





ALACHUA COUNTY PROPERTY APPRAISER

ANNUAL REPORT 2009



Welcome to our 2009 Annual Report!

This past year has been a difficult year for the Property Appraiser's Office. We recognize that this is no different from anyone else, we are all struggling. Property values have dropped across the board nationally and dramatically in some parts of Florida. Although values on Alachua County have gone down we have not seen the dramatic drops that other areas are experiencing. Our tax roll this year generated a taxable value of \$12,589,423,997 which is \$161,342,785 less than last year's tax roll. This is the value for all 100,593 real property parcels and 13,831 tangible personal property accounts. When viewed by itself it doesn't seem like much of an increase. When you factor out the total of \$301,649,180 in new construction it is much bigger. When you realize that over 52,000 parcels are homestead exempt so they didn't go down in value because of the "Save Our Homes" protection it gets larger again.

As you will you see in this year's annual report, we have added a new section to show the taxpayers of Alachua county that we do recognize changes in the local real estate market. Included in these charts you will see an 86% decline in the number of single family homes built from 2007 to 2008; a 28% decline in deeds; a 35% decline in the number of residential permits and a drop from 179 subdivision lots to 80 from the year 2008 to June of 2009. The declines in sales and building not only mean a poor market but it also means a significant drop in data from which to derive our appraisals. This year we have worked diligently to analyze the data that we do have. The result is over \$300 million in reduced values.

Despite the economic downturn the staff of the Alachua County Property Appraiser's Office remains involved and active in our community. Individually and as a team, we volunteered almost 900 hours to local charities, churches . We have implemented a new program where the staff chooses one local charity per quarter for fundraising. In the first three quarters of the calendar year we have contributed over \$3,000.00 to local, nonprofit organizations. Times we know are tough but we remain committed to doing the best job for you that we are capable of doing.

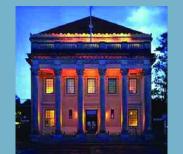
Sincerely,

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 website at www.acpafl.org.

CONTENTS 2009







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



TAX ROLL DATA

GENERAL SECTION

- 11 Population & Education
- 12 Major Employers
- 13 Major Employers continued/Services
- 14 Residential Permits & Subdivision Lot
- 15 Deeds & Median Square Feet

2008 FINAL TAX ROLL INFORMATION

- 19 Where Does Your Tax Dollar Go?
- 19 Final Millage Rates
- 20 New Construction & Reappraisal Just Value
- 20 New Construction & Reappraisal Taxable Value
- 21 Residential Vs. Commercial Just Values
- 21 Residential Vs. Commercial Taxable Values
- 22 Year-To-Year Amount Change in Just Value
- 22 Year-To-Year Amount Change in Taxable Value
- 23 2008 Taxable Value Breakdown by Property Type
- 23 Save Our Homes Annual Deferred Amount Increase
- 24 Top Ten Taxpayers
- 29 Tax Levies and Collections

2009 PRELIMINARY TAX ROLL INFORMATION

- 33 Tax Roll Value
- 33 Building Permit Activity
- 34 2009 Real Property Growth
- 35 Real Property Values
- 35 Tangible Personal Property Value
- 36 2009 Exemption & Classified Use Values
- 36 2009 Total Tax Roll
- 37 2009 Tangible Personal Property Municipality Breakdown
- 37 2009 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 & CONVENTION BUREAU

MISSION, VISION & VALUES







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.



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:

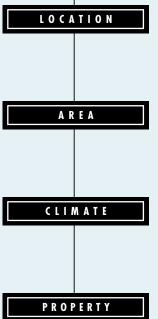
- Customer Service: Our professional team is committed to providing prompt, courteous, accurate and accessible community wide public service.
- **Our Team:** We recognize the value of our human resources and the individual contributions they bring to the organization.
- Commitment to a Cost Effective, 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.

| PROP | PERTY |
|------|-------|
| | |
| | |

- 100,593 **Real Property Parcels**
- 13,831 Tangible Personal Property Accounts
- 52,015 Homestead Exemption Properties
- 44,428 Additional \$25,000 Homestead Exemption
- 2,073 Additional Homestead (Senior's) Exemption
- 7,744 Parcels Involved in Agricultural Use

Important Dates



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**.* Filing deadline for classified use properties.



Deadline for filing tangible personal property tax return.

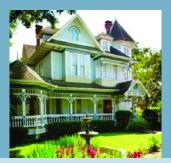


Truth in Millage (TRIM) notices are mailed to property owners. TRIM notices contain your taxing authorities' proposed property tax rates for the year, their budget hearing locations and times, and deadlines for filing petitions with the Value Adjustment Board.

NOVEMBER 1

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 \$50,000 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 variety 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 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 past couple of years the GIS staff and programmers have been working to improve the spatial accuracy of the parcel fabric and other layers that allows our web users a much improved GIS look along with custom spatial analysis and better reporting. The enhancements from this work is the ability to accurately view all land coverage, building foot prints and structures in Alachua County with the parcel layers draped on top. We believe with this improved accuracy, more powerful reports, spatial analysis and maps can be generated from our web site. The GIS programming staff are already working on future application to better our website and to better serve our customers.

ALACHUA COUNTY PROPERTY APPRAISER







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. They have added the rotating photos and plan on adding new enhancements in the near future. Currently the average visits to the Property Appraiser's website are 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 five 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.

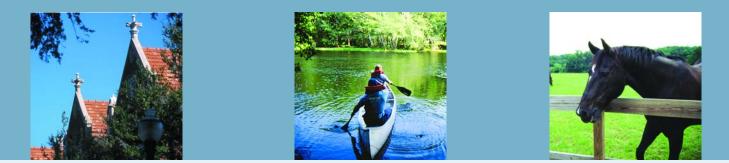
The Real Property Division provides a direct public service with the valuation of the real property in Alachua County. Also providing support to the appraisal services division with specific public inquiries.

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.

The first \$25,000 of assessed value is exempt. In order to qualify for the exemption every owner with an active business operating in the county must file a timely initial tax return, even if the assessed value is less than the \$25,000 exemption. After the initial filing, future filings are waived as long as the assessed value does not exceed the \$25,000. If, in subsequent years, the value exceeds the exemption the taxpayer is obligated to file a return or lose the exemption. A return must be filed for each location within the county where the owner transacts business. Freestanding property placed at multiple sites, other than where the owner transacts business, must have a single return filed and will receive a \$25,000 exemption (examples: vending and amusement machines, LP/propane tanks, utility and cable company property, billboards and leased equipment.)



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 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 awardwinning 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.

NEW PUBLIC RELATIONS COMMITTEE

This office has focused a lot of attention over the past few years on our Public Relations Program. The Public Relations Team is made up of two directors and, at a minimum, one representative from each department. The team meets on a monthly basis and manages projects that deal with internal and external customers. External customers encompass all non-staff personnel, internal customers are staff of the Appraiser's office.

Over the past five years we have strengthened our commitment to the public. All our brochures have been rewritten to update all legislative changes and we have added a brochure for the GIS Service Center, these changes have also been updated on our website at www.acpafl.org. We have revamped our website, where possible, to meet customer feedback suggestions.

