900	1.83%
6.	Glen W Gilson, III	502,300	1.70%
7.	Micanopy Animal Hospital Inc.	482,900	1.64%
8.	Smyth Jr & Swinford	427,200	1.45%
9.	Robinson & Robinson	401,000	1.36%
10	. JD Holdings LLC	360,400	1.22%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Inniscarra Inc.	\$712,700	2.61%
2. Franklin Crates, Inc.	635,100	2.32%
3. Frank Dahmer	593,500	2.17%
4. Florida Heritage Books Inc.	538,900	1.97%
5. Glen W. Gilson III	502,300	1.84%
6. Micanopy Animal Hospital	482,900	1.77%
7. Smyth Jr & Swinford	427,200	1.56%
8. Robinson & Robinson	401,000	1.47%
9. JD Holdings LLC	360,400	1.32%
10. Kim Hirsch	338,700	1.24%

PERSONAL PROPERTY VALUE

Personal Property Value	% of Total Tax. Value
\$767,323	35.23%
356,053	16.35%
305,600	14.03%
81,510	3.74%
81,280	3.73%
75,050	3.45%
71,160	3.27%
52,530	2.41%
50,880	2.34%
Co. 30,830	1.42%
	\$767,323 356,053 305,600 81,510 81,280 75,050 71,160 52,530 50,880

(Principal Tax Payers cont...)

CITY OF NEWBERRY			
OVERALL TAXABLE VALUE			
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value	
Florida Rock Industries, Inc.	\$67,794,120	23.15%	
2. Watson Construction	5,741,900	1.96%	
3. Hitchcock Enterprises Inc.	2,955,300	1.01%	
4. Bellsouth Telecommunications, Inc.	2,133,985	0.73%	
5. Brant Properties LLC	2,066,900	0.71%	
6. Davis Heritage Ltd.	2,051,300	0.70%	
7. Weseman Builders	1,485,000	0.51%	
8. Prestige Properties	1,231,800	0.42%	
9. Larry R Watson	1,157,000	0.40%	
10. Mac C Johnson	1,078,200	0.37%	

REAL ESTATE VALUE

Top Ten Principal Taxpayers		Real Estate Value	% of Total Tax. Value
1.	Hitchcock Enterprises, Inc.	\$2,955,300	1.43%
2.	Florida Rock Industries, Inc.	2,099,100	1.02%
3.	Brant Properties LLC	2,066,900	1.00%
4.	Davis Heritage Ltd.	2,051,300	0.99%
5.	Weseman Builders Inc.	1,485,000	0.72%
6.	Prestige Properties Inc.	1,231,800	0.60%
7.	Larry R Watson	1,157,000	0.56%
8.	Mac C Johnson	1,078,200	0.52%
9.	Oak View Village LLC	995,600	0.48%
10	Canterbury Showplace Inc.	932,400	0.45%

PERSONAL PROPERTY VALUE

Personal Property Value	% of Total Tax. Value
\$65,695,020	76.06%
5,741,900	6.65%
2,079,085	2.41%
835,260	0.97%
835,220	0.97%
702,150	0.81%
681,280	0.79%
586,570	0.68%
400,320	0.46%
357,530	0.41%
	\$65,695,020 5,741,900 2,079,085 835,260 835,220 702,150 681,280 586,570 400,320

CITY OF WALDO

		VALUE	

Tol	o Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1.	M&R United Inc.	\$972,800	4.03%
2.	Blakewood Family Limited, Partners	hip 926,900	3.84%
3.	FPL Energy Services Inc.	717,200	2.97%
4.	Waldo Billas Ltd.	689,900	2.86%
5.	WH Gross Co.	497,600	2.06%
6.	Ramsey 21 LLC	476,900	1.97%
7.	Windstream Florida Inc.	434,719	1.80%
8.	Vincent & Mary Desalvo	429,200	1.78%
9.	Classic Inn LLC	377,800	1.56%
10	. Griffis & Griffis	356,100	1.47%

REAL ESTATE VALUE

Tol	o Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1.	M&R United Inc.	\$972,800	4.03%
2.	Blakewood Family Limited, Partnership	926,900	3.84%
3.	FPL Energy Services Inc.	717,200	2.97%
4.	Waldo Billas Ltd.	689,900	2.86%
5.	WH Gross Co.	497,600	2.06%
6.	Ramsey 21 LLC	476,900	1.97%
7.	Windstream Florida Inc.	434,719	1.80%
8.	Vincent & Mary Desalvo	429,200	1.78%
9.	Classic Inn LLC	377,800	1.56%
10	. Griffis & Griffis	356,100	1.47%

