

ALACHUA COUNTY PROPERTY APPRAISER

ANNUAL REPORT 2010



The last twelve months have been challenging in the Property Appraiser's office. Our long-time Chief Deputy and my partner for the last thirty years, Rob Puckett, retired in March. He leaves a huge hole to fill. Like all government, we have had to reduce staff and programs, and, on top of these changes, the legislature continues to add unfunded responsibilities and duties for Property Appraisers. As a result, we are shifting responsibilities among staff, trying to identify the things we need to concentrate on and define a new paradigm for the office. Inevitably, this kind of change creates some bumps and uncomfortable circumstances. All in all, the staff continues to do an outstanding job.

Our homestead exemption abuse and fraud unit continues to discover hundreds of thousands of dollars in value that should have been on the tax roll in past years, and to reclaim tens of thousands of dollars in taxes annually. The GIS and Title divisions are supporting multiple government agencies, as well as keeping our own needs up to date. Both Tangible and Real Property continue to complete their valuation work in a timely and accurate fashion. We have successfully produced 32 tax rolls on time.

I am grateful for the staff that I have and the opportunity to serve the citizens of Alachua County and I hope you enjoy our 2010 Annual Report.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Crapo". The signature is fluid and cursive, with a large, stylized "E" and "C".

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.*



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

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



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

LOCATION

Alachua County is located in North Central Florida, 85 miles south of the Georgia state line, 50 miles from the Gulf of Mexico, and 67 miles from the Atlantic Ocean.

AREA

Alachua County encompasses 969 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 252,000, including over 43,000 University of Florida students. There are several areas in the County that are National Register Historic Districts.

CLIMATE

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

PROPERTY

100,454	Real Property Parcels
13,599	Tangible Personal Property Accounts
51,730	Homestead Exemption Properties
44,817	Additional \$25,000 Homestead Exemption
2,154	Additional Homestead (Senior's) Exemption
7,819	Parcels Involved in Agricultural Use

Important Dates

JANUARY 1

The status and condition of your property on January 1 determine the **property's value for the tax year**. Also, January 1 is the date that determines **residency or ownership requirements to qualify for homestead exemptions**.

MARCH 1

Filing deadline for **homestead** and other **exemptions**.
Filing deadline for classified use properties.

APRIL 1

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 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-to-date and on permanent file. You have a right under Florida's Public Records Law to inspect these records. You are encouraged to do so to see for yourself the fairness and equity we apply to all properties in determining just value. Appraisal data can be found on our web site at www.acpafl.org.

In compliance with the Universal Standards of Appraisal Practice, the Alachua County Property Appraiser's Office complies with Standard 6 which is directed toward the substantive aspects of developing and communicating compliant analysis, opinions and conclusions in the mass appraisal of properties, whether real property or personal property.

The Alachua County Property Appraiser's Office is comprised of three major divisions committed to providing quality service to all property owners in Alachua County.

ADMINISTRATIVE

Appraisal Services

The main purpose of the Appraisal Services Division is to provide the public with a means to access information. The Appraisal Services Division handles the needs of the largest percentage of our customers. The services provided include full sets of tax parcel and aerial maps for public viewing or reproduction. There are also public computers available for viewing appraisal data via the Internet. Appraisal consultants are available to answer questions regarding tax exemption, value, ownership and location situations.

Further, the Appraisal Services Division sends out renewal cards annually for homestead and other exemptions as well as special assessments and classified use properties as a service to Alachua county property owners. The Appraisal Services Division also works closely with outside agencies to provide them with accurate infor-

mation 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 web-site and to better serve our customers.



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

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

VALUE ADJUSTMENT BOARD

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

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

The Special Master is a part of this process as an impartial party. The sole purpose of the Special Master is to make the

determination as to whether or not proper and equitable methods were used to arrive at property value and to determine compliance with Florida laws regarding property assessment. The value adjustment board also hears appeals concerning exemptions and classified use properties.

OUR QUALITY COMMITMENT

Beginning in 1992, the Property Appraiser's Office embarked on a quality initiative that led to the adoption of a common vision "to become the leader in Florida property tax appraisal and administration through teamwork and quality service". As an organization, we are committed to provide quality service to our customers and ensure the fair and equitable administration of property appraisal laws. Adopting these goals and applying them to our core tasks led us to develop several award-winning projects that streamlined the office and defined benchmarks from which to measure our effectiveness. We are proud of this statewide recognition and have adopted a commitment to continuous process improvement.

The Property Appraiser's Office administers a comprehensive Human Resources program including a pay and performance measurement system that defines expectations and rewards top achievers. In addition, the core processes and procedures of our office have been well documented so that cross training and job sharing can more easily occur and individuals can see how they fit into the broader organization. With an understanding of individual roles in the mission of the total organization, we continue to focus on our customer service, knowledge-based decision making, a commitment to excellence, and teamwork toward a common goal.

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	252,388
Population by Age Group:	
0-17	47,866
18-34	96,222
35-54	59,514
55-64	23,529
65-79	17,773
80 & Over	7,484

POPULATION: SMALL CITIES	
Alachua	8,742
Archer	1,225
Gainesville	124,491
Hawthorne	1,436
High Springs	4,855
LaCrosse	202
Micanopy	636
Newberry	4,914
Waldo	836
Unincorporated	105,051

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
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

MAJOR EMPLOYERS CONTINUED

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:

Electric Companies
 Gainesville Regional Utilities
 Florida Power Corporatio
 Clay Electric Corporation

Natural Gas Companies:

Gainesville Regional Utilities

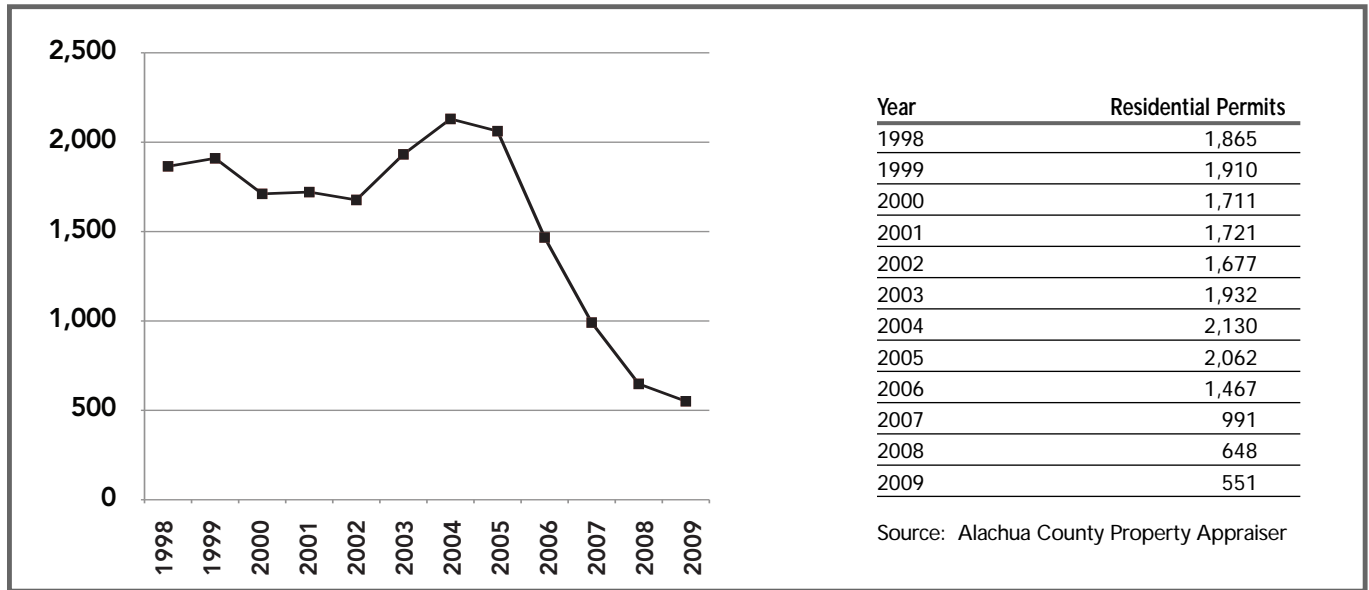
Telephone Companies:

Bellsouth
 AT&T
 Sprint
 Alltel Communications

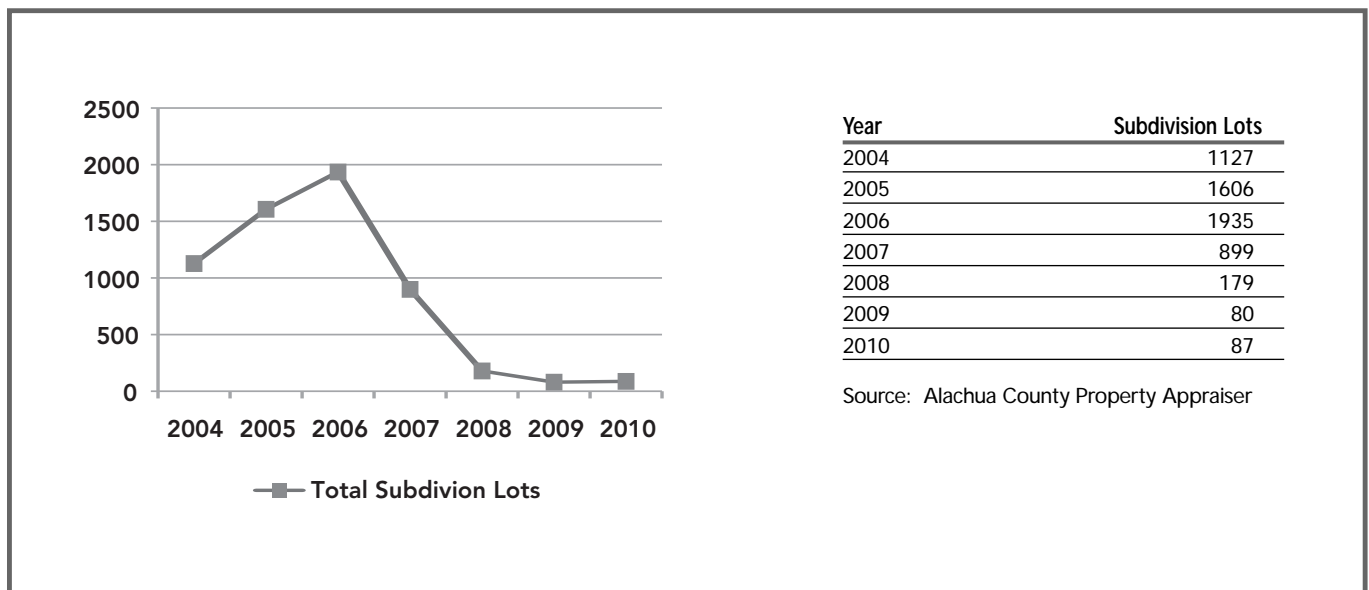
Water & Sewer Companies:

