

Alachua County Property Appraiser

FROM ED CRAPO - ALACHUA COUNTY PROPERTY APPRAISER



Welcome to the Alachua County Property Appraiser's 2011 Annual Report. This year we reviewed the Annual Report format and content. The result is that we have added a great deal of information and rearranged some of the other content. We have also decided to reduce the cost of publication so this year the report has been produced in-house in a digital format. Our Public Relations team has assumed the responsibility for putting this report together for you and they have worked diligently to give you accurate and timely information. We will no longer be printing the report in large numbers. We are going to make the report available through various electronic distribution media. As always, it will be available on our website. I hope you like the changes.

Property values have continued to decline and budgets continue to shrink. At the Property Appraiser's Office we reduced staff and held the line on our budget. We have focused on implementing changes to reduce costs in technology; combining portions of our data Disaster Recovery with the Board of County Commissioner's network and searching for smarter ways to do business. Legislative changes are still a challenge and require hundreds of hours of programming changes every year to produce the tax roll. This year we are working on replacing our antiquated Computer Assisted Mass Appraisal (CAMA) system and moving to something that does not require the constant overhead of our 20 year old system. The next twelve to eighteen months will be challenging in the Property Appraiser's office. Beginning in September 2011 we will be implementing a new CAMA system and converting historical data to a new, more robust system.

Our website now reports approximately 6 million hits per month and we are seeing a small but steady amount of revenue from our advertising. The mobile web is also available for anyone that utilizes a "Smart" device.

We have successfully produced 33 tax rolls on time. I am grateful for the staff that I have and the opportunity to serve the citizens of Alachua County. I hope you enjoy our 2011 Annual Report.