Economics

ALACHUA COUNTY PROPERTY APPRAISER

Population

| POPULATION ALACHUA COUNTY | | |
|---------------------------|---------|--|
| Total Population | 247,561 | |
| Population by Age Group: | | |
| <u>0-17</u> | 46,903 | |
| 18-34 | 95,745 | |
| 35-54 | 58,821 | |
| 55-64 | 20,233 | |
| 65-79 | 16,909 | |
| 80 & Over | 6,950 | |
| Population: Small Cities | | |
| Alachua | 8,493 | |
| Archer | 1,302 | |
| Gainesville | 108,655 | |
| Hawthorne | 1,464 | |
| High Springs | 4,213 | |
| LaCrosse | 158 | |
| Місапору | 658 | |
| Newberry | 3,804 | |
| Waldo | 773 | |
| Unincorporated | 230,027 | |

Education

| PUBLIC EDUCATION | | |
|------------------|----|--|
| Elementary | 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 |

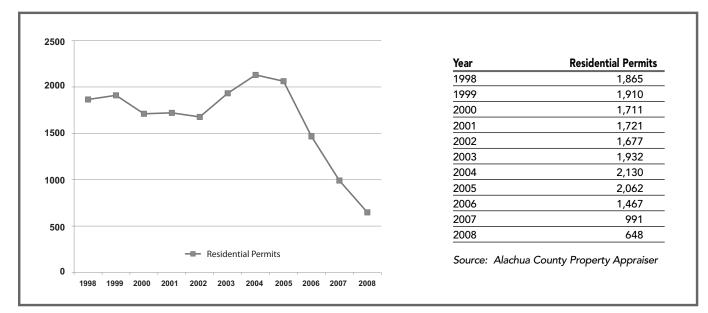
Labor

| 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 | |
| Meridien 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 | |
| Info Tech, Inc. | IT/Consulting | 160 | |

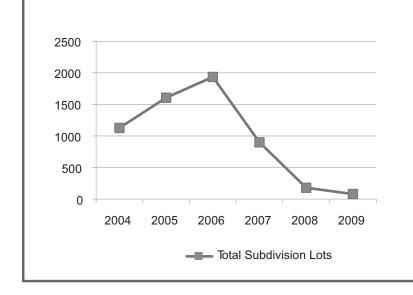
| MAJOR EMPLOYERS CONTINUED | | |
|---------------------------|------------------------------|-----|
| Clariant LSM | Manufacturing | 140 |
| MD Tech | Medical Manufacturing | 140 |
| Florida Credit Union | Banking Services | 135 |
| Naylor Publications, Inc. | Publication Consulting | 130 |
| Bank of 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 |
| Barr Systems | Data Communications Systems | 54 |
| Compass Bank | Banking Services | 50 |
| | <u> </u> | |

| 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 | | |

Residential Permits



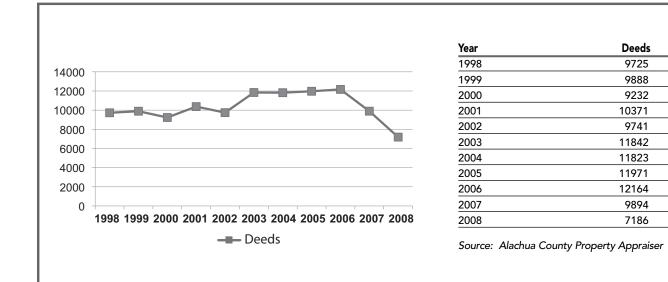
Subdivision Lots



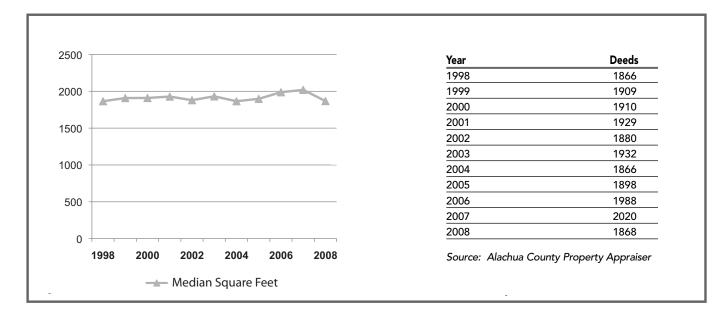
| Year | Subdivision Lots |
|------|------------------|
| 2004 | 1127 |
| 2005 | 1606 |
| 2006 | 1935 |
| 2007 | 899 |
| 2008 | 179 |
| 2009 | 80 |

Source: Alachua County Property Appraiser

Deeds



Median Square Feet



Final 2008 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

Where Does Your Tax Dollar Go?



FINAL 2008 MILLAGES FOR ALACHUA COUNTY

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

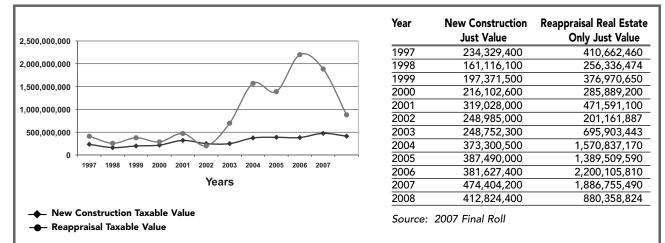
| | Code | Operating | Debt | Total | | | _ |
|-------------------|---------|---------------|----------|-----------|---------|----------|-----------|
| COUNTY | | 7.5708 | 0.2500 | 7.8208 | | |] |
| LIBRARY | | 1.2491 | 0.0915 | 1.3406 | | | 1 |
| SUWANNEE | | 0.4399 | | 0.4399 | | | 1 |
| ST. JOHNS | | 0.4158 | | 0.4158 | | | 1 |
| School | | | | | | | 1 |
| Discretionary | | 2.4580 | 0.6450 | | | | |
| Required Local | | 5.2560 | | 8.3590 | | | 1 |
| Cities | | | | | TOTAL M | IILLAGES |] |
| Alachua | 17 | 4.6966 | | 4.6966 | 22.6569 | |] |
| Archer (Law/Fire) | 27 | 4.5000 | | 4.5000 | 25.0824 | |] |
| Gainesville | 37 | 4.2544 | | 4.2544 | 22.2147 | |] |
| Gainesville | 36 | 4.2544 | | 4.2544 | | 22.1906 | |
| Hawthorne | 46 | 5.3194 | | 5.3194 | | 23.2556 |] |
| High Springs | 57 | 6.1500 | | 6.1500 | 24.1103 | |] |
| Lacrosse (Law) | 67 | 2.0272 | | 2.0272 | 19.9875 | |] |
| Micanopy | 76 | 8.0000 | | 8.0000 | | 25.9362 |] |
| Newberry | 87 | 3.9999 | | 3.9999 | 23.4810 | | |
| Waldo | 97 | 5.8686 | | 5.8686 | 23.8289 | | |
| Waldo | 96 | 5.8686 | | 5.8686 | | 23.8048 | |
| Unincorporated | | MSTU Unincorp | MSTU-Law | MSTU-Fire | Total | Suwannee | St. Johns |
| MSTU | 03 & 05 | 0.3847 | 1.5208 | 1.1013 | 3.0068 | 20.9671 | |
| MSTU | 02 & 04 | 0.3847 | 1.5208 | 1.1013 | 3.0068 | | 20.9430 |

2008 SOH Cap = 3.0%

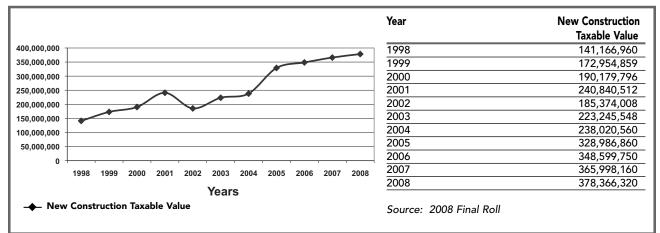
BOLD = Millage Change from Preliminary Millages