Gainesville Regional Utilties

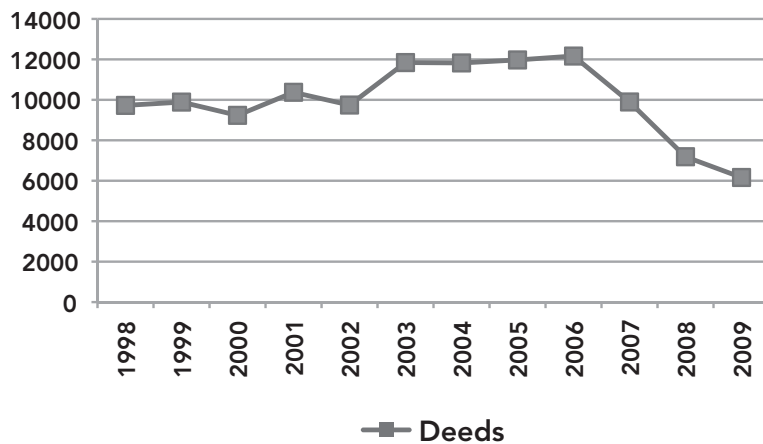
Residential Permits



Subdivision Lots



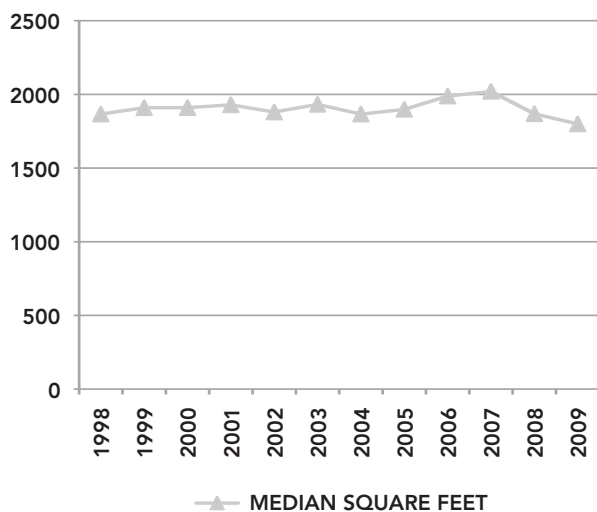
Deeds



Year	Deeds
1998	9725
1999	9888
2000	9232
2001	10371
2002	9741
2003	11842
2004	11823
2005	11971
2006	12164
2007	9894
2008	7186
2009	6161

Source: Alachua County Property Appraiser

Median Square Feet



Year	Median Sq. Ft.
1998	1866
1999	1909
2000	1910
2001	1929
2002	1880
2003	1932
2004	1866
2005	1898
2006	1988
2007	2020
2008	1868
2009	1799

Source: Alachua County Property Appraiser

ALACHUA COUNTY PROPERTY APPRAISER



Final
2009 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

Where Does Your Tax Dollar Go?



FINAL 2009 MILLAGES FOR ALACHUA COUNTY

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

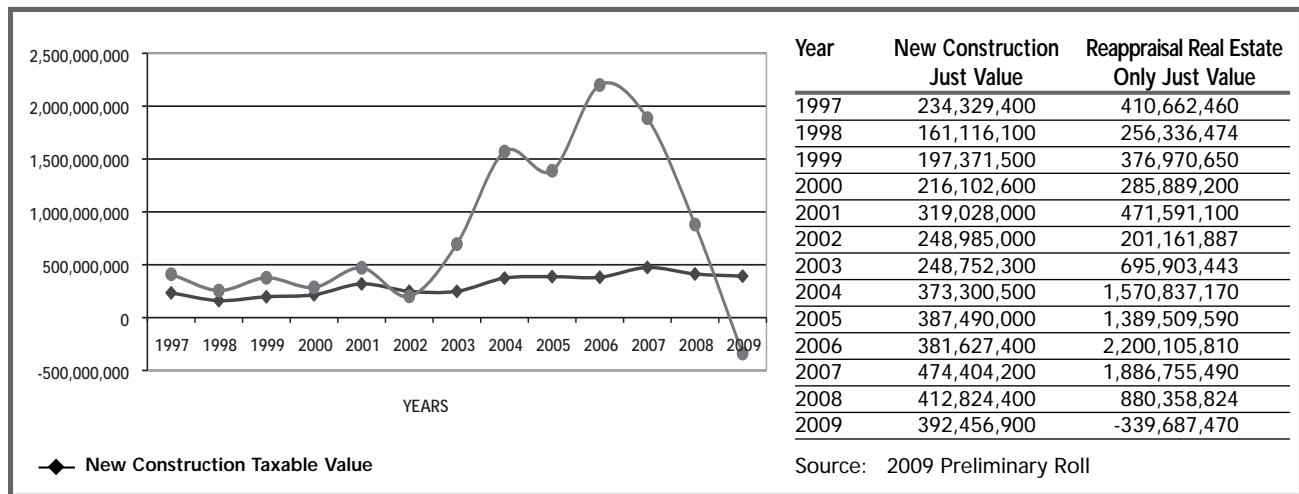
	Code	Operating	Debt	Total			
COUNTY		8.0495	0.2500	8.2995			
LIBRARY		1.2856	0.0915	1.3771			
SUWANNEE		0.4399		0.4399			
ST. JOHNS		0.4158		0.4158			
School							
Discretionary		3.2480	0.6420				
Required Local		5.5180		9.4080			
Cities					TOTAL MILLAGES		
Alachua	17	5.5000		5.5000	25.0245		
Archer (Law/Fire)	27	5.0000		5.0000	27.3301		
Gainesville	37	4.3963		4.3963	23.9208		
Gainesville	36	4.3963		4.3963		23.8967	
Hawthorne	46	5.3194		5.3194		27.6254	
High Springs	57	6.1500		6.1500	25.6745		
Lacrosse (Law)	67	2.1444		2.1444	21.6689		
Micanopy	76	8.0000		8.0000		27.5004	
Newberry	87	3.8500		3.8500	24.9997		
Waldo	97	5.8686		5.8686	26.5735		
Waldo	96	5.8686		5.8686		26.5494	
Unincorporated		MSTU Unincorp	MSTU-Law	MSTU-Fire	Total	Suwannee	St. Johns
MSTU	03 & 05	0.4124	1.6252	1.1804	3.2180	22.7425	
MSTU	02 & 04	0.4124	1.6252	1.1804	3.2180		22.7184

2009 SOH Cap = .1%

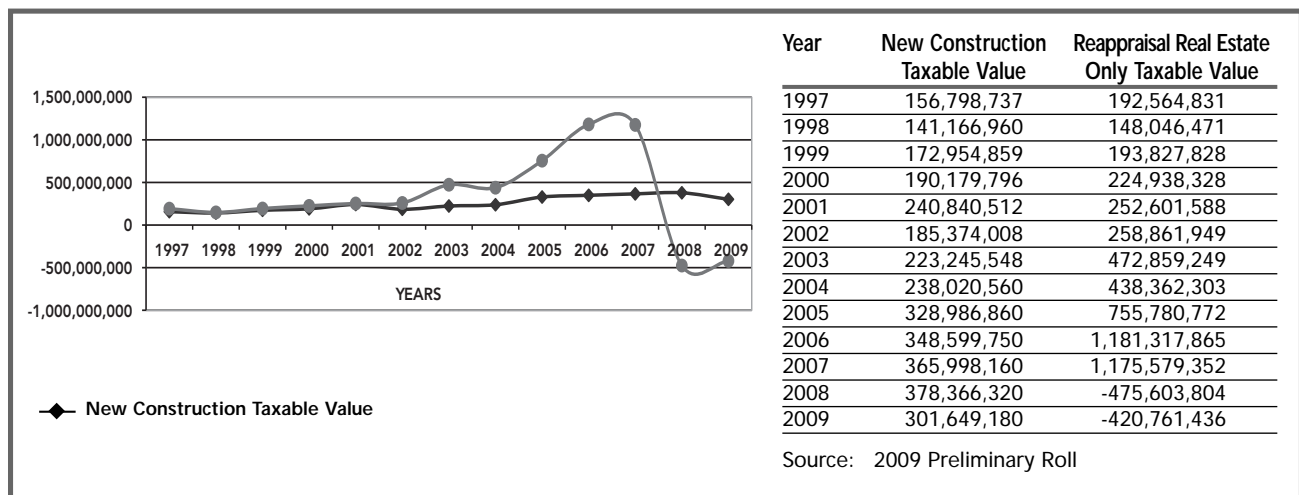
BOLD = Millage Change from Preliminary Millages