Sincerely,



Ed Crapo, Alachua County Property Appraiser

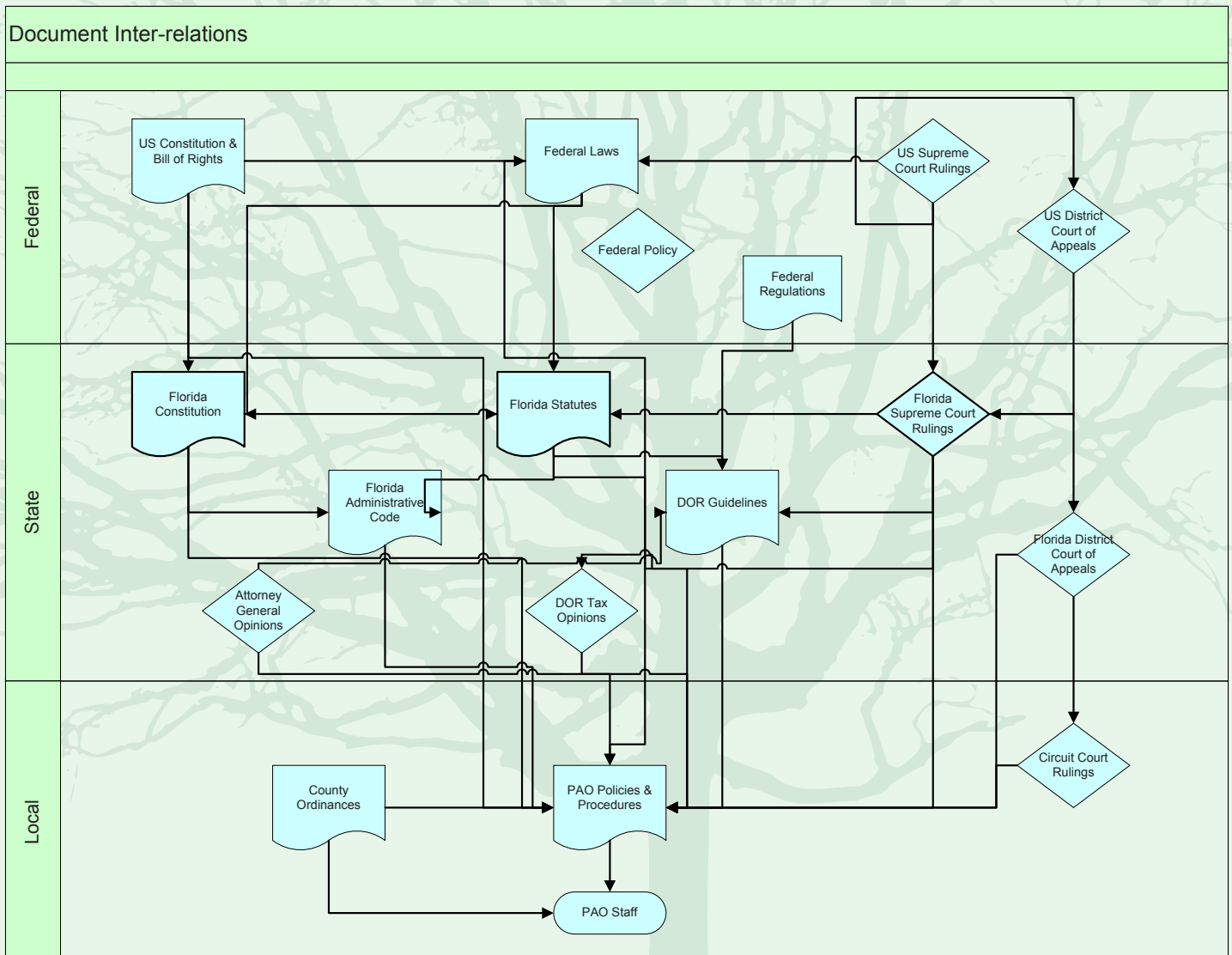
Responsibilities of the Office

The responsibilities of the Property Appraiser's Office are to identify and appraise all property in Alachua County and administer all the property related exemptions for ad valorem tax purposes.

What does that mean? Our responsibilities can be summarized in 5 major areas

- Identify and list all the property in our County
- Value all the Real Property
- Value all the Tangible Personal Property
- Administer exemptions and classified use properties
- Extend taxes

All of these responsibilities are statutory, most are constitutional and mandated. The following flow chart shows the major documents that define and control the PA office.



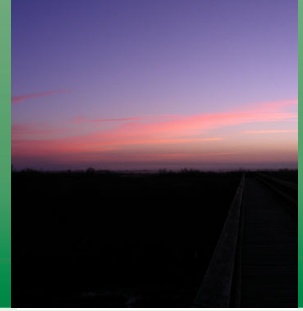
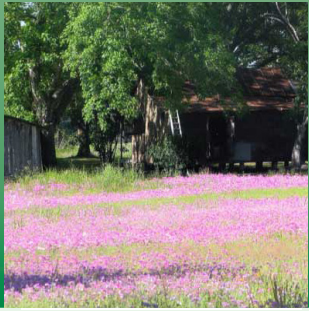


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OUR MISSION

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 247,000, including over 52,000 University of Florida students. There are several areas in the County that are National Register Historic Districts.

CLIMATE

The County's climate is defined as humid subtropical. Temperatures are moderated by the wind from the Gulf, ranging from the low 70s at night to the mid 90's during the day in Summer. In winter, highs average between 66 and 69 °F, and lows average between 42 and 45 °F with occasional freezing temperatures at night and sustained freezes occurring every few years. The average temperature is 70.1 degrees and there is an average of 2,803 hours of sunshine each year with 49.5 inches of rainfall annually.

PROPERTY

100,404	Real Property Parcels
13,720	Tangible Personal Property Accounts
51,311	Homestead Exemption Properties
44,448	Additional \$25,000 Homestead Exemption
2,169	Additional Homestead (Senior's) Exemption
7,823	Parcels Classified as 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.

ADMINISTRATION DIVISION

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.