New Construction and Reappraisal

JUST VALUE



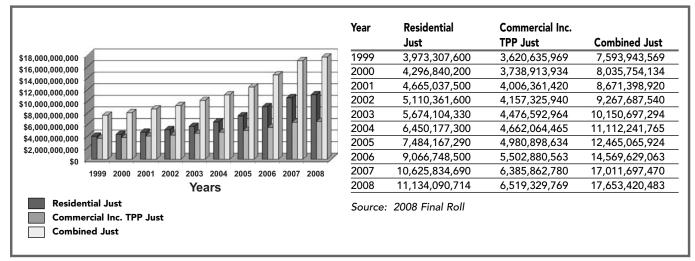
TAXABLE VALUE



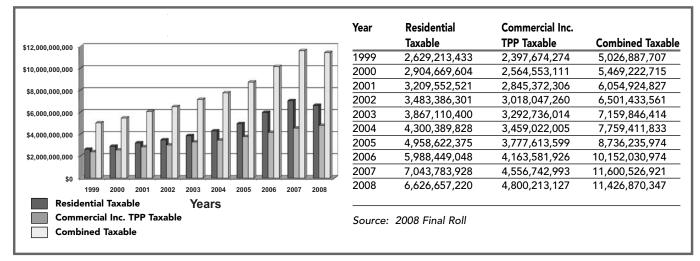
20

Residential vs. Commercial

JUST VALUE

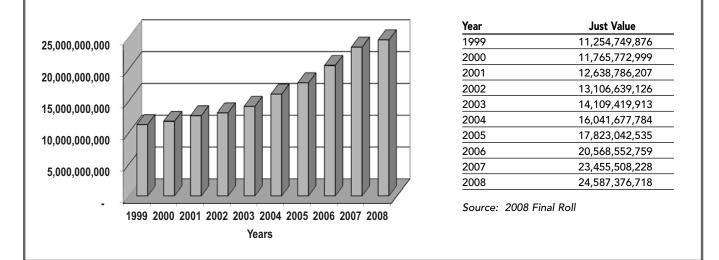


TAXABLE VALUE

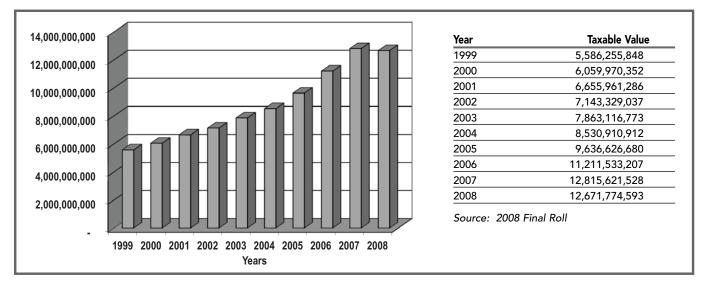


Year-to-Year Change

JUST VALUE

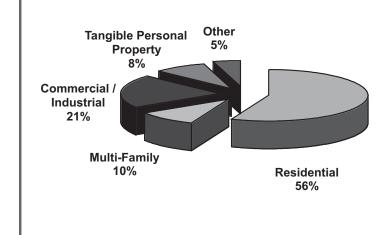


TAXABLE VALUE



2008 Taxable Value Breakdown

BY PROPERTY TYPE

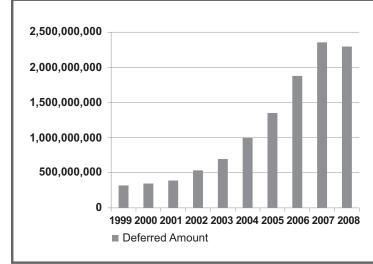


| Year | Taxable Values | % |
|----------------------------|----------------|--------|
| Residential | 7,102,087,301 | 56.14% |
| Multi-Family | 1,252,534,940 | 9.90% |
| Commercial / Industrial | 2,648,898,307 | 20.94% |
| Tangible Personal Property | 1,075,816,480 | 8.50% |
| Other | 571,980,140 | 4.52% |
| | 12,651,317,168 | |

Source: 2008 Final Roll

Save Our Homes

DEFERRED AMOUNT



| fear | Deferred | # of Homes |
|------|---------------|------------|
| | | Amount |
| 1999 | 319,324,110 | 43,179 |
| 2000 | 346,535,300 | 44,165 |
| 2001 | 389,404,220 | 44,733 |
| 2002 | 533,791,890 | 45,768 |
| 2003 | 695,770,530 | 46,475 |
| 2004 | 997,748,650 | 47,569 |
| 2005 | 1,350,504,930 | 48,451 |
| 2006 | 1,877,892,110 | 49,509 |
| 2007 | 2,355,631,830 | 50,696 |
| 2008 | 2,295,775,910 | 51,665 |

Source: 2008 Final Roll

Alachua County Principal Taxpayers 2008 – 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 | \$132,224,700 | 1.04% |
| 2. | Bellsouth Telecommunications, Inc. | 87,773,250 | 0.69% |
| 3. | Wal-Mart Stores East LP | 84,454,800 | 0.67% |
| 4. | Dolgencorp Inc. | 72,681,480 | 0.57% |
| 5. | HCA Health Services of Fla Inc. | 68,710,800 | 0.54% |
| 6. | Florida Rock Industries, Inc. | 68,455,500 | 0.54% |
| 7. | Oak Hammock at the University of FL In | nc. 62,020,600 | 0.49% |
| 8. | S. Clark Butler Properties Lan, Trust | 46,532,100 | 0.37% |
| 9. | ELPF Gainesville LLC LIC, Gainesville | e 42,296,300 | 0.33% |
| 10 | . Clay Electric Cooperative Inc. | 38,025,028 | 0.30% |

REAL ESTATE VALUE

| Тој | p Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value |
|-----|---|----------------------|--------------------------|
| 1. | Oaks Mall Gainesville Ltd Partnership \$ | 132,224,700 | 1.14% |
| 2. | HCA Health Services of Fla., Inc. | 68,710,800 | 0.59% |
| 3. | Oak Hammock at the University of FL, Inc. | 62,020,600 | 0.54% |
| 4. | Dolgencorp Inc. | 49,394,300 | 0.43% |
| 5. | Wal-Mart Stores East LP | 46,941,800 | 0.41% |
| 6. | S. Clark Butler Properties Lan, Trust | 46,532,100 | 0.40% |
| 7. | Elpf Gainesville LLC LIC, Gainesville | 42,296,300 | 0.37% |
| 8. | Gainesville Place LLC | 34,909,000 | 0.30% |
| 9. | Inland American Lodging, Gaiensville, LLC | 33,533,600 | 0.29% |
| 10 | . ACC OP LLC | 30,740,500 | 0.27% |

PERSONAL PROPERTY VALUE

| Тор | o Ten Principal Taxpayers | Personal Property Value | % of Total Tax. Value |
|-----|---------------------------------------|----------------------------|--------------------------|
| 1. | Bellsouth Telecommunications, Inc. | \$85,300,750 | 7.78% |
| 2. | Florida Rock Industries | 68,455,500 | 6.24% |
| 3. | Florida Power Corp | 55,707,155 | 5.08% |
| 4. | Cox Comm Inc. | 46,649,590 | 4.25% |
| 5. | Clay Electric Cooperative, Inc. | 38,025,028 | 3.47% |
| 6. | Walmart Stores Eas, LP BPP7035 | 37,513,000 | 3.42% |
| 7. | Anheuser Busch Companies | 27,439,530 | 2.50% |
| 8. | Columbia/HCA Healthcare Corp | 26,375,890 | 2.41% |
| 9. | Dolgencorp, Inc. | 23,287,180 | 2.12% |
| 10. | Clariant Life Science, Molecules (Fla |) 17,199,140 | 1.57% |

CITY OF ALACHUA

OVERALL TAXABLE VALUE

| Top Ten Principal Taxpayers | Overall Taxable Value | % of Total Tax. Value |
|-------------------------------------|--------------------------|--------------------------|
| 1. Wal-Mart Stores East LP | 84,454,800 | 11.02% |
| 2. Dolgencorp Inc. | 72,560,400 | 9.47% |
| 3. Regeneration Technologies Inc | 22,669,680 | 2.96% |
| 4. Alachua Development LLC | 11,865,100 | 1.55% |
| 5. Waco of Alabama Inc. | 11,469,200 | 1.50% |
| 6. Hunter Marine Corporation | 7,231,220 | 0.94% |
| 7. MAS Holding Company Inc. | 6,922,500 | 0.90% |
| 8. Baugh Southeast Cooperative, Inc | . 6,831,400 | 0.89% |
| 9. Innovation Partners Ltd. | 4,311,900 | 0.56% |
| 10. Maronda Homes Inc. | 4,121,500 | 0.54% |

REAL ESTATE VALUE

| То | p Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value |
|----|-----------------------------------|----------------------|--------------------------|
| 1. | Dolgencorp Inc. | \$49,394,300 | 7.73% |
| 2. | Wal-Mart Stores East LP | 46,941,800 | 7.35% |
| 3. | Alachua Development LLC | 11,865,100 | 1.86% |
| 4. | Waco of Alabama Inc. | 11,469,200 | 1.79% |
| 5. | Regeneration Technologies Inc. | 9,472,600 | 1.48% |
| 6. | MAS Holding Company Inc. | 6,922,500 | 1.08% |
| 7. | Baugh Southeast Cooperative, Inc. | 6,831,400 | 1.07% |
| 8. | Hunter Marine Corporation | 4,809,000 | 0.75% |
| 9. | Innovation Partners Ltd | 4,311,900 | 0.67% |
| 10 | . Maronda Homes Inc. | 4,121,500 | 0.65% |