New Construction

JUST VALUE

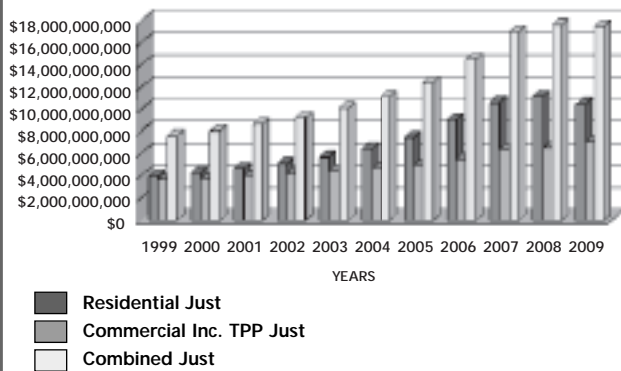


TAXABLE VALUE



Residential vs. Commercial

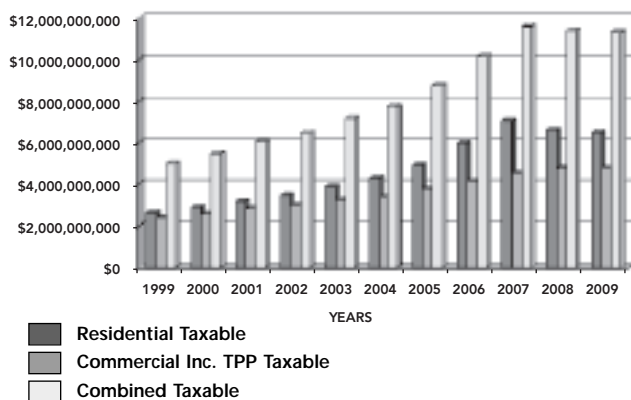
JUST VALUE



Year	Residential Just	Commercial Inc. TPP Just	Combined Just
1999	3,973,307,600	3,620,635,969	7,593,943,569
2000	4,296,840,200	3,738,913,934	8,035,754,134
2001	4,665,037,500	4,006,361,420	8,671,398,920
2002	5,110,361,600	4,157,325,940	9,267,687,540
2003	5,674,104,330	4,476,592,964	10,150,697,294
2004	6,450,177,300	4,662,064,465	11,112,241,765
2005	7,484,167,290	4,980,898,634	12,465,065,924
2006	9,066,748,500	5,502,880,563	14,569,629,063
2007	10,625,834,690	6,385,862,780	17,011,697,470
2008	11,134,090,714	6,519,329,769	17,653,420,483
2009	10,478,335,010	7,073,820,139	17,552,155,149

Source: 2009 Preliminary Roll

TAXABLE VALUE

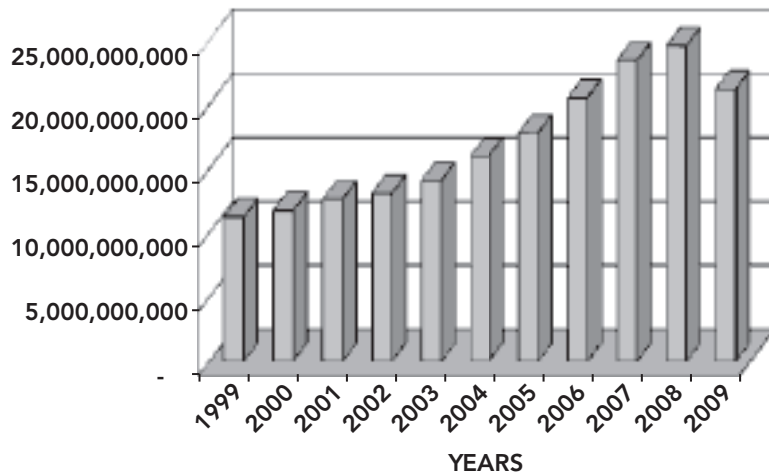


Year	Residential Taxable	Commercial Inc. TPP Taxable	Combined Taxable
1999	2,629,213,433	2,397,674,274	5,026,887,707
2000	2,904,669,604	2,564,553,111	5,469,222,715
2001	3,209,552,521	2,845,372,306	6,054,924,827
2002	3,483,386,301	3,018,047,260	6,501,433,561
2003	3,867,110,400	3,292,736,014	7,159,846,414
2004	4,300,389,828	3,459,022,005	7,759,411,833
2005	4,958,622,375	3,777,613,599	8,736,235,974
2006	5,988,449,048	4,163,581,926	10,152,030,974
2007	7,043,783,928	4,556,742,993	11,600,526,921
2008	6,626,657,220	4,800,213,127	11,426,870,347
2009	6,515,272,475	4,831,888,944	11,347,161,419

Source: 2009 Preliminary Roll

Year-to-Year Change

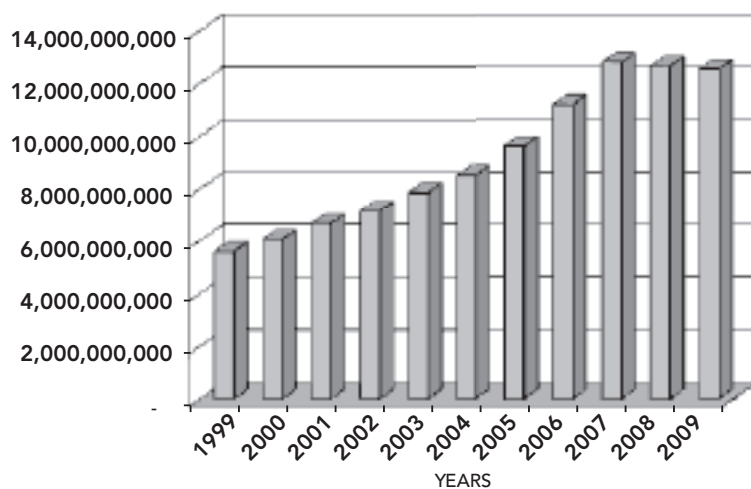
JUST VALUE



Year	Just Value
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
2008	24,587,376,718
2009	21,230,312,944

Source: 2009 Final Roll

TAXABLE VALUE

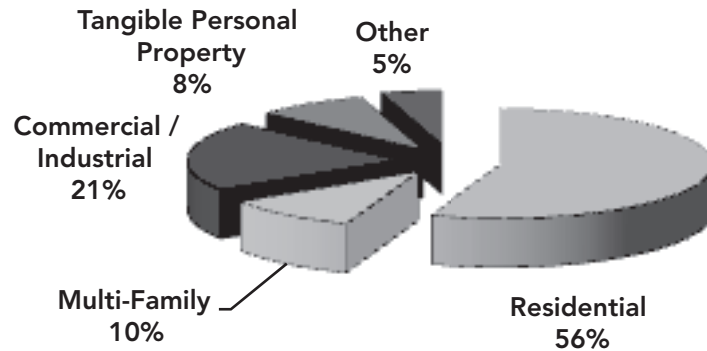


Year	Taxable Value
1999	5,586,255,848
2000	6,059,970,352
2001	6,655,961,286
2002	7,143,329,037
2003	7,863,116,773
2004	8,530,910,912
2005	9,636,626,680
2006	11,211,533,207
2007	12,815,621,528
2008	12,671,774,593
2009	12,558,830,292

Source: 2009 Final Roll

2009 Taxable Value Breakdown

BY PROPERTY TYPE

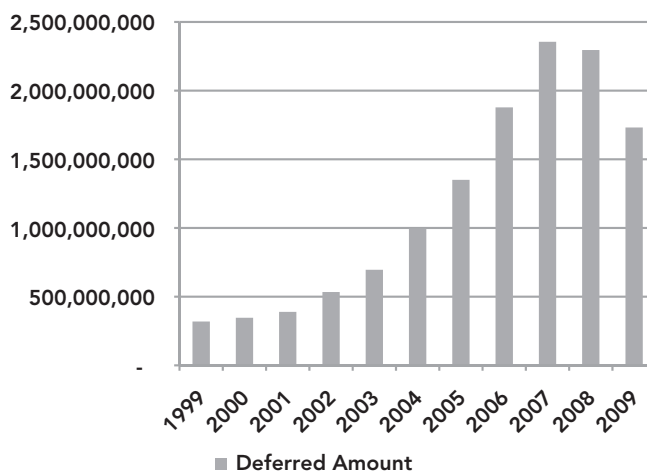


Year	Taxable Values	%
Residential	6,956,891,790	55.49%
Multi-Family	1,297,357,643	10.35%
Commercial / Industrial	2,616,932,832	20.87%
Tangible Personal Property	1,080,867,059	8.62%
Other	584,906,167	4.67%

Source: 2009 Final Roll

Save Our Homes

DEFERRED AMOUNT



Year	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
2009	1,731,568,060	51,658