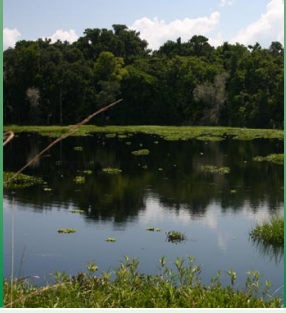
Further, the Appraisal Services Division sends out renewal cards annually for homestead and other exemptions as well as special assessments and classified use properties as a service to Alachua County property owners. The Appraisal Services Division also works closely with outside agencies to provide accurate information for their business. Please visit the first floor, Appraisal Services counter, at 12 Southeast First Street, downtown Gainesville.

The Property Appraiser's database is available on CD, FTP site and the Internet.

IMPORTANT INFORMATION

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 permanent resident 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 applications that may be downloaded from our website at www.acpafl.org. If you need assistance please contact the Appraisal Services Division at (352) 374-5230.

Amendment One

DOUBLING THE HOMESTEAD EXEMPTION (Addition-

al \$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, excluding school board.

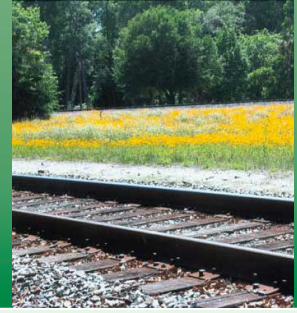
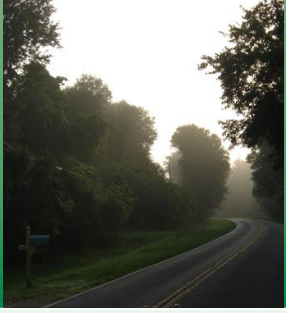
If the new homestead property you apply for has a higher value than the previous homestead property, the entire SOH benefit (up to \$500,000) may be transferred.

If the new property has a lower value than your old homestead property, 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 exemption, all TPP taxpayers must file an initial return in a timely manner. Pursuant to §196.183 F.S. 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 and



thereafter. 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 is administered. 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, veteran disability and other disabilities. Organizational exemptions 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, maintaining appraisal software, analyzing and submitting the tax roll, coordinating TRIM, strategic planning and fulfilling other statutory compliance requirements.

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 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

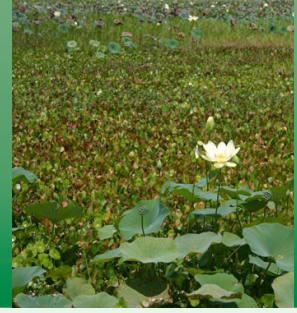
tax roll is analyzed statistically to determine levels of accuracy and equity. It is submitted to the Department of Revenue only after it passes numerous quality checks. The Tax Roll Administration Division is also responsible for TRIM (Truth In Millage) which also must meet statutory compliance requirements.

The current and future organizational plans and goals of the Property Appraiser's Office are created, implemented and continually monitored by this division.

TECHNOLOGY & SUPPORT

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, aeriels, 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 are also available upon request.

The GIS programming staff oversee 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. The improved spatial accuracy of the parcel fabric will give our web users a much



improved GIS look, along with custom spatial analysis and better reporting. We recently added the 2010 aerials on our site.

The GIS Service Center in conjunction, with other city and county agencies, is currently working on improving the speed and accuracy of disaster damage data collection. The time frame in requesting aid at the state or federal levels will be significantly reduced with these enhancements. We are also planning on maps for mobile devices in the future. The GIS programming staff are continuously working on current and future applications to enhance our website so that we may 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. This department manages the network, network configuration, security, disaster recovery and architecture to maximize efficiency for the Property Appraiser's Office. The IT department is also responsible for the administration of the Property Appraiser's network, help desk, system and software inventory, software licenses 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 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 6 million per month. This year they have added a mobile web application that enables a user to search their site utilizing smart phones and other mobile devices.