PERSONAL PROPERTY VALUE

| Top Ten Principal Taxpayers | Personal Property Value | % of Total Tax. Value |
|-------------------------------------|----------------------------|--------------------------|
| 1. Wal-Mart Stores Eas, LP, BPP7035 | \$38,513,000 | 30.28% |
| 2. Dolgencorp Inc. | 23,166,100 | 18.22% |
| 3. Regeneration Technologies, Inc. | 13,197,080 | 10.38% |
| 4. Hipp Construction Eq Co | 4,105,370 | 3.23% |
| 5. Windstream Florida Inc. | 3,344,440 | 2.63% |
| 6. Sandvik Mining Construction, USA | LLC 2,781,530 | 2.19% |
| 7. Hunter Marine Corporation | 2,422,220 | 1.90% |
| 8. Tutogen Medical Inc. | 1,902,630 | 1.50% |
| 9. Ring Power Corporation | 1,858,115 | 1.46% |
| 10. Andrews Paving Inc. | 1,803,350 | 1.42% |

CITY OF ARCHER

OVERALL TAXABLE VALUE

| Top Ten Principal Taxpayers | Overall Taxable Value | % of Total Tax. Value |
|--------------------------------------|--------------------------|--------------------------|
| 1. Maddox Foundry Machine Work, In | c. \$2,640,710 | 7.86% |
| 2. Bellsouth Telecommunications Inc. | 1,583,533 | 4.71% |
| 3. Davis Heritage Ltd. | 729,400 | 2.17% |
| 4. Rutherford Rentals Inc. | 691,500 | 2.06% |
| 5. Archer Homes Ltd. | 679,700 | 2.02% |
| 6. Hitchcock & Sons Inc. | 677,400 | 2.02% |
| 7. Florida Power Corp. | 625,116 | 1.86% |
| 8. TRC Properties Inc. | 520,500 | 1.55% |
| 9. Archer Village Ltd. | 418,700 | 1.25% |
| 10. Lauderdale, Melvin V. | 375,800 | 1.12% |

REAL ESTATE VALUE

| Top Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value |
|--------------------------------------|----------------------|--------------------------|
| 1. Maddox Foundry Machine Work, Inc. | \$2,640,710 | 9.43% |
| 2. Davis Heritage Ltd. | 729,400 | 2.60% |
| 3. Rutherford Rentals, Inc. | 691,500 | 2.47% |
| 4. Archer Homes Ltd. | 679,700 | 2.43% |
| 5. Hitchcock & Sons Inc. | 677,400 | 2.42% |
| 6. Lauderdale, Melvin V | 587,600 | 2.10% |
| 7. TRC Properties, Inc. | 520,500 | 1.86% |
| 8. Archer Village Ltd. | 418,700 | 1.49% |
| 9. Realty Income Properties, Inc. | 343,500 | 1.23% |
| 10. Davis, Jeffrey & Robin | 332,800 | 1.19% |

PERSONAL PROPERTY VALUE

| То | p Ten Principal Taxpayers | Personal Property Value | % of Total Tax. Value |
|----|--|----------------------------|--------------------------|
| 1. | Bellsouth Telecommunications, Inc. | \$1,481,033 | 26.53% |
| 2. | Maddox Foundry Machine Work, Inc | . 1,128,310 | 20.21% |
| 3. | Florida Power Corp. | 625,116 | 11.20% |
| 4. | T W Williams Jr. Inc. | 273,710 | 4.90% |
| 5. | The Pantry Inc. | 202,290 | 3.62% |
| 6. | Comcast of Florida/Georgia LL, Inc. | 178,430 | 3.20% |
| 7. | Alltel Communications, Inc. | 155,825 | 2.79% |
| 8. | Sprintcom Inc. | 142,532 | 2.55% |
| 9. | Verizon Wireless Personal, Communicati | on 140,507 | 2.52% |
| 10 | .SBA Tower Inc. | 138,523 | 2.48% |

CITY OF GAINESVILLE

OVERALL TAXABLE VALUE

| Тор | o Ten Principal Taxpayers | Overall Taxable Value | % of Total Tax. Value |
|-----|---|--------------------------|--------------------------|
| 1. | Oaks Mall Gainesville Ltd | \$132,224,700 | 2.33% |
| 2. | HCA Health Services of FLA, Inc. | 66,626,900 | 1.18% |
| 3. | Oak Hammock at the Univerity of FL In | c. 62,020,600 | 1.09% |
| 4. | Bellsouth Telecommunications, Inc. | 47,917,484 | 0.85% |
| 5. | S Clark Butler Properites Lan, Trust | 46,532,100 | 0.82% |
| 6. | Cox Comm Inc. | 45,103,846 | 0.80% |
| 7. | ELPF Gainesville LLC LIC, Gainesville | e 42,296,300 | 0.75% |
| 8. | Gainesville Place LLC | 34,909,000 | 0.62% |
| 9. | Florida Power Corp | 34,289,670 | 0.61% |
| 10. | Inland American Lodging, Gainesville, L | LC 33,533,600 | 0.59% |

REAL ESTATE VALUE

| Тор | o Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value |
|-----|--|----------------------|--------------------------|
| 1. | Oaks Mall Gainesville Ltd, Partnership \$* | 132,224,700 | 2.58% |
| 2. | HCA Health Services of Fla Inc. | 66,626,900 | 1.30% |
| 3. | Oak Hammock at the University of FL, Inc. | 62,020,600 | 1.21% |
| 4. | S. Clark Butler Properties Lan, Trust | 46,532,100 | 0.91% |
| 5. | ELPF Gainesville LLC LIC, Gainesville | 42,296,300 | 0.83% |
| 6. | Gainesville Place LLC | 34,909,000 | 0.68% |
| 7. | Inland American Lodging, Gainesville, LLC | 33,533,600 | 0.66% |
| 8. | Campus Lodge Of Gainesville, LTD | 30,281,900 | 0.59% |
| 9. | Kings Gainesville Apartments, LLC | 27,129,500 | 0.53% |
| 10. | SCI Gateway at Club Fund 1, LLC Et Al | 25,969,200 | 0.51% |

PERSONAL PROPERTY VALUE

| Personal Property Value | % of Total Tax. Value |
|----------------------------|---|
| \$46,960,684 | 8.53% |
| 45,103,846 | 8.19% |
| 34,289,670 | 6.22% |
| 27,439,530 | 4.98% |
| 26,375,890 | 4.79% |
| 17,199,140 | 3.12% |
| 11,881,454 | 2.16% |
| 10,404,070 | 1.89% |
| 7,386,000 | 1.34% |
| 6,905,430 | 1.25% |
| | Property Value \$46,960,684 45,103,846 34,289,670 27,439,530 26,375,890 17,199,140 11,881,454 10,404,070 7,386,000 |

(Principal Tax Payers cont...)