Source: 2009 Final Roll

Alachua County Principal Taxpayers

2009 — 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	\$135,346,570	1.08%
2. Wal-Mart Stores East LP	111,922,311	0.89%
3. Bellsouth Telecommunications, Inc.	81,855,501	0.65%
4. HCA Health Services of Fla Inc.	69,841,500	0.56%
5. Dolgencorp Inc.	69,275,500	0.55%
6. Oak Hammock at the Univ. of FL, Inc.	64,307,230	0.51%
7. Florida Rock Industries, Inc.	62,526,930	0.50%
8. Florida Power Corp	57,761,515	0.46%
9. Cox Comm Inc.	47,985,730	0.38%
10. Baugh Southeast Cooperative, Inc.	46,782,620	0.37%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Oaks Mall Gainesville LTD	\$135,032,800	1.18%
2. HCA Health Services of Fla., Inc.	69,841,500	0.61%
3. Wal-Mart Stores East LP	65,945,700	0.58%
4. Oak Hammock at the Univ. of FL, Inc.	61,626,700	0.54%
5. Dolgencorp Inc.	48,741,000	0.43%
6. S. Clark Butler Properties Land, Trust	45,006,500	0.39%
7. ELPF Gainesville LLC & LIC, Gainesville LLC	39,733,700	0.35%
8. Inland American Lodging, Gainesville, LLC	33,533,600	0.29%
9. Baugh Southeast Cooperative Inc	32,180,400	0.28%
10. Gainesville Place LLC	31,153,000	0.27%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$76,428,001	6.93%
2. Florida Rock Industries, Inc	60,786,030	5.51%
3. Florida Power Corp	57,409,815	5.21%
4. Cox Comm Inc.	47,985,730	4.35%
5. Wal-Mart Stores East, LP	45,976,611	4.17%
6. Clay Electric Cooperative, Inc.	39,249,580	3.56%
7. Columbia/HCA Healthcare Corp	28,601,770	2.59%
8. Anheuser Busch Companies	25,817,950	2.34%
9. Dolgencorp, Inc.	20,534,500	1.86%
10. Clariant Life Science, Molecules (Fla)	18,442,990	1.67%

CITY OF ALACHUA

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Wal-Mart Stores East LP	84,825,830	10.58%
2. Dolgencorp Inc.	69,095,010	8.62%
3. Baugh Southeast Cooperative, Inc.	46,782,620	5.84%
4. Regeneration Technologies Inc	24,341,390	3.04%
5. Alachua Development LLC	13,259,200	1.65%
6. Waco of Alabama Inc.	11,414,000	1.42%
7. Hunter Marine Corporation	6,874,270	0.86%
8. MAS Holding Company Inc.	6,545,800	0.82%
9. Innovation Partners Ltd.	4,262,300	0.53%
10. Maronda Homes Inc.	4,121,500	0.51%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Dolgencorp Inc.	\$48,741,000	7.39%
2. Wal-Mart Stores East LP	46,941,800	7.11%
3. Baugh Southeast Cooperative, Inc.	32,180,400	4.88%
4. Alachua Development LLC	12,862,700	1.95%
5. Waco of Alabama Inc.	11,414,000	1.73%
6. Regeneration Technologies Inc.	9,602,300	1.45%
7. MAS Holding Company Inc.	6,545,800	0.99%
8. Hunter Marine Corporation	4,747,900	0.72%
9. Innovation Partners Ltd	4,262,300	0.65%
10. Maronda Homes Inc.	4,121,500	0.62%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Wal-Mart Stores East LP	\$37,884,030	26.78%
2. Dolgencorp Inc.	20,354,010	14.39%
3. Regeneration Technologies, Inc.	14,739,090	10.42%
4. Baugh Southeast Cooperative, Inc	14,602,220	10.32%
5. Hipp Construction Eq Co	3,772,010	2.67%
6. Windstream Florida Inc.	2,810,384	1.99%
7. Sandvik Mining Construction, USA LLC	2,661,340	1.88%
8. Stankunas Concrete Pumping Inc	2,513,190	1.78%
9. Hunter Marine Corporation	2,126,370	1.50%
10. Cox Comm Inc	1,729,927	1.22%

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

CITY OF ARCHER**OVERALL TAXABLE VALUE**

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Maddox Foundry Machine Work, Inc.	\$2,684,290	8.15%
2. Bellsouth Telecommunications Inc.	1,428,080	4.33%
3. Hitchcock & Sons Inc.	766,230	2.33%
4. Rutherford Rentals Inc.	715,000	2.17%
5. Florida Power Corp.	647,780	1.97%
6. Davis Heritage Ltd.	608,600	1.85%
7. Lauderdale, Melvin v	559,600	1.70%
8. Archer Homes Ltd.	520,700	1.58%
9. TRC Properties Inc.	519,900	1.58%
10. Archer Village Ltd.	413,300	1.25%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Maddox Foundry Machine Work, Inc.	\$1,508,700	5.48%
2. Rutherford Rentals, Inc.	715,000	2.60%
3. Hitchcock & Sons Inc.	669,300	2.43%
4. Davis Heritage Ltd.	608,600	2.21%
5. Lauderdale, Melvin V	559,600	2.03%
6. Archer Homes Ltd.	520,700	1.89%
7. TRC Properties, Inc.	519,900	1.89%
8. Archer Village Ltd.	413,300	1.50%
9. Davis, Jeffrey & Robin	390,270	1.42%
10. Realty Income Properties, Inc.	340,300	1.24%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$1,326,980	24.58%
2. Maddox Foundry Machine Work, Inc.	1,175,590	21.77%
3. Florida Power Corp.	647,780	12.00%
4. T W Williams Jr. Inc.	258,650	4.79%
5. The Pantry Inc.	201,350	3.73%
6. Comcast of Florida/Georgia LL, Inc.	170,870	3.16%
7. Alltel Communications, LLC.	149,249	2.76%
8. SBA Tower Inc.	135,393	2.51%
9. Verizon Wireless Personal, Comm.	98,552	1.83%
10. Hitchcock & Sons Inc.	96,930	1.80%

CITY OF GAINESVILLE**OVERALL TAXABLE VALUE**

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Oaks Mall Gainesville Ltd.	\$135,346,570	2.30%
2. HCA Health Services of Fla, Inc.	67,934,000	1.15%
3. Oak Hammock at the Univ. of Fla, Inc.	64,307,230	1.09%
4. Cox Comm Inc.	46,255,803	0.79%
5. S Clark Butler Properites Land, Trust	45,006,500	0.76%
6. Bellsouth Telecommunications, Inc.	43,025,564	0.73%
7. ELPF Gainesville LLC LIC, Gville	39,733,700	0.68%
8. Florida Power Corp	36,580,652	0.62%
9. Inland American Lodging, Gville, LLC	33,533,600	0.57%
10. Gainesville Place LLC	31,785,650	0.54%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Oaks Mall Gainesville Ltd.	\$132,224,700	2.49%
2. HCA Health Services of Fla Inc.	67,934,000	1.28%
3. Oak Hammock at the Univ. of Fla, Inc.	61,626,700	1.16%
4. S. Clark Butler Properties Land, Trust	45,006,500	0.85%
5. ELPF Gainesville LLC LIC, Gville	39,733,700	0.75%
6. Inland American Lodging, Gville, LLC	33,533,600	0.63%
7. Gainesville Place LLC	31,152,400	0.59%
8. ACC OP LLC	28,441,600	0.53%
9. Campus Lodge of Gainesville, LTD	27,890,400	0.52%
10. Gatorwood Apts Corp N V	25,565,300	0.48%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Cox Comm Inc.	\$46,255,803	8.12%
2. Bellsouth Telecommunications, Inc.	42,075,964	7.39%
3. Florida Power Corp.	36,580,652	6.42%
4. Columbia/HCA Healthcare Corp	28,601,770	5.02%
5. Anheuser Busch Companies	25,817,950	4.53%
6. Clariant Life Science, Molecules (Fla) Inc.	18,442,990	3.24%
7. Exactech Inc.	12,732,310	2.24%
8. Publix Super Markets Inc.	9,365,240	1.64%
9. Osteen Brothers Inc.	7,087,150	1.24%
10. Walmart Stores East LP	6,198,380	1.09%

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

2009 TAX ROLL DATA

(Principal Tax Payers cont...)

CITY OF HAWTHORNE

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Florida Septic Inc.	\$1,877,140	2.32%
2. Fred D. Bentley Sr.	1,775,400	2.20%
3. Little Orange Lake Investors, LLC	1,267,300	1.57%
4. Hometown Supermarkets LLC	1,099,290	1.36%
5. Bellsouth Telecommunications, Inc.	1,055,659	1.31%
6. Hawthorne Gators Ltd.	905,800	1.12%
7. Florida Power & Light Company	828,842	1.03%
8. Bass & Higginbotham Ltd.	697,400	0.86%
9. M H Parson & Sons Lumber Co.	662,500	0.82%
10. W H Gross Company	650,300	0.80%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Fred D Bentley Sr.	\$1,775,400	4.19%
2. Little Orange Lake Investors, LLC	1,267,300	2.99%
3. Hawthorne Gators Ltd.	905,800	2.14%
4. Bass & Higginbotham Ltd.	697,400	1.65%
5. Florida Septic Inc.	682,200	1.61%
6. MH Parson & Sons Lumber	662,500	1.56%
7. W H Gross Company	650,300	1.54%
8. FTAL Hawthorne LC	645,700	1.53%
9. Neighborhood Housing, Dv. Corp.	590,700	1.40%
10. Hawthorne RRH Ltd.	490,500	1.16%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Septic Inc.	\$1,194,940	14.13%
2. Hometown Supermarkets LLC	1,099,290	13.00%
3. Bellsouth Telecommunications, Inc.	1,021,959	12.09%
4. Florida Power & Light Company	828,842	9.80%
5. Holiday CVS LLC	468,370	5.54%
6. AT&T Mobility LLC	260,738	3.08%
7. MCI Communications Serv, Inc.	233,076	2.76%
8. Andy Christian	225,630	2.67%
9. James Cable Communications	211,871	2.51%
10. Alltel Communications Inc.	211,724	2.50%