The Title Department is responsible for discovering and updat-

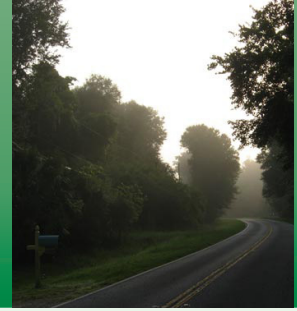
ing parcel ownership changes for the Property Appraiser's office through research of the various recorded documents processed by the Alachua County Clerk of the Circuit Court's Official Records Department.

VALUATION DIVISION

The appraiser's in the Real Property Division value property using recognized assessment methods and techniques as required by Universal Standards of Appraisal Practices. These standard methods include Sales, Income, and Replacement Cost approaches. 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. 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 §.193.011 F.S.):

- ▶ 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.

Real Property

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

Tangible Personal Property

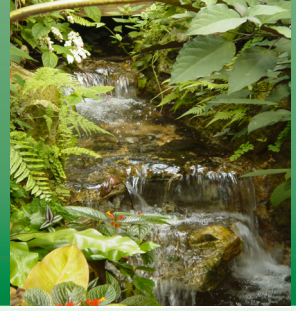
Chapter 193 of the Florida Statutes requires all businesses to file a Tangible Personal Property Return annually. This state-wide return should include a listing of tangible assets held January 1 of that year and should be filed with the property appraiser's office

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 on \$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 will be assessed and assigned a taxable value by the Tangible Personal Property Division.

ANALYSIS AND RESEARCH

This department provides service to both the public and the Property Appraiser's staff. This is accomplished through conducting analysis of various market indicators and by validating mass appraisal calibrations. This department uses historical data and current economic information to reflect accurate market values.

The Valuation Division provides a direct public service regarding the valuation of the real property in Alachua County, while also providing information for specific public requests.

DETERMINING PROPERTY VALUE

The Property Appraiser's Office does not determine your taxes. Your taxes are calculated based on property values multiplied by the millages set by local taxing authorities and municipalities. The Property Appraiser's Office is statutorily mandated with determining Just Value.

All property in Alachua County has value. 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:

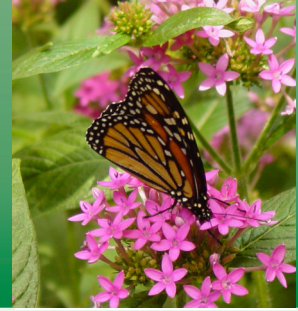
- ▶ The sale of similar properties.
- ▶ What it would cost to replace the property.
- ▶ How much it costs to operate and maintain the property.
- ▶ What rental income the property may earn.
- ▶ Other factors such as the current interest rate to borrow money to buy or build property like yours.

Changes to a property may affect the assessed value. For example, if you increase the total value of your property by building an addition, the appraised value would increase proportionately.

VALUE ADJUSTMENT BOARD

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

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



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

OUR QUALITY COMMITMENT

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

The Property Appraiser's Office administers a comprehensive Human Resources program including a performance measurement system that defines expectations and recognizes our 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.

PUBLIC RELATIONS COMMITTEE

The Public Relations team is made up of two directors and, at a minimum, one representative from each department. The team 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. This team received the International Association of Assessing Officers Public Information Program Award in 2011.

All our brochures have been rewritten to update all legislative changes and we have added a brochure for the GIS Service Center. We have revamped our website, where possible, to meet customer feedback suggestions. The Public Relations team is also charged with developing the 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 at www.acpafl.org.



General Economics

ALACHUA COUNTY PROPERTY APPRAISER

Population

POPULATION: ALACHUA COUNTY

Total Population	247,336
Population by Age Group:	
0-14	36,476
15-34	102,084
35-54	54,978
55-64	27,171
65-84	22,955
85 & Over	3,672

POPULATION: SMALL CITIES

Alachua	9,059
Archer	1,118
Gainesville	124,354
Hawthorne	1,417
High Springs	5,350
LaCrosse	360
Micanopy	600
Newberry	4,950
Waldo	1,015
Unincorporated	99,113

Education

PUBLIC EDUCATION

Elementary Schools	23
Middle Schools	7
High Schools	7
Charter Schools	13
Centers	8