CITY OF HAWTHORNE

OVERALL TAXABLE VALUE

| p Ten Principal Taxpayers | Overall Taxable Value | % of Total Tax. Value |
|------------------------------------|--|---|
| Fred D.Bentley Sr. | \$1,841,400 | 3.66% |
| Florida Septic Inc. | 1,658,590 | 3.30% |
| Little Orange Lake Investors, LLC | 1,272,100 | 2.53% |
| Bellsouth Telecommunications, Inc. | 1,140,603 | 2.27% |
| Hawthorne Gators Ltd. | 916,500 | 1.82% |
| Florida Power & Light Company | 852,230 | 1.70% |
| Bass & Higginbotham Ltd. | 708,900 | 1.41% |
| WH Gross Company | 656,400 | 1.31% |
| FTAL Hawthorne LC | 653,200 | 1.30% |
| .MH Parson & Sons Lumber Co. | 638,500 | 1.27% |
| | p Ten Principal Taxpayers Fred D.Bentley Sr. Florida Septic Inc. Little Orange Lake Investors, LLC Bellsouth Telecommunications, Inc. Hawthorne Gators Ltd. Florida Power & Light Company Bass & Higginbotham Ltd. WH Gross Company FTAL Hawthorne LC .MH Parson & Sons Lumber Co. | ValueFred D.Bentley Sr.\$1,841,400Florida Septic Inc.1,658,590Little Orange Lake Investors, LLC1,272,100Bellsouth Telecommunications, Inc.1,140,603Hawthorne Gators Ltd.916,500Florida Power & Light Company852,230Bass & Higginbotham Ltd.708,900WH Gross Company656,400FTAL Hawthorne LC653,200 |

REAL ESTATE VALUE

| Top Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value |
|--------------------------------------|----------------------|--------------------------|
| 1. Fred D Bentley Sr. | \$1,841,400 | 4.35% |
| 2. Little Orange Lake Investors, LLC | 1,272,100 | 3.01% |
| 3. Hawthorne Gators Ltd. | 916,500 | 2.17% |
| 4. Bass & Higginbotham Ltd. | 708,900 | 1.68% |
| 5. Florida Septic Inc. | 696,600 | 1.65% |
| 6. WH Gross Company | 656,400 | 1.55% |
| 7. FTAL Hawthorne LC | 653,200 | 1.54% |
| 8. MH Parson & Sons Lumber | 638,500 | 1.51% |
| 9. Hawthorne RRH Ltd. | 506,100 | 1.20% |
| 10. Neighborhood Housing, Developme | nt Corp.497,200 | 0 1.18% |

PERSONAL PROPERTY VALUE

| p Ten Principal Taxpayers | Personal Property Value | % of Total Tax. Value |
|------------------------------------|--|--|
| Bellsouth Telecommunications, Inc. | \$1,140,603 | 14.32% |
| Florida Septic Inc. | 961,990 | 12.08% |
| Florida Power & Light Company | 852,230 | 10.70% |
| Holiday CVS LLC | 525,460 | 6.60% |
| Hitchocks & Sons Inc. | 399,680 | 5.02% |
| Sprintcom Inc. | 296,063 | 3.72% |
| Alltel Communications Inc. | 220,691 | 2.77% |
| MCI Worldcom Network Serv, Inc. | 205,340 | 2.58% |
| James Cable Communications | 180,642 | 2.27% |
| .AT&T Mobility LLC | 174,218 | 2.19% |
| | Florida Septic Inc. Florida Power & Light Company | Property Value Bellsouth Telecommunications, Inc. \$1,140,603 Florida Septic Inc. 961,990 Florida Power & Light Company 852,230 Holiday CVS LLC 525,460 Hitchocks & Sons Inc. 399,680 Sprintcom Inc. 296,063 Alltel Communications Inc. 220,691 MCI Worldcom Network Serv, Inc. 205,340 James Cable Communications 180,642 |

CITY OF HIGH SPRINGS

OVERALL TAXABLE VALUE

| То | o Ten Principal Taxpayers | Overall Taxable Value | % of Total Tax. Value |
|----|-----------------------------------|--------------------------|--------------------------|
| 1. | Lamson & Sessions | \$5,476,070 | 1.97% |
| 2. | High Springs Commercial, Properti | es LLC4,478,200 | 1.61% |
| 3. | Orrin H Cope Produce Inc. | 4,147,300 | 1.49% |
| 4. | Northend Homeland LLC | 3,701,100 | 1.33% |
| 5. | Old Bailey LLC | 3,564,000 | 1.28% |
| 6. | Florida Power corp | 3,290,826 | 1.18% |
| 7. | High Springs Hills Properties | 2,869,700 | 1.03% |
| 8. | Stankunas Concrete Pumping Inc. | 2,488,190 | 0.89% |
| 9. | Prime Conduit Inc. | 2,010,200 | 0.72% |
| 10 | .Windstream Florida Inc. | 1,726,659 | 0.62% |

REAL ESTATE VALUE

| То | o Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value |
|----|--|----------------------|--------------------------|
| 1. | High Springs Commercial Properties.LLC | \$4,478,200 | 1.76% |
| 2. | Orrin H Cope Produce Inc. | 4,147,300 | 1.63% |
| 3. | Northend Homeland LLC | 3,701,100 | 1.46% |
| 4. | Old Bailey LLC | 3,564,000 | 1.40% |
| 5. | High Springs Hills Properties | 2,869,700 | 1.13% |
| 6. | Prime Conduit Inc. | 2,010,200 | 0.79% |
| 7. | Spring Hill Village Inc. | 1,922,400 | 0.76% |
| 8. | Sherer Studio Inc. | 1,446,300 | 0.57% |
| 9. | Tillman Jr & Stinnett | 976,700 | 0.38% |
| 10 | . Limited Access Properties Inc. | 909,500 | 0.36% |

PERSONAL PROPERTY VALUE

| Top Ten Principal Taxpayers | Personal Property Value | % of Total Tax. Value |
|------------------------------------|----------------------------|--------------------------|
| 1 . Lamson & Sessions | \$5,476,070 | 22.26% |
| 2. Florida Power Corp | 3,290,826 | 13.38% |
| 3. Stankunas Concrete Pumping Inc. | 2,488,190 | 10.11% |
| 4. Windstream Florida Inc. | 1,726,659 | 7.02% |
| 5. Inergy Propane LLC | 1,218,540 | 4.95% |
| 6. Winn Dixie Stores Inc. | 1,033,100 | 4.20% |
| 7. James Cable Communications | 942,512 | 3.83% |
| 8. Sherer Studios Inc. | 838,130 | 3.41% |
| 9. Loncala Phosphate Co. | 747,380 | 3.04% |
| 10. Popular Equipment Finance Inc. | 377,273 | 1.53% |

CITY OF LACROSSE

OVERALL TAXABLE VALUE

| p Ten Principal Taxpayers | Overall Taxable Value | % of Total Tax. Value |
|---------------------------------|--|--|
| FL Ranch LLC | \$1,292,000 | 10.61% |
| Roland J & Katherine Thomas | 453,170 | 3.72% |
| Robert & Glorida Moore | 313,400 | 2.57% |
| James & Alva Collier | 309,100 | 2.54% |
| Sakichand & Dhanmattie Dalchand | 295,400 | 2.43% |
| Southern Live Oak Holdings Inc. | 294,890 | 2.42% |
| Olen & Andrea Hunter | 261,500 | 2.15% |
| James & Diana Peterson | 255,000 | 2.10% |
| Bass & Furney & Lyons | 254,700 | 2.09% |
| Alltel Communications Inc. | 252,276 | 2.07% |
| | Robert & Glorida Moore James & Alva Collier Sakichand & Dhanmattie Dalchand Southern Live Oak Holdings Inc. Olen & Andrea Hunter | ValueFL Ranch LLC\$1,292,000Roland J & Katherine Thomas453,170Robert & Glorida Moore313,400James & Alva Collier309,100Sakichand & Dhanmattie Dalchand295,400Southern Live Oak Holdings Inc.294,890Olen & Andrea Hunter261,500James & Diana Peterson255,000Bass & Furney & Lyons254,700 |

REAL ESTATE VALUE

| Top Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value |
|-------------------------------------|----------------------|--------------------------|
| 1. FL Ranch LLC | \$1,292,000 | 12.02% |
| 2. Roland J & Katherine E Roland | 453,170 | 4.21% |
| 3. Robert & Gloria Moore | 313,400 | 2.91% |
| 4. James & Alva Collier | 309,100 | 2.87% |
| 5. Sakichand & Dhanmattie Dalchand | 295,400 | 2.75% |
| 6. Olen C & Andrea Hunter | 261,500 | 2.43% |
| 7. James J & Diana C Peterson | 255,000 | 2.37% |
| 8. Bass & Furney & Lyons | 254,700 | 2.37% |
| 9. Dominic F & Jennifer G Wilkerson | 239,600 | 2.23% |
| 10. Richard A & Sheila A Dubberly | 215,100 | 2.00% |