CITY OF HIGH SPRINGS

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Prime Conduit Inc	\$6,658,440	2.48%
2. High Springs Commercial Properties LLC	3,955,100	1.47%
3. Old Bailey LLC	3,880,800	1.44%
4. Florida Power Corp	3,813,715	1.42%
5. Orrin H Cope Produce Inc.	2,890,100	1.08%
6. Northend Homeland LLC	2,711,100	1.01%
7. High Springs Hills Properties	2,623,700	0.98%
8. Windstream Florida Inc.	1,823,656	0.68%
9. Spring Hill Village Inc	1,796,040	0.67%
10. Sherer Studio Inc	1,610,440	0.60%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. High Springs Commercial Properties LLC	\$3,955,100	1.60%
2. Old Bailey LLC	3,880,800	1.57%
3. Orrin H Cope Produce Inc.	2,890,100	1.17%
4. Northend Homeland LLC	2,711,100	1.10%
5. High Springs Hills Properties	2,623,700	1.06%
6. Prime Conduit Inc.	2,007,700	0.81%
7. Spring Hill Village Inc.	1,794,000	0.73%
8. Sherer Studio Inc.	1,204,800	0.49%
9. Gaines LLC	1,178,700	0.48%
10. Livingston & Livingston LLC	1,066,500	0.43%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Prime Conduit Inc	\$4,650,740	21.11%
2. Florida Power Corp	3,462,015	15.71%
3. Windstream Florida Inc.	1,823,656	8.28%
4. Inergy Propane LLC	1,248,060	5.67%
5. Winn Dixie Stores Inc.	1,095,030	4.97%
6. James Cable Communications	1,017,657	4.62%
7. Loncala Incorporated	667,250	3.03%
8. Holiday CVS LLC	486,380	2.21%
9. Sherer Studio Inc.	405,720	1.84%
10. Great Outdoors Trading Co LLC	392,400	1.78%

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

TOWN OF LACROSSE**OVERALL TAXABLE VALUE**

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. FL Ranch LLC	\$1,214,600	10.24%
2. Roland J & Katherine E Thomas	420,200	3.54%
3. Olen C & Andrea Hunter	299,300	2.52%
4. Sakichand & Dhanmattie Dalchand	288,300	2.43%
5. Southern Live Oak Holdings Inc.	252,110	2.12%
6. Alltel Communications Inc.	243,225	2.05%
7. Dominic F & Jennifer G Wilkerson	237,300	2.00%
8. William P & Elizabeth R Duffield	221,700	1.87%
9. La Crosse Baptist Church Inc	209,700	1.77%
10. Richard A & Sheila A Dubberly	200,500	1.69%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. FL Ranch LLC	\$1,214,600	11.59%
2. Roland J & Katherine E Thomas	420,200	4.01%
3. Olen C & Andrea Hunter	299,300	2.86%
4. Sakichand & Dhanmattie Dalchand	288,300	2.75%
5. Dominic F & Jennifer G Wilkerson	237,300	2.27%
6. William P & Elizabeth R Duffield	221,700	2.12%
7. La Crosse Baptist Church Inc	209,700	2.00%
8. Richard A & Sheila A Dubberly	200,500	1.91%
9. Olsen & Peterson	193,500	1.85%
10. Robert & Gloria J Moore	172,520	1.65%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Southern Live Oak Holdings Inc.	\$252,100	18.14%
2. Alltel Communications, Inc.	243,225	17.50%
3. Jeff Thomas	141,420	10.18%
4. SBA Towers II LLC	120,153	8.65%
5. Florida Power Corp	95,341	6.86%
6. Spencer & Cox Roofing Inc	67,850	4.88%
7. The Pantry Inc.	58,750	4.23%
8. Gerald E Smith, Jr	18,220	1.31%
9. Gerald Smith	16,960	1.22%
10. Dish Network LLC	8,915	0.64%

TOWN OF MICANOPY**OVERALL TAXABLE VALUE**

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Inniscarra Inc.	\$804,500	2.87%
2. Bellsouth Telecommunications, Inc.	666,533	2.38%
3. Franklin Crates Inc.	655,340	2.34%
4. Florida Heritage Books, Inc.	616,730	2.20%
5. Micanopy Animal Hospital Inc.	554,680	1.98%
6. Frank J. Dahmer	442,310	1.58%
7. Robinson & Robinson	413,900	1.48%
8. John T & Cheryl A Banner	407,700	1.46%
9. Florida Power Corp.	406,969	1.45%
10. Gordon & Susan Marino	367,900	1.31%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Inniscarra Inc.	\$741,800	2.84%
2. Franklin Crates, Inc.	619,800	2.37%
3. Florida Heritage Books Inc.	564,200	2.16%
4. Micanopy Animal Hospital, Inc.	508,100	1.94%
5. Frank J Dahmer	442,310	1.69%
6. Robinson & Robinson	413,900	1.58%
7. John T & Cheryl A Banner	407,700	1.56%
8. Gordon & Susan Marino	367,900	1.41%
9. JD Holdings LLC	349,200	1.33%
10. Heslep III & Prokopi	339,200	1.30%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$666,533	36.52%
2. Florida Power Corp.	406,969	22.30%
3. MA-Com Inc.	261,666	14.34%
4. The Pantry Inc.	70,210	3.85%
5. Directv Inc.	63,122	3.46%
6. Inniscarr Inc	62,700	3.44%
7. Florida Heritage Books Inc	52,530	2.88%
8. Micanopy Animal Hospital Inc.	46,580	2.55%
9. Franklin Crates Inc.	35,540	1.95%
10. James Cable Communications	32,489	1.78%

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

2009 TAX ROLL DATA

(Principal Tax Payers cont...)

CITY OF NEWBERRY

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Florida Rock Industries, Inc.	\$59,120,700	20.81%
2. Watson Construction, Inc.	5,083,830	1.79%
3. Hitchcock Enterprises Inc.	3,404,500	1.20%
4. Bellsouth Telecommunications, Inc.	3,368,953	1.19%
5. Brant Properties LLC	2,811,000	0.99%
6. Select Communities Inc.	2,664,600	0.94%
7. Price Jr & Roland ET UX	2,162,100	0.76%
8. Davis Heritage Ltd.	2,123,410	0.75%
9. Florida Rock Properties Inc	1,980,800	0.70%
10. Maronda Homes Inc.	1,881,690	0.66%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Hitchcock Enterprises Inc.	\$3,404,500	1.65%
2. Brant Properties LLC	2,811,000	1.36%
3. Select Communities Inc.	2,664,600	1.29%
4. Price Jr & Roland ET UX	2,162,100	1.05%
5. Davis Heritage Ltd.	2,097,900	1.02%
6. Florida Rock Properties, Inc.	1,980,800	0.96%
7. Maronda Homes Inc.	1,800,000	0.87%
8. Norfleet Construction Co. Inc.	1,583,060	0.77%
9. Weseman Builders Inc.	1,380,000	0.67%
10. Watson Landholdings LLC	1,364,900	0.66%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Rock Industries, Inc.	\$59,010,000	75.81%
2. Watson Construction Inc.	5,083,830	6.53%
3. Bellsouth Telecommunications, Inc.	3,311,053	4.25%
4. Budd Broadcasting Inc.	662,860	0.85%
5. New Age Media of Gainesville, LLC	648,250	0.83%
6. A Materials Group Inc	645,290	0.83%
7. Chesapeake Utilities Corp.	634,180	0.81%
8. Hometown Supermarkets LLC	525,770	0.68%
9. Don Green	368,710	0.47%
10. Ashcraft Concrete Inc	276,250	0.35%

CITY OF WALDO

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Waldo 301 Enterprises Inc.	\$1,231,500	4.91%
2. M&R United Inc.	1,214,070	4.84%
3. Blakewood Family Limited, Partnership	934,500	3.73%
4. Florida Power & Light Company	752,490	3.00%
5. Racetrac Petroleum Inc	749,820	2.99%
6. Waldo Villas Ltd.	635,700	2.53%
7. Windstream Florida Inc.	607,040	2.42%
8. WH Gross Co.	519,000	2.07%
9. Ramsey 21 LLC	495,600	1.98%
10. Desalvo, Vincent F & Mary S.	445,100	1.77%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Waldo 301 Enterprises Inc.	\$1,231,500	5.74%
2. M & R United Inc.	1,177,500	5.49%
3. Blakewood Family Limited, Partnership	934,500	4.35%
4. Waldo Villas Ltd.	635,700	2.96%
5. WH Gross Co	519,000	2.42%
6. Racetrac Petroleum Inc	506,300	2.36%
7. Ramsey 21 LLC	495,600	2.31%
8. Desalvo, Vincent F & Mary S	445,100	2.07%
9. Classic Inn LLC	392,800	1.83%
10. Griffis & Griffis	361,000	1.68%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Power & Light Co.	\$752,490	20.78%
2. Windstream Florida Inc.	607,040	16.76%
3. Racetrac Petroleum Inc #6840R	243,520	6.72%
4. Petro South Inc. #259	209,240	5.78%
5. MH2 Inc.	171,090	4.72%
6. Ramsey Development Inc.	142,610	3.94%
7. Verizon Wireless Personal Communication	142,109	3.92%
8. AT&T Mobility LLC	131,876	3.64%
9. Hardee's Restaurants inc	85,030	2.35%
10. Waldo Racing Sports LLC	83,150	2.30%

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

UNINCORPORATED MSTU**OVERALL TAXABLE VALUE**

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Clay Electric Cooperative, Inc.	\$39,185,230	0.76%
2. Bellsouth Telecommunications, Inc.	29,357,640	0.57%
3. Fla Farm Bureau Casualty Ins. Co.	20,461,580	0.40%
4. 1505 Fort Clarke Blvd Apartments Investors LLC	20,145,900	0.39%
5. North Fla Retirement Village, Inc.	19,600,110	0.38%
6. Magnolia Place HH, LLC	18,115,400	0.35%
7. Florida Power Corp	15,553,352	0.30%
8. Bellamay Grand LLC	14,891,570	0.29%
9. Park Lane Venture I LLC	13,995,150	0.27%
10. Santa Fe Pointe LTD	13,243,210	0.26%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. 1505 Fort Clarke Blvd Apartments Investors LLC	\$20,145,900	0.41%
2. Magnolia Place HH LLC	18,115,400	0.37%