COLLEGES/UNIVERSITIES

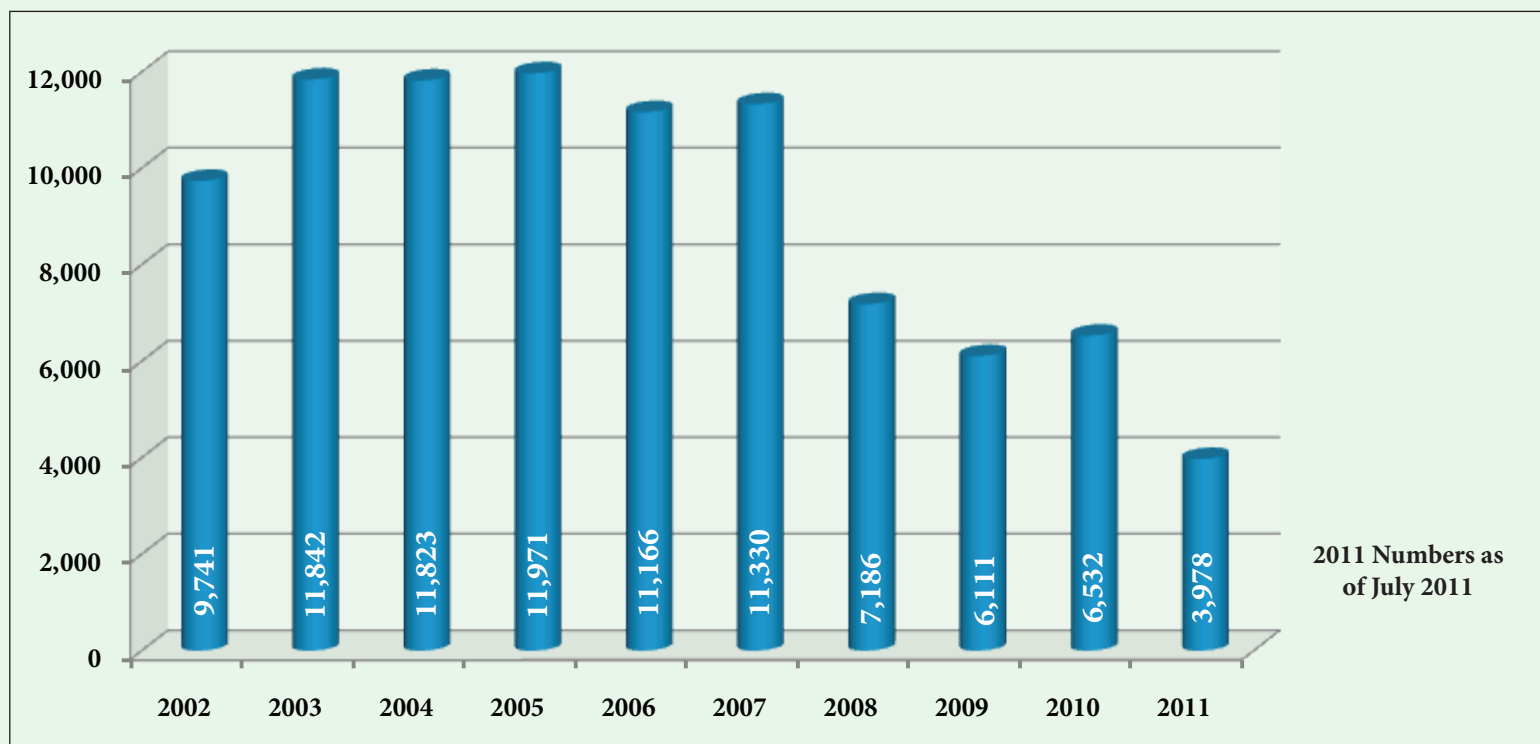
City College	
St. Leo University	
Webster University	
University of Florida	
Santa Fe College	