PERSONAL PROPERTY VALUE

| Top Ten Principal Taxpayers | | Personal Property Value | % of Total Tax. Value |
|-----------------------------|---------------------------------|----------------------------|--------------------------|
| 1. | Southern Live Oak Holdings Inc. | \$294,890 | 20.76% |
| 2. | Alltel Communications, Inc. | 252,276 | 17.76% |
| 3. | Jeff Thomas | 160,640 | 11.31% |
| 4. | SBA Towers II LLC | 108,790 | 7.66% |
| 5. | Florida Power Corp | 92,227 | 6.49% |
| 6. | The Pantry Inc. | 61,400 | 4.32% |
| 7. | Gerald Smith | 23,090 | 1.63% |
| 8. | Hypnosis For Success Inc. | 17,833 | 1.26% |
| 9. | Gerald E Smith, Jr | 13,740 | 0.97% |
| 10 | .Echostar Satellite Corp | 10,084 | 0.71% |

TOWN OF MICANOPY

OVERALL TAXABLE VALUE

| Top Ten Principal Taxpayers | Overall Taxable Value | % of Total Tax. Value |
|---------------------------------------|--------------------------|--------------------------|
| 1. Inniscarra Inc. | \$749,800 | 2.58% |
| 2. Bellsouth Telecommunications, Inc. | 743,913 | 2.56% |
| 3. Franklin Crates Inc. | 653,000 | 2.25% |
| 4. Frank J. Dahmer | 595,600 | 2.05% |
| 5. Florida Heritage Books, inc. | 570,000 | 1.96% |
| 6. Micanopy Animal Hospital Inc. | 508,600 | 1.75% |
| 7. Glen W Gilson III | 489,600 | 1.69% |
| 8. Smyth Jr & Swinford | 435,000 | 1.50% |
| 9. Robinson & Robinson | 418,800 | 1.44% |
| 10.Gordon & Susan Marino | 392,600 | 1.35% |

REAL ESTATE VALUE

| То | p Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value |
|----|--------------------------------|----------------------|--------------------------|
| 1. | Inniscarra Inc. | \$749,800 | 2.77% |
| 2. | Franklin Crates, Inc. | 653,000 | 2.41% |
| 3. | Frank Dahmer | 595,600 | 2.20% |
| 4. | Florida Heritage Books Inc. | 570,000 | 2.11% |
| 5. | Micanopy Animal Hospital, Inc. | 508,600 | 1.88% |
| 6. | Glen W Gilson III | 489,600 | 1.81% |
| 7. | Smyth Jr & Swinford | 435,000 | 1.61% |
| 8. | Robinson & Robinson | 418,800 | 1.55% |
| 9. | Gordon & Susan Marino | 392,600 | 1.45% |
| 10 | .JD Holdings LLC | 357,200 | 1.32% |

PERSONAL PROPERTY VALUE

| Top Ten Principal Taxpayers | Personal Property Value | % of Total Tax. Value |
|---------------------------------------|----------------------------|--------------------------|
| 1. Bellsouth Telecommunications, Inc. | \$743,913 | 37.57% |
| 2. Florida Power Corp. | 391,400 | 19.77% |
| 3. MA-Com Inc. | 285,208 | 14.41% |
| 4. Micanopy Animal Hospital Inc. | 59,740 | 3.02% |
| 5. The Pantry Inc. | 55,170 | 2.79% |
| 6. Inniscarr Inc | 41,780 | 2.11% |
| 7. Franklin Crates Inc. | 41,480 | 2.10% |
| 8. Assembley of Deliverance Inc. | 38,932 | 1.97% |
| 9. Directv Inc. | 37,824 | 1.91% |
| 10. Qwest Communications Corp. | 30,745 | 1.55% |

(Principal Tax Payers cont...)

CITY OF NEWBERRY

OVERALL TAXABLE VALUE

| То | p Ten Principal Taxpayers | Overall Taxable Value | % of Total Tax. Value |
|----|------------------------------------|--------------------------|--------------------------|
| 1. | Florida Rock Industries, Inc. | \$70,652,200 | 23.29% |
| 2. | Watson Construction, Inc. | 5,713,880 | 1.88% |
| 3. | Bellsouth Telecommunications, Inc. | 3,753,343 | 1.24% |
| 4. | Brant Properties LLC | 3,136,400 | 1.03% |
| 5. | Hitchcock Enterprises Inc. | 3,095,000 | 1.02% |
| 6. | Select Communities Inc. | 2,664,600 | 0.88% |
| 7. | Davis Heritage Ltd. | 2,387,600 | 0.79% |
| 8. | Maronda Homes Inc. | 2,160,000 | 0.71% |
| 9. | Weseman Builders, Inc. | 2,097,600 | 0.69% |
| 10 | Norfleet Construction Co. Inc. | 1,438,000 | 0.47% |

REAL ESTATE VALUE

| То | p Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value | | |
|----|--------------------------------|----------------------|--------------------------|--|--|
| 1. | Brant Properties LLC | \$3,136,400 | 1.47% | | |
| 2. | Hitchcock Enterprises Inc. | 3,095,000 | 1.45% | | |
| 3. | Select Communities Inc. | 2,664,600 | 1.24% | | |
| 4. | Davis Heritage Ltd. | 2,387,600 | 1.12% | | |
| 5. | Florida Rock Industries, Inc. | 2,196,700 | 1.03% | | |
| 6. | Maronda Homes Inc. | 2,160,000 | 1.01% | | |
| 7. | Weseman Builders Inc. | 2,097,600 | 0.98% | | |
| 8. | Norfleet Construction Co. Inc. | 1,438,000 | 0.67% | | |
| 9. | Prestige Properties Inc. | 1,262,800 | 0.59% | | |
| 10 | . Larry R Watson | 1,203,500 | 0.56% | | |
| | | | | | |

PERSONAL PROPERTY VALUE

| То | p Ten Principal Taxpayers | Personal Property Value | % of Total Tax. Value |
|----------------------|--|----------------------------|--------------------------|
| 1. | Florida Rock Industries, Inc. | \$68,455,500 | 76.69% |
| 2. | Watson Construction Inc. | 5,713,880 | 6.40% |
| 3. | Bellsouth Telecommunications, Inc. | 3,695,443 | 4.14% |
| 4. | Ring Power Corporation | 880,936 | 0.99% |
| 5. | Trinity Materials LLC, Atlas Tax (St.M | .) 838,760 | 0.94% |
| 6. | Budd Broadcasting Inc. | 654,170 | 0.73% |
| 7. | New Age Media of Gainesville, LLC | 645,390 | 0.72% |
| 8. | Chesapeake Utilities Corp. | 577,460 | 0.65% |
| 9. | Alltel Communications Inc. | 510,762 | 0.57% |
| 10. Rustic Manor LLC | | 496,100 | 0.56% |

CITY OF WALDO

OVERALL TAXABLE VALUE

| overall Taxable Value | % of Total Tax. Value |
|--------------------------|--|
| \$1,231,500 | 4.91% |
| 1,009,200 | 4.02% |
| ip 947,000 | 3.77% |
| 746,801 | 2.98% |
| 689,900 | 2.75% |
| 562,453 | 2.24% |
| 525,000 | 2.09% |
| 499,700 | 1.99% |
| 448,500 | 1.79% |
| 393,200 | 1.57% |
| | Value \$1,231,500 1,009,200 ip 947,000 746,801 689,900 562,453 525,000 499,700 448,500 |

REAL ESTATE VALUE

| Toj | p Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value |
|-----|---------------------------------------|----------------------|--------------------------|
| 1. | Waldo 301 Enterprises Inc. | \$1,231,500 | 5.80% |
| 2. | M & R United Inc. | 1,009,200 | 4.76% |
| 3. | Blakewood Family Limited, Partnership | 947,000 | 4.46% |
| 4. | Waldo Villas Ltd. | 689,900 | 3.25% |
| 5. | WH Gross Co | 525,000 | 2.47% |
| 6. | Ramsey 21 LLC | 499,700 | 2.35% |
| 7. | Desalvo, Vincent F & Mary S | 448,500 | 2.11% |
| 8. | Classic Inn LLC | 393,200 | 1.85% |
| 9. | Griffis & Griffis | 363,600 | 1.71% |
| 10 | . Harikrisna Corp | 320,100 | 1.51% |