PERSONAL PROPERTY VALUE

Тор	o Ten Principal Taxpayers F	Personal Property Value	% of Total Tax. Value
1.	M&R United Inc.	\$972,800	4.77%
2.	Blakewood Familty Limited, Partnersl	hip 926,900	4.55%
3.	Waldo Villas Ltd	689,900	3.38%
4.	WH Gross Co.	497,600	2.44%
5.	Ramsey 21 LLC	476,900	2.34%
6.	Vincent & Mary Desalvo	429,200	2.11%
7.	Classic Inn LLC	377,800	1.85%
8.	Griffis & Griffis	356,100	1.75%
9.	Harikrisna Corp	302,400	1.48%
10	. Santa Fe Canal C, Inc.	264,800	1.30%

UNINCORPORAT	ED MSTU	
OVERALL TAXABLE VALUE		
Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. S. Clark Butler Properties Lan, Trust	\$41,054,200	0.71%
2. Clay Electric Cooperative, Inc.	35,970,687	0.62%
3. Bellsouth Telecommunications, Inc.	32,674,253	0.56%
4. ACC OP LLC	30,740,500	0.53%
5. Magnolia Place Apartments, LLC	29,956,800	0.52%
6. 1505 Fort Clarke Boulevard, Apartr	nents 122,509,500	0.39%
7. North Fla Retirement Village, Inc.	18,227,400	0.32%
8. Fla Farm Bureau Casualty Ins, Co.	17,015,700	0.29%
9. Park Lane Venture I LLC	15,942,500	0.28%
10. David S Sloan, Trustee	15,891,800	0.27%
REAL ESTATE VALUE Top Ten Principal Taxpayers	Real Estate	% of Total
	Value	Tax. Value

1. S. Clark Butler Properties Lan, Trust

3. Magnolia Place Apartments LLC

2. ACC OP LLC

4.	1505 Fort Clarke Boulevard, Apartm	nents 122,509,500	0.41%
5.	North Fla Retirement Village, Inc.	18,227,400	0.33%
6.	Fla Farm Bureau Casualty Ins, Co.	17,015,700	0.31%
7.	Park Lane Venture I LLC	15,942,500	0.29%
8.	David S. Sloan Trustee	15,891,800	0.29%
9.	Gables Acquisition LLC (The)	15,359,800	0.28%
10	. Bellamy Grand LLC	14,947,800	0.27%

PERSONAL PROPERTY VALUE

Tol	o Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1.	Clay Electric Cooperative, Inc.	\$35,970,687	11.09%
2.	Bellsouth Telecommunications Inc.	31,368,553	9.67%
3.	Alltel Communications Inc.	14,992,140	4.62%
4.	Florida Power Corp.	13,890,981	4.28%
5.	General Electric Credit, Corp of Ter	nness10,646,810	3.28%
6.	Electro Energy Inc.	5,568,530	1.72%
7.	Doctors Imaging Group	4,312,190	1.33%
8.	AT&T Mobility LLC	4,049,119	1.25%
9.	Windstream Florida Inc.	3,365,771	1.04%
10	. Crom Corp	3,338,120	1.03%

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

Property Tax Levies & Collections Alachua County

0.75%

0.56%

0.55%

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	235,416,992	96.3%
2006-2007	2006	277,974,746	268,101,300	96.40%

\$41,054,200

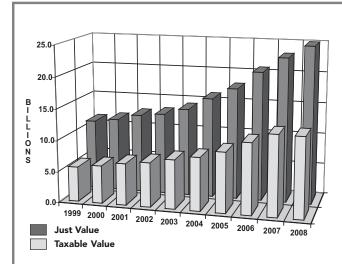
30,740,500

Source: Alachua County Comprehensive Financial Annual Report

Preliminary 2008 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

Tax Roll Value



Year	Taxable Value	% Change	Just Value	% Change
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%
2008	\$12,750,766,782	-0.4%	\$24,916,696,823	8.5%