Labor

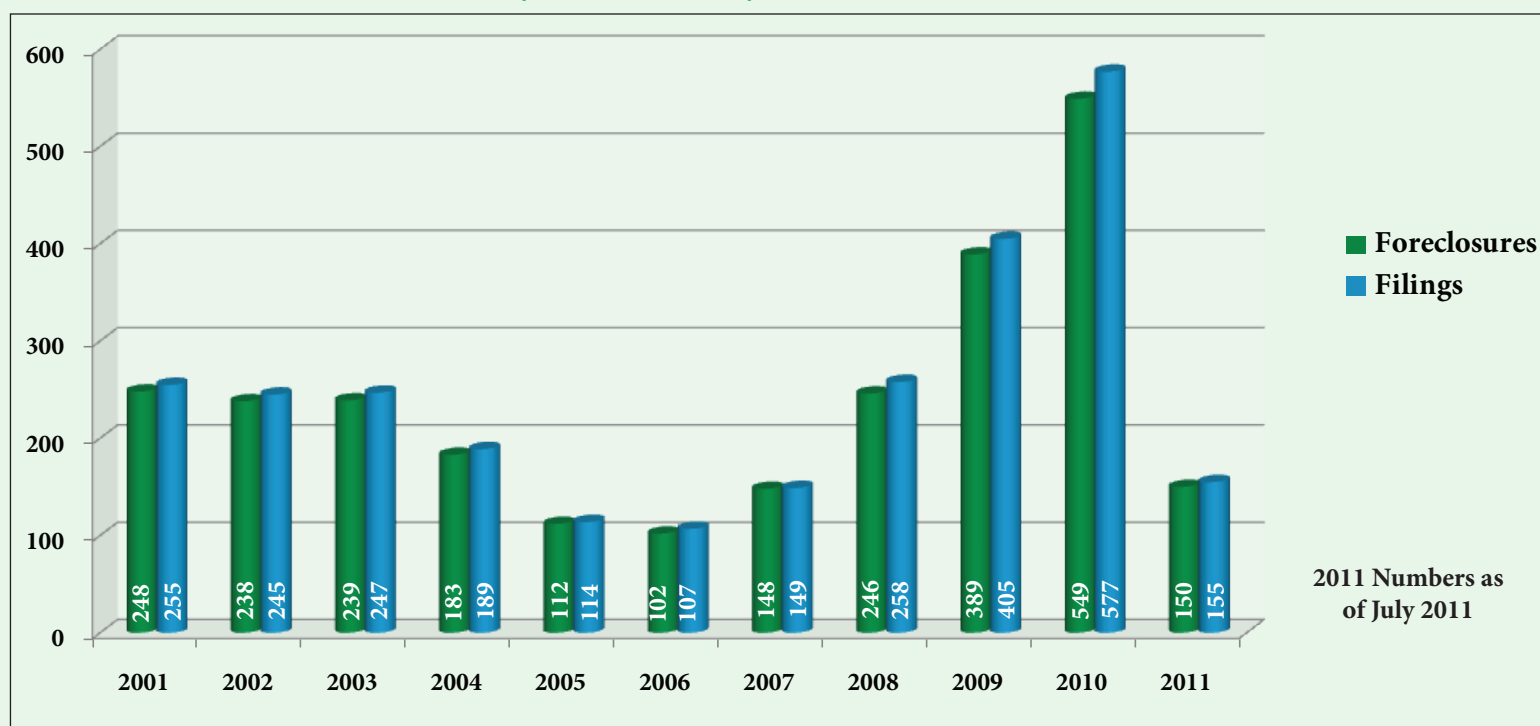
Major Employers in Alachua County

Corporation	Industry	#
University of Florida	Education	14,723
Shands Hospital	Healthcare	12,588
Malcolm Randall VA Medical Center	Healthcare	4,317
Alachua County School Board	Public Education	4,299
City of Gainesville	City Government	2,200
Publix Supermarkets	Grocery	2,056
North Florida Regional Medical Center	Healthcare	1,700
Nationwide Insurance Company	Insurance	1,300
Alachua County	Government	1,120
Santa Fe 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