PERSONAL PROPERTY VALUE

| Top Ten Principal Taxpayers | Personal Property Value | % of Total Tax. Value |
|--|----------------------------|--------------------------|
| 1. Florida Power & Light Co. | \$746,801 | 19.24% |
| 2. Windstream Florida Inc. | 562,453 | 14.49% |
| 3. Petro south Inc. #259 | 220,460 | 5.68% |
| 4. MH2 Inc. | 193,650 | 4.99% |
| 5. Nextel South Corp | 183,912 | 4.74% |
| 6. Ramsey Development Inc. | 176,510 | 4.55% |
| 7. Spectrasite Communications, Inc. | 124,949 | 3.22% |
| 8. Verizon Wireless Personal, Communicat | tion 110,138 | 2.84% |
| 9. Ring Power Corporation | 101,304 | 2.61% |
| 10. Waldo Racing Sports LLC | 99,100 | 2.55% |

UNINCORPORATED MSTU

OVERALL TAXABLE VALUE

| Top Ten Principal Taxpayers | | Overall Taxable Value | % of Total Tax. Value |
|-----------------------------|--------------------------------------|--------------------------|--------------------------|
| 1. | Clay Electric Cooperative, Inc. | \$37,962,704 | 0.69% |
| 2. | Bellsouth Telecommunications, Inc. | 32,632,508 | 0.59% |
| 3. | ACC OP LLC | 30,740,500 | 0.56% |
| 4. | 1505 Fort Clarke Boulevard, Apartmer | nts 22,509,500 | 0.41% |
| 5. | Magnolia Place Apartments, LLC | 18,149,100 | 0.33% |
| 6. | Fla Farm Bureau Casualty Ins, Co. | 18,082,100 | 0.33% |
| 7. | North Fla Retirement Village, Inc. | 17,996,500 | 0.33% |
| 8. | Park Land Venture I LLC | 16,489,900 | 0.30% |
| 9. | Bellemay Grand LLC | 14,947,800 | 0.27% |
| 10 | . Flournoy Development Co. | 14,346,200 | 0.26% |

REAL ESTATE VALUE

| Top Ten Principal Taxpayers | Real Estate Value | % of Total Tax. Value |
|---|----------------------|--------------------------|
| 1. ACC OP LLC | \$30,740,500 | 0.59% |
| 2. 1505 Fort Clarke Blvd., Apartments I | 22,509,500 | 0.43% |

| 3. | Magnolia Place Apartments LLC | 18,149,100 | 0.35% |
|-----|---------------------------------------|------------|-------|
| 4. | Fla Farm Bureau Casualty Ins. Co | 18,082,100 | 0.35% |
| 5. | North Fla Retirement Village, Inc. | 17,996,500 | 0.34% |
| 6. | Park Lane Venture I LLC | 16,489,900 | 0.32% |
| 7. | Bellamy Grand LLC | 14,947,800 | 0.29% |
| 8. | Flournoy Development Co. | 14,346,200 | 0.27% |
| 9. | Santa Fe Pointe Ltd. | 14,038,100 | 0.27% |
| 10. | Asbury Park Apartments of Gainesville | 13,323,800 | 0.25% |

PERSONAL PROPERTY VALUE

| Top Ten Principal Taxpayers F | Personal Property Value | % of Total Tax. Value |
|---|----------------------------|--------------------------|
| 1. Clay Electric Cooperative, Inc. | \$37,962,704 | 13.37% |
| 2. Bellsouth Telecommunications Inc. | 31,277,208 | 11.02% |
| 3. Florida Power Corp | 14,229,737 | 5.01% |
| 4. General Electric Credit, Corp of Tenness | 10,462,018 | 3.69% |
| 5. Alltel Communications Inc. | 7,536,320 | 2.65% |
| 6. Cox Florida Telecom LP | 5,439,216 | 1.92% |
| 7. Publix Super Markets Inc. | 4,609,800 | 1.62% |
| 8. CROM Corp | 4,609,700 | 1.62% |
| 9. Doctors Imaging Group | 4,182,360 | 1.47% |
| 10. Windstream Florida Inc. | 3,820,487 | 1.35% |

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

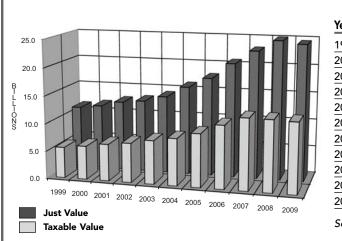
Property Tax Levies & Collections LAST TEN FISCAL YEARS Alachua County

| 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 96.4% | Fiscal Year | Tax Year | Total Tax Levy | Current Tax Collections | % of Tax Collected |
|---|-------------|----------|----------------|-------------------------|--------------------|
| 2000-012000163,906,080155,848,99595.1%2001-20022001177,557,372169,815,42195.6%2002-20032002191,198,779183,583,85796.0%2003-20042003207,645,262199,006,88895.8%2004-20052004219,154,813211,076,95296.3%2005-20062005244,588,259235,416,99296.3%2006-20072006277,974,746268,101,30096.4% | 1998-99 | 1998 | 145,080,127 | 138,913,859 | 95.7% |
| 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 96.4% | 1999-00 | 1999 | 152,410,647 | 145,835,896 | 95.7% |
| 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 96.4% | 2000-01 | 2000 | 163,906,080 | 155,848,995 | 95.1% |
| 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 96.4% | 2001-2002 | 2001 | 177,557,372 | 169,815,421 | 95.6% |
| 2004-20052004219,154,813211,076,95296.3%2005-20062005244,588,259235,416,99296.3%2006-20072006277,974,746268,101,30096.4% | 2002-2003 | 2002 | 191,198,779 | 183,583,857 | 96.0% |
| 2005-2006 2005 244,588,259 235,416,992 96.3% 2006-2007 2006 277,974,746 268,101,300 96.4% | 2003-2004 | 2003 | 207,645,262 | 199,006,888 | 95.8% |
| 2006-2007 2006 277,974,746 268,101,300 96.4% | 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 | 96.4% |
| <u>2007-2008</u> 2007 288,550,753 278,423,407 96.5% | 2007-2008 | 2007 | 288,550,753 | 278,423,407 | 96.5% |

Source: Alachua County Comprehensive Financial Annual Report

Preliminary 2009 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER



| Tax Roll | Value |
|----------|-------|
|----------|-------|

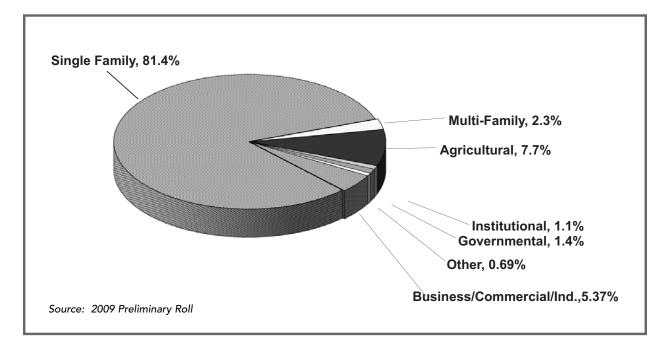
| Year | Taxable Value | % Change | Just Value | % Change |
|-------|--------------------|----------|------------------|----------|
| 1999 | \$5,586,255,848 | 7.9% | \$11,254,749,876 | 5.8% |
| 2000 | \$6,053,442,918 | 8.4% | \$11,737,600,248 | 4.3% |
| 2001 | \$6,666,901,507 | 10.1% | \$12,647,146,011 | 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% |
| 2009 | \$12,589,423,997 | -1.3% | \$24,407,315,989 | -2.0% |
| Sourc | e: 2009 Preliminai | y Roll | | |