3. Fla Farm Bureau Casualty Ins. Co	17,890,800	0.37%
4. North Fla Retirement Village, Inc.	17,536,900	0.36%
5. Bellamy Grand LLC	14,707,900	0.30%
6. Park Lane Venture I LLC	13,754,900	0.28%
7. Sidney Kriser Trustee	12,773,400	0.26%
8. Flournoy Development Co.	12,741,700	0.26%
9. Santa Fe Pointe Ltd.	12,677,000	0.26%
10. GFM Ventures II LLC	11,994,500	0.24%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Clay Electric Cooperative, Inc.	\$39,185,230	14.44%
2. Bellsouth Telecommunications Inc.	28,023,840	10.33%
3. Florida Power Corp	15,553,352	5.73%
4. Alltel Communications Inc.	10,396,881	3.83%
5. General Electric Credit Corp of Tennessee	9,155,743	3.37%
6. Publix Super Markets Inc.	5,514,340	2.03%
7. Crom Corp	4,548,290	1.68%
8. Limestone Products Inc	3,958,690	1.46%
9. Windstream Florida Inc.	3,933,796	1.45%
10. Doctors Imaging Group	3,929,390	1.45%

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

Property Tax Levies & Collections

Alachua County

LAST TEN FISCAL YEARS

Fiscal Year	Tax Year	Total Tax Levy	Current Tax Collections	% of Tax Collected
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	96.4%
2007-2008	2007	288,550,753	278,423,407	96.5%
2008-2009	2008	294,015,140	284,030,068	96.6%

Source: Alachua County Comprehensive Financial Annual Report

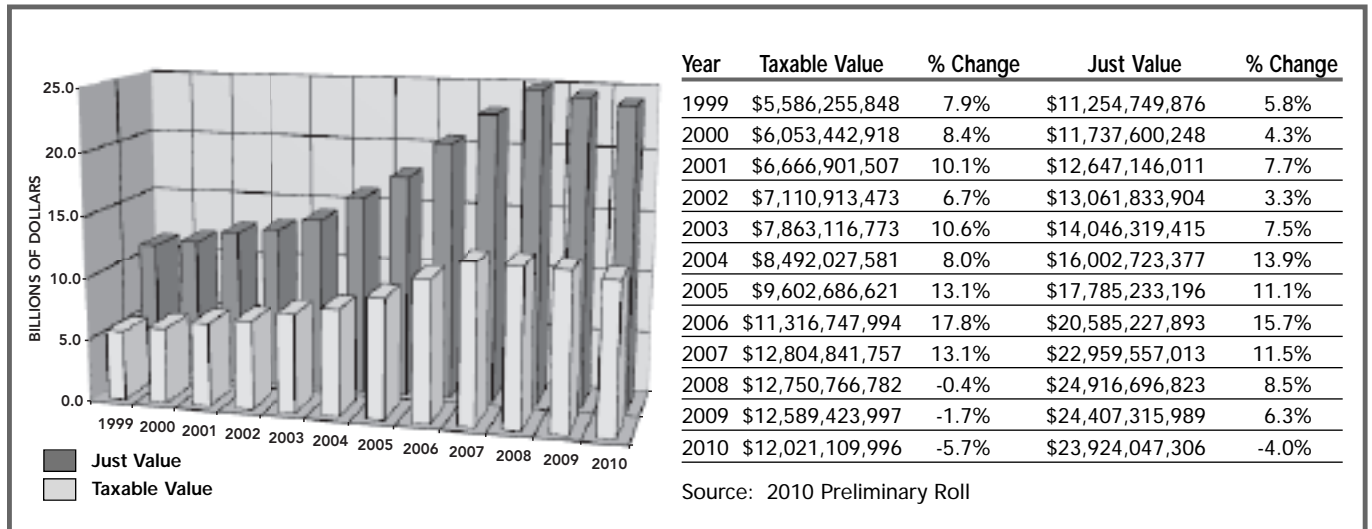


Preliminary
2010 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

2010 TAX ROLL DATA

Tax Roll Value

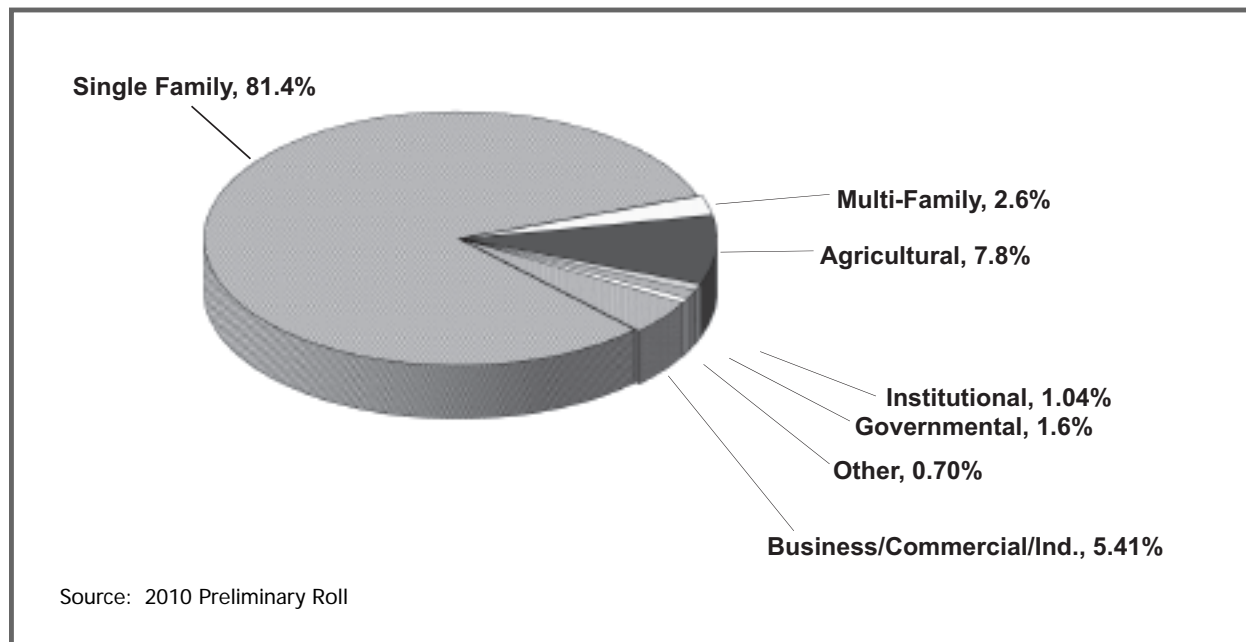


Building Permit Activity

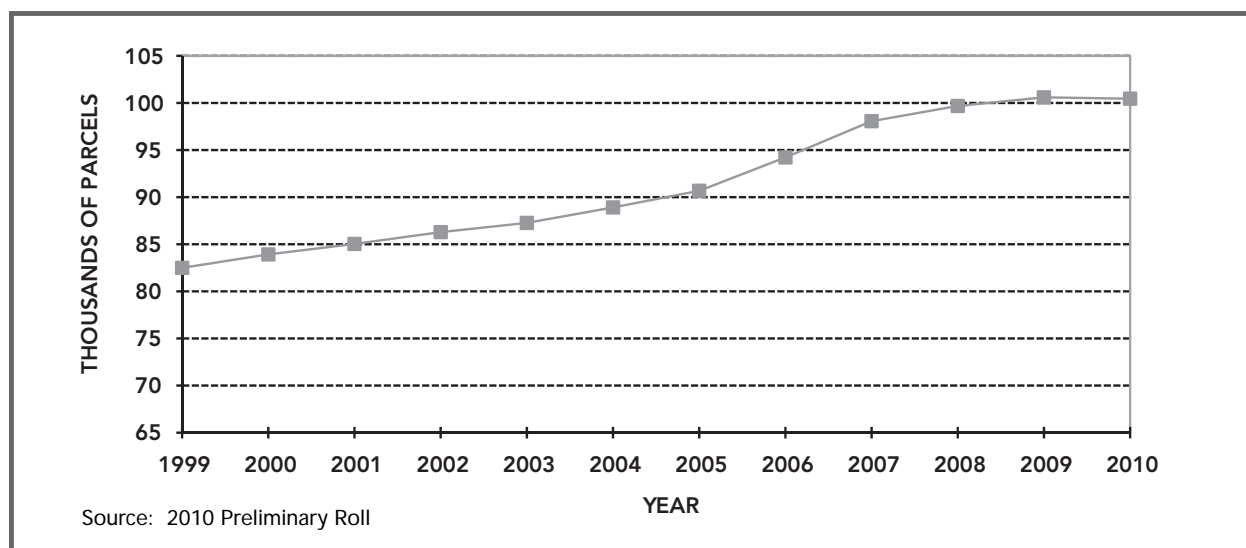
Year	Single Family Total	Multi-family Total	Year Total
1996	1,073	1,172	2,245
1997	1,059	606	1,665
1998	1,091	1,013	2,104
1999	1,182	1,963	3,145
2000	1,072	901	1,973
2001	1,063	1,272	2,335
2002	1,023	768	1,791
2003	1,117	507	1,624
2004	1,328	681	2,009
2005	1,346	947	2,293
2006	1,037	780	1,817
2007	642	734	1,376
2008	395	569	964