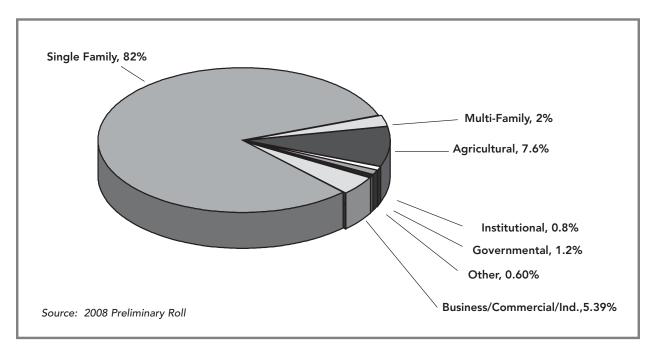
Source: 2008 Preliminary Roll

Building Permit Activity

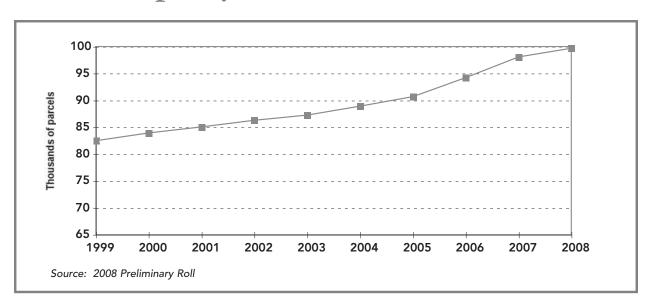
Year	Single Family	Multi-family	Year
	Total	Total	Total
1996	1,073	1,172	2,245
1997	1,059	606	1,665
1998	1,091	1,013	2,104
1999	1,182	1,963	3,145
2000	1,072	901	1,973
2001	1,063	1,272	2,335
2002	1,023	768	1,791
2003	1,117	507	1,624
2004	1,328	681	2,009
2005	1,346	947	2,293
2006	1,037	780	1,817