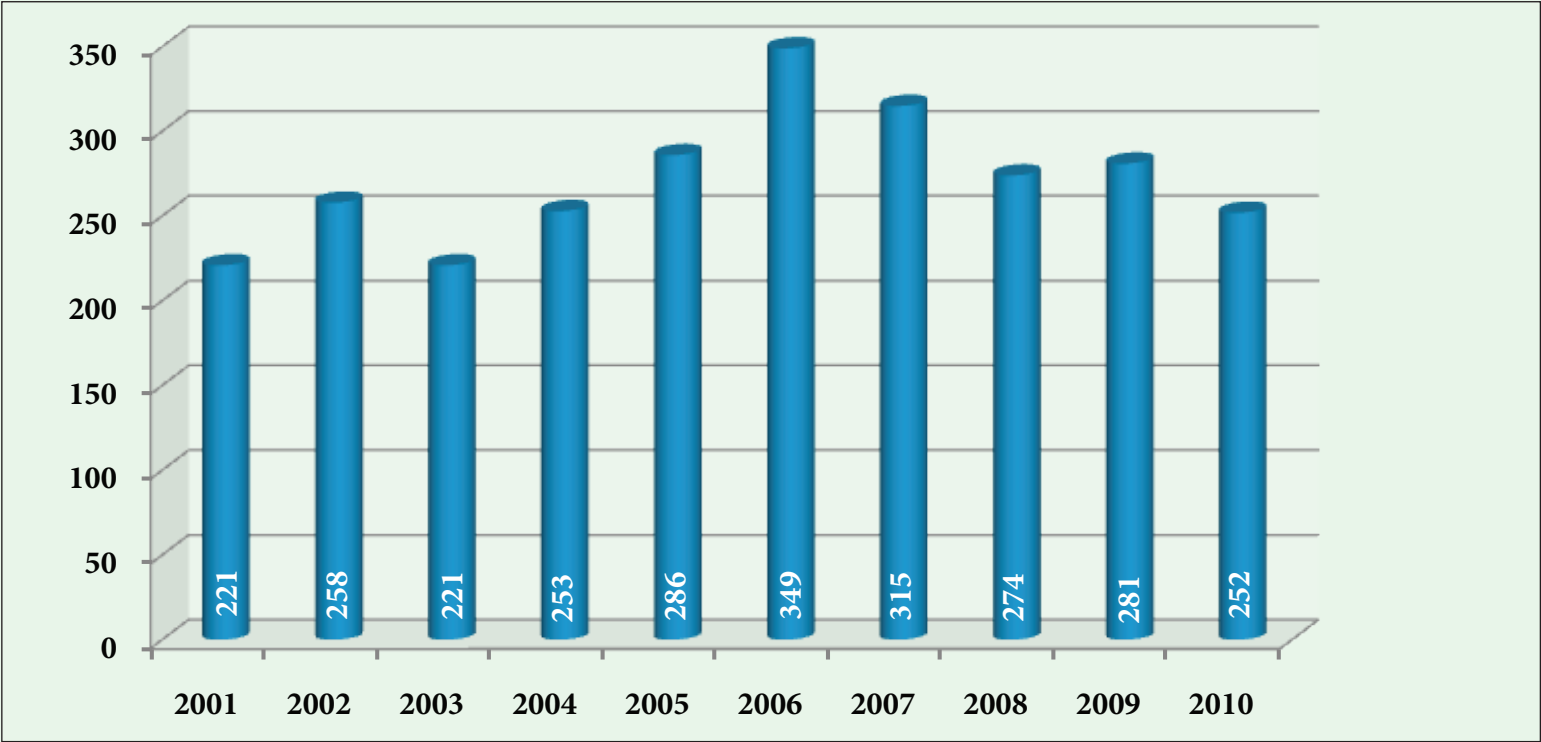
Deeds