Source: 2009 Florida Statistical Abstract

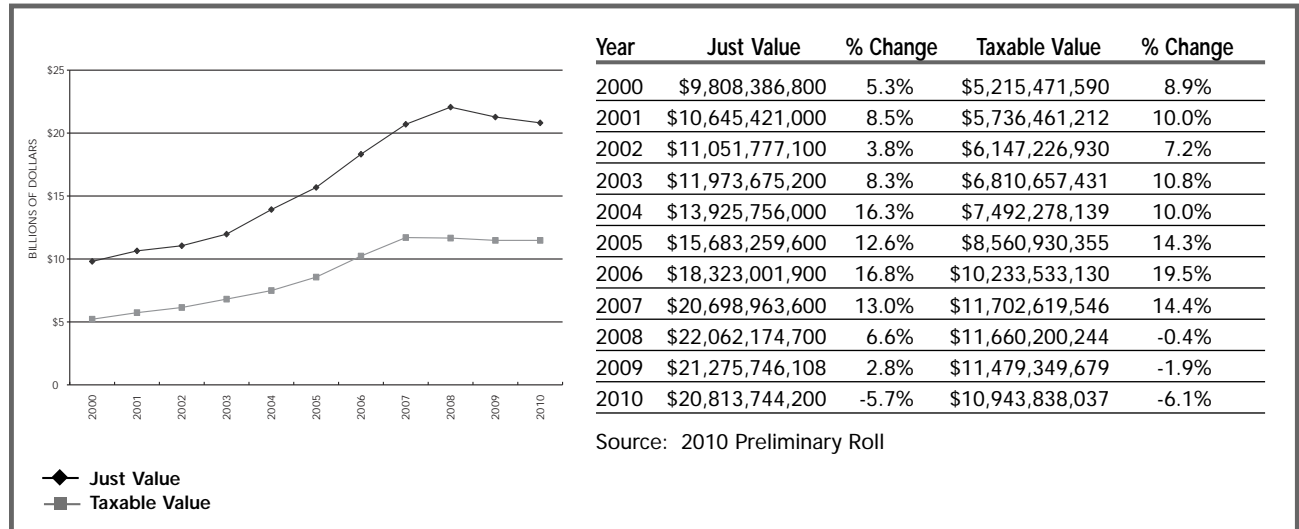
Real Property Parcels



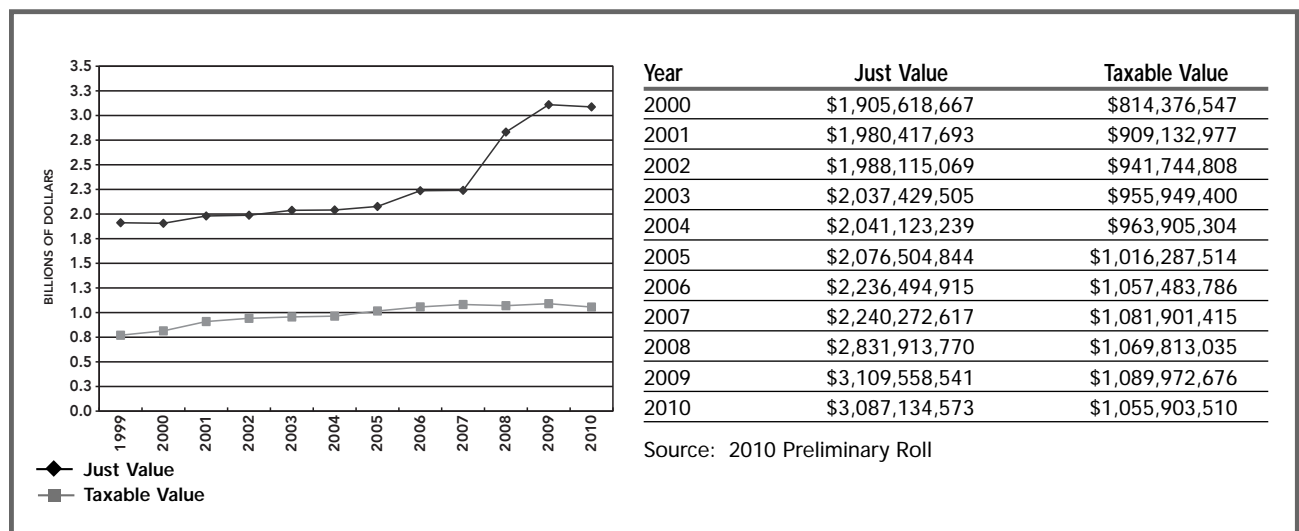
Real Property Parcel Growth



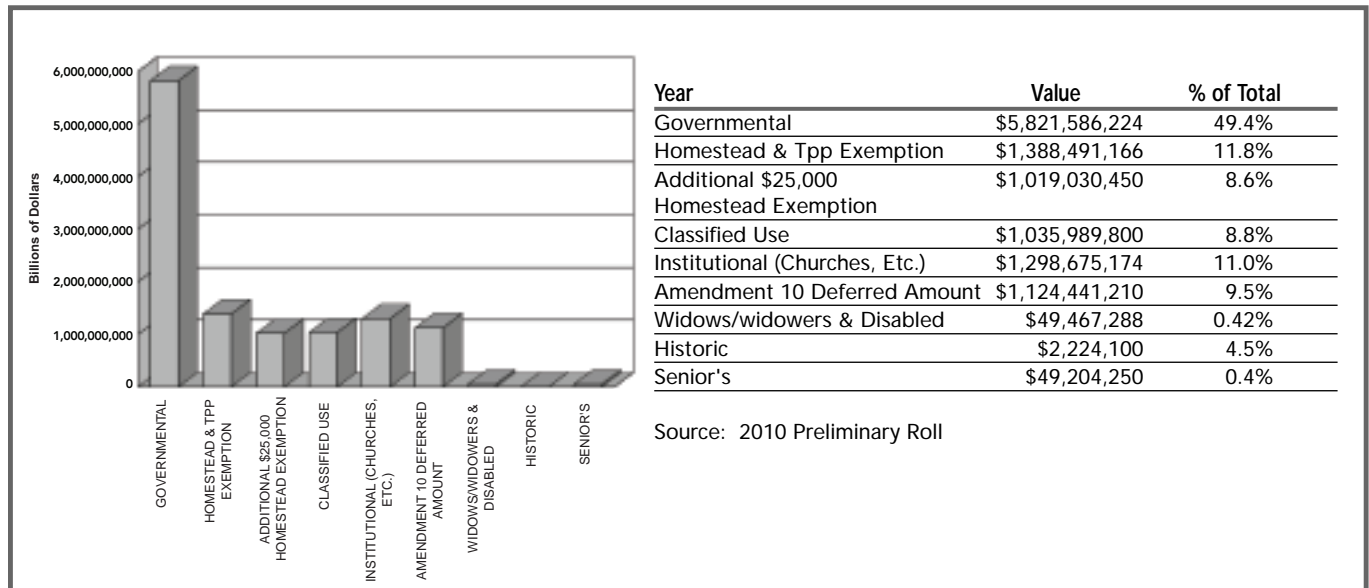
Real Property Values



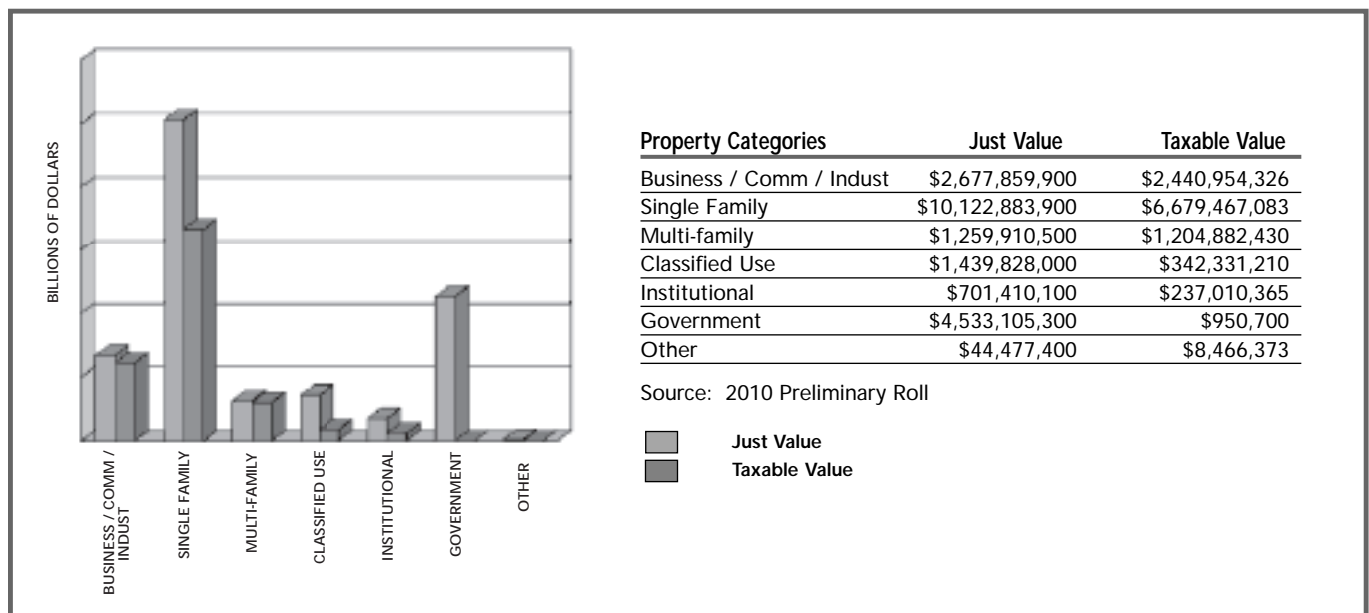
Tangible Personal Property Value



2010 Exemption & Classified Use Values

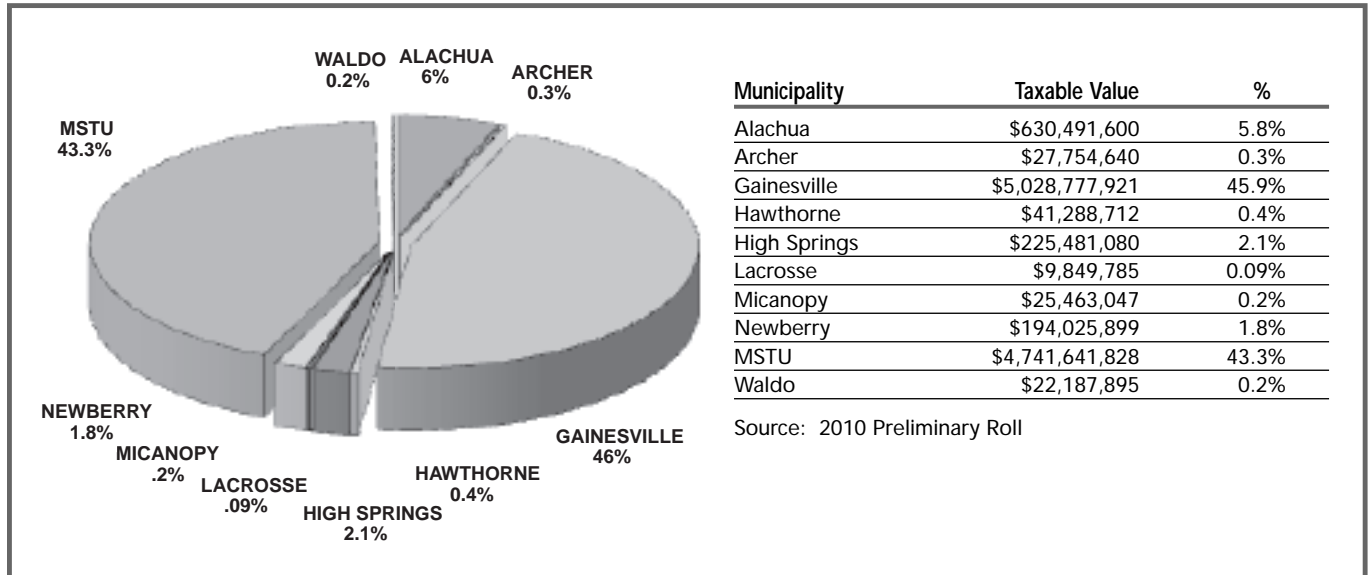


2010 Total Tax Roll



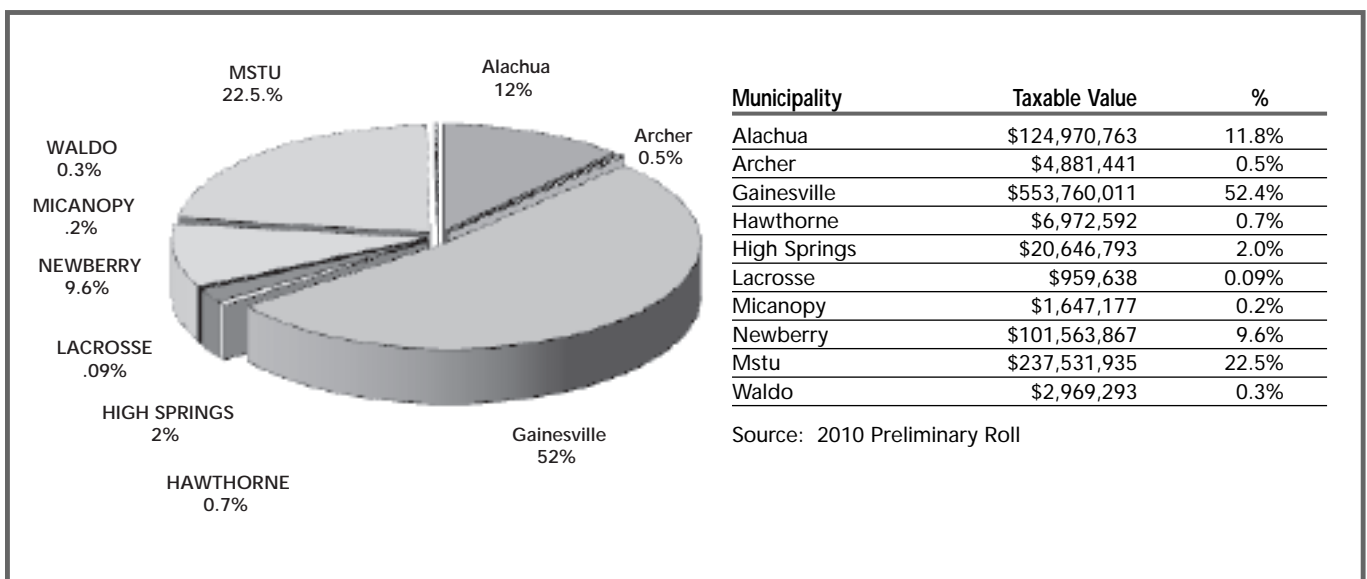
2010 Real Property

MUNICIPALITY BREAKDOWN



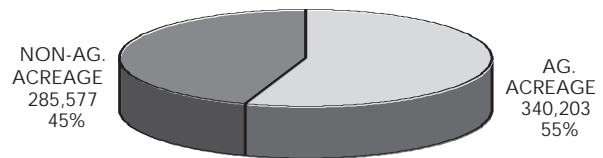
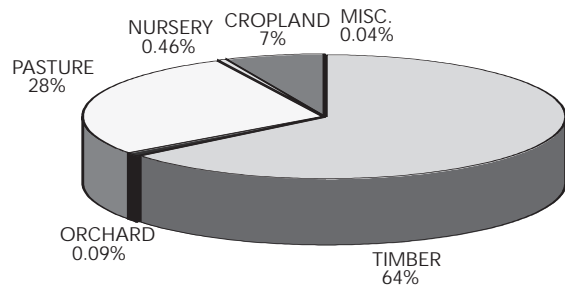
2010 Tangible Personal Property

MUNICIPALITY BREAKDOWN



Acreage and Agricultural Use

BREAKDOWN BY TYPE



Usage	Total Acres	Parcels
TIMBER	217,980	5319*
ORCHARD	3,183	265*
PASTURE	94,668	3702*
NURSERY	1,571	174*
CROPLAND	22,677	836*
MISC.	124	39*

Municipality	Total Acres	Parcels
ALACHUA COUNTY	625,780	100,454
AGRICULTURAL USE	340,203	7,815

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

Source: 2010 Preliminary Roll

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graph TD
    PA[Property Appraiser] --- EA[Executive Assistant]
    PA --- LEGAL[LEGAL]
    PA --- ADMIN[ADMINISTRATION]
    PA --- GIS[GIS]
    PA --- VAL[Valuation]

    ADMIN --- EDA[Executive Director of Administration]
    EDA --- AS[Appraisal Services]
    EDA --- ADM[Administration]
    EDA --- CAMA[CAMA]
    EDA --- FIN[Finance]
    EDA --- GIS2[GIS]
    EDA --- IT[Information Technology]
    EDA --- GIS3[GIS Applications]
    EDA --- TITLE[Title]

    AS --- DAS[Dir. of Appraisal Services]