Source: 2007 Florida Statistical Abstract

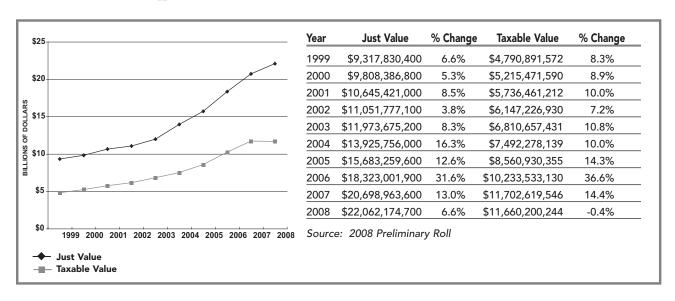
Real Property Parcels



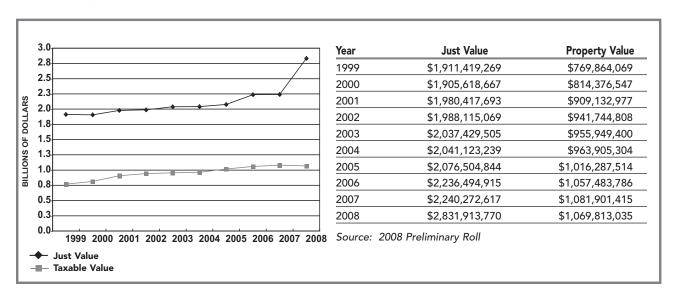
Real Property Parcel Growth



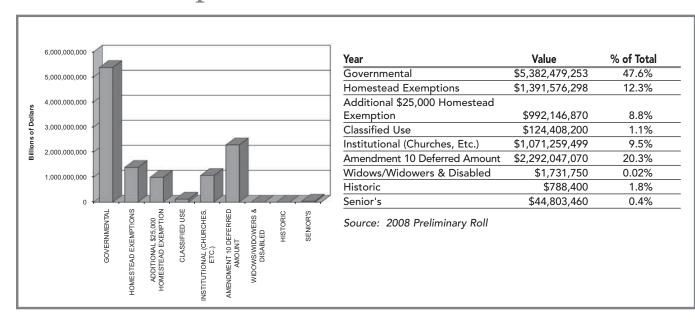
Real Property Values



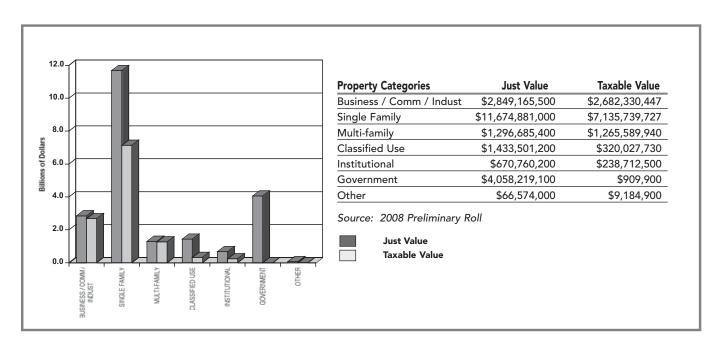
Tangible Personal Property Value



2008 Exemption & Classified Use Values

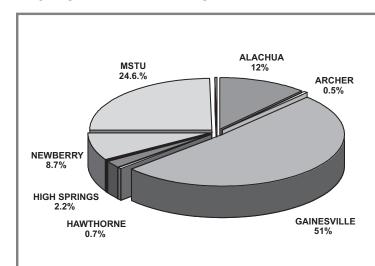


2008 Total Tax Roll



Tangible Personal Property

MUNICIPALITY BREAKDOWN

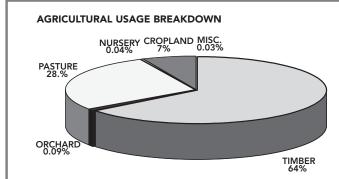


Taxable Value	%
\$125,753,651	11.8%
\$5,406,494	0.5%
\$546,148,006	51.1%
\$7,260,272	0.7%
\$23,342,829	2.2%
\$1,057,696	0.10%
\$1,833,947	0.2%
\$92,808,578	8.7%
\$262,912,975	24.6%
\$3,288,587	0.3%
	\$125,753,651 \$5,406,494 \$546,148,006 \$7,260,272 \$23,342,829 \$1,057,696 \$1,833,947 \$92,808,578 \$262,912,975

Source: 2008 Preliminary Roll

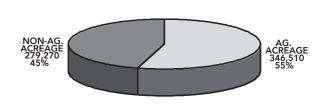
Acreage and Agricultural Use

BREAKDOWN BY TYPE



Usage	Total Acres	Parcels
Timber	223,292	5,203*
Orchard	2,926	246*
Pasture	95,786	3,185*
Nursery	1,531	173*
Cropland	22,862	822*
Misc.	113	35*

TOTAL COUNTY ACREAGE 625,780

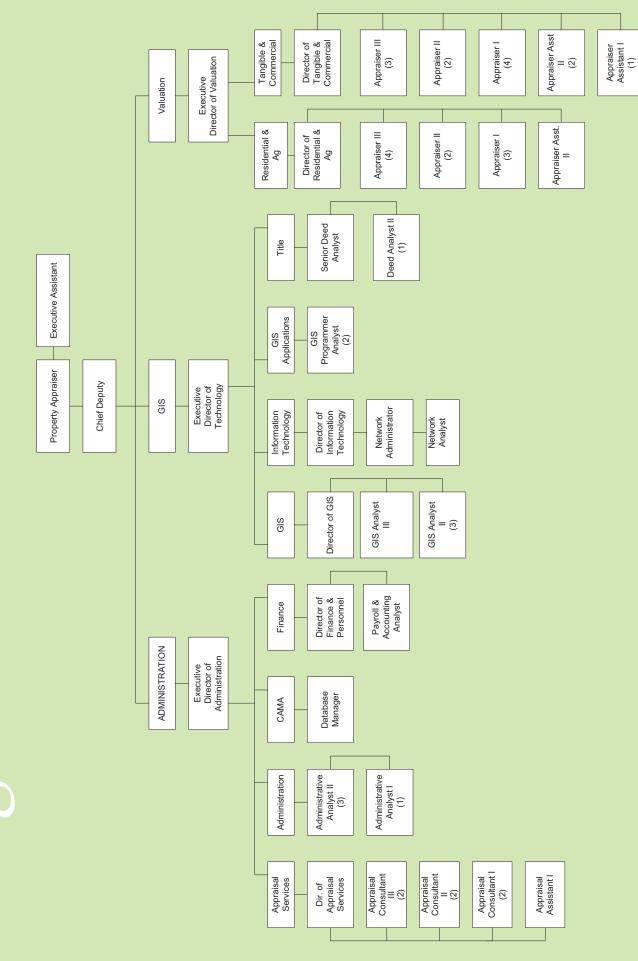


Municipality	Total Acres	Parcels
Alachua County	625,780	99,682
Agricultural Use	346,510	7,558

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

Source: 2008 Preliminary Roll

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P.O. Box 23817

Gainesville, FL 32602-2817

Phone 352.374.5230

Fax 352.374.5278

http://acpafl.org/