Building Permit Activity

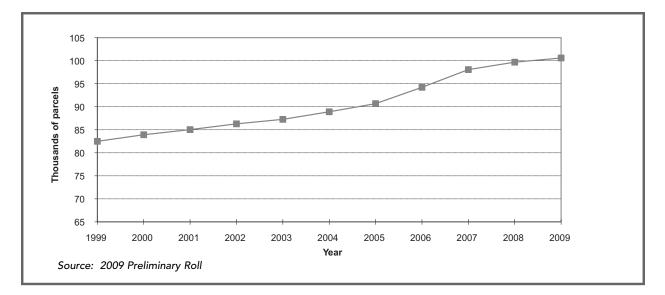
| Year | Single Family Total | Multi-family | Year Total |
|------|------------------------|--------------|---------------|
| | | Total | |
| 1996 | 1,073 | 1,172 | 2,245 |
| 1997 | 1,059 | 606 | 1,665 |
| 1998 | 1,091 | 1,013 | 2,104 |
| 1999 | 1,182 | 1,963 | 3,145 |
| 2000 | 1,072 | 901 | 1,973 |
| 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 |
| 2007 | 642 | 734 | 1,376 |

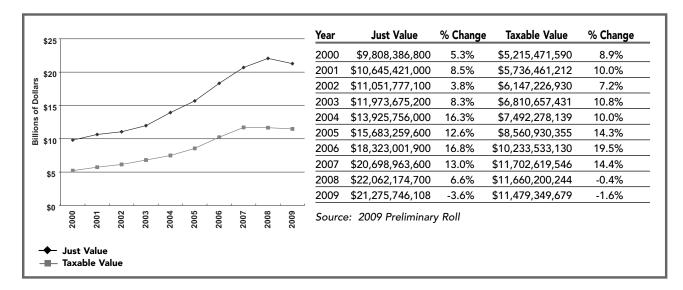
Source: 2008 Florida Statistical Abstract

Real Property Parcels



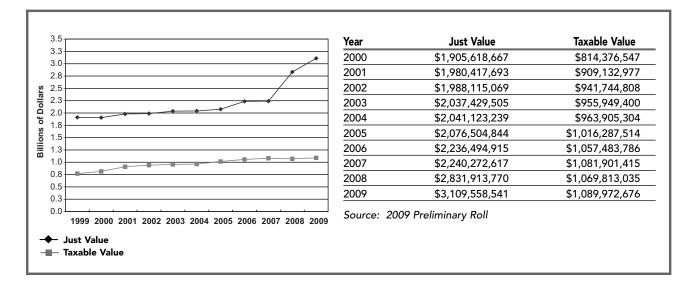
Real Property Parcel Growth



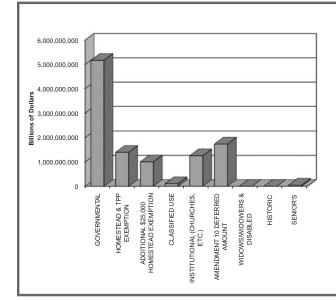


Real Property Values

Tangible Personal Property Value



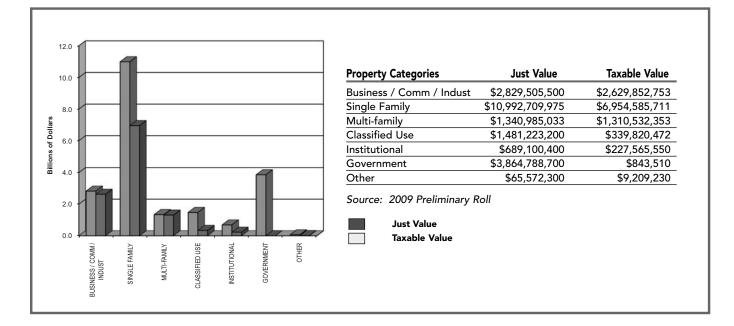
2009 Exemption & Classified Use Values



| Year | Value | % of Total |
|--------------------------------|-----------------|------------|
| Governmental | \$5,167,586,189 | 48.2% |
| Homestead & Tpp Exemption | \$1,397,857,454 | 13.0% |
| Additional \$25,000 | \$1,007,998,501 | 9.4% |
| Homestead Exemption | | |
| Classified Use | \$108,797,600 | 1.0% |
| Institutional (Churches, Etc.) | \$1,258,501,240 | 11.7% |
| Amendment 10 Deferred Amount | \$1,739,170,840 | 16.2% |
| Widows/widowers & Disabled | \$1,751,810 | 0.02% |
| Historic | \$1,897,140 | 4.0% |
| Senior's | \$46,943,140 | 0.4% |

Source: 2009 Preliminary Roll

2009 Total Tax Roll



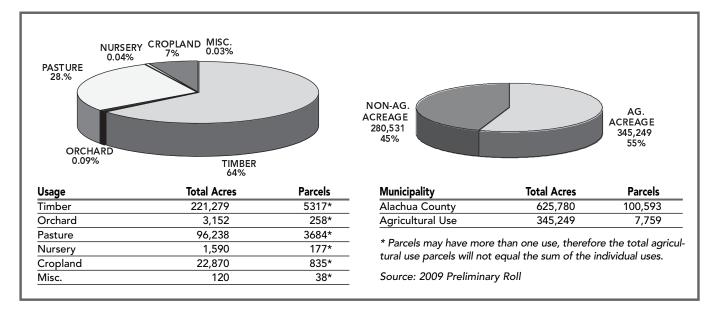
Tangible Personal Property MUNICIPALITY BREAKDOWN

ALACHUA MSTU 13% 22.3.% WALDO ARCHER 0.3% 0.5% MICANOPY .2% NEWBERRY 9.7% LACROSSE .10% **HIGH SPRINGS** 1.9% HAWTHORNE GAINESVILLE 0.7% 51%

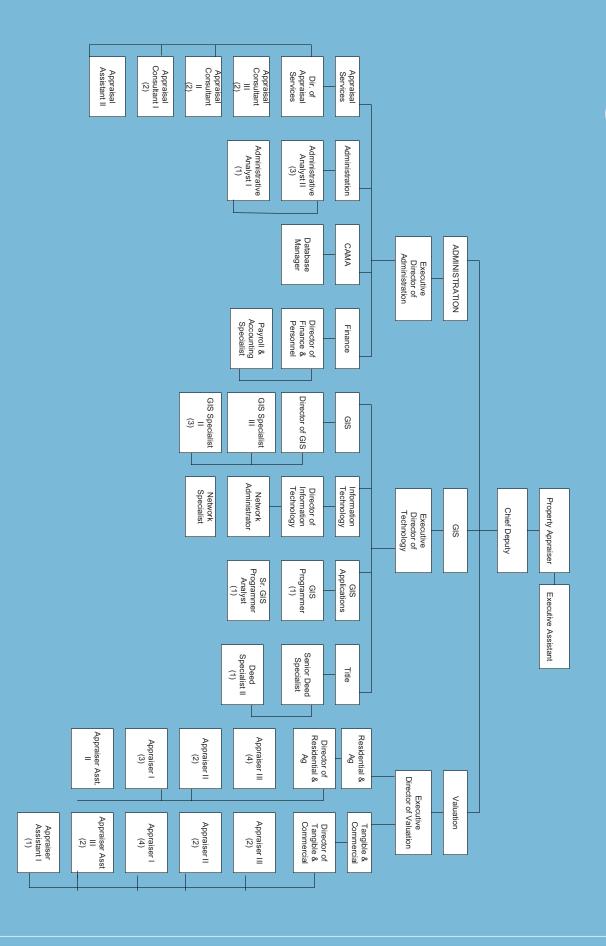
| Municipality | Taxable Value | % |
|--------------|---------------|-------|
| Alachua | \$138,718,391 | 12.7% |
| Archer | \$5,018,449 | 0.5% |
| Gainesville | \$562,959,767 | 51.6% |
| Hawthorne | \$7,732,268 | 0.7% |
| High Springs | \$20,625,347 | 1.9% |
| Lacrosse | \$974,653 | 0.09% |
| Micanopy | \$1,760,680 | 0.2% |
| Newberry | \$106,069,134 | 9.7% |
| MSTU | \$243,037,953 | 22.3% |
| Waldo | \$3,076,034 | 0.3% |

Source: 2009 Preliminary Roll

Acreage and Agricultural Use



ganizationa • 0 nant





ALACHUA COUNTY PROPERTY APPRAISER

P.O. Box 23817 Gainesville, FL 32602-2817 Phone 352.374.5230 Fax 352.374.5278 http://acpafl.org/