    DAS --- AC2[Appraisal Consultant III (2)]
    DAS --- AC1[Appraisal Consultant II (2)]
    DAS --- AA2[Appraisal Assistant II]

    ADM --- AA2_1[Administrative Analyst II (2)]
    AA2_1 --- AA1[Administrative Analyst I (1)]

    CAMA --- DCM[Database Manager]

    FIN --- DFP[Director of Finance & Personnel]
    DFP --- P&A[Payroll & Accounting Specialist]

    GIS2 --- DGIS[Director of GIS]
    DGIS --- GSS1[GIS Specialist III (1)]
    GSS1 --- GSS2[GIS Specialist II (3)]

    IT --- DIT[Director of Information Technology]
    DIT --- NA[Network Administrator]
    NA --- NT[Network Technician]

    GIS3 --- GPS[GIS Programmer (1)]

    TITLE --- SDS[Senior Deed Specialist (1)]
    SDS --- DS2[Deed Specialist II (1)]

    VAL --- EDV[Executive Director of Valuation]
    EDV --- RA[Residential & Ag]
    EDV --- T&C[Tangible & Commercial]
    EDV --- AR[Analysis & Research]

    RA --- DRA[Director of Residential & Ag]
    DRA --- RA35[Appraiser III (3.5)]
    RA35 --- RA2[Appraiser II (2)]
    RA2 --- RA13[Appraiser I (3)]
    RA13 --- RA2_2[Appraiser Asst. II]

    T&C --- DTC[Director of Tangible & Commercial]
    DTC --- TC32[Appraiser III (2)]
    TC32 --- TC2[Appraiser II (1)]
    TC2 --- TC25[Appraiser I (2.5)]
    TC25 --- TC3[Appraiser Asst. III (2)]
    TC3 --- TC1[Appraiser Assistant I (1)]

    AR --- AR2[Appraiser II (2)]
  
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ALACHUA COUNTY
PROPERTY APPRAISER

P.O. Box 23817

Gainesville, FL 32602-2817

Phone 352.374.5230

Fax 352.374.5278

<http://acpafl.org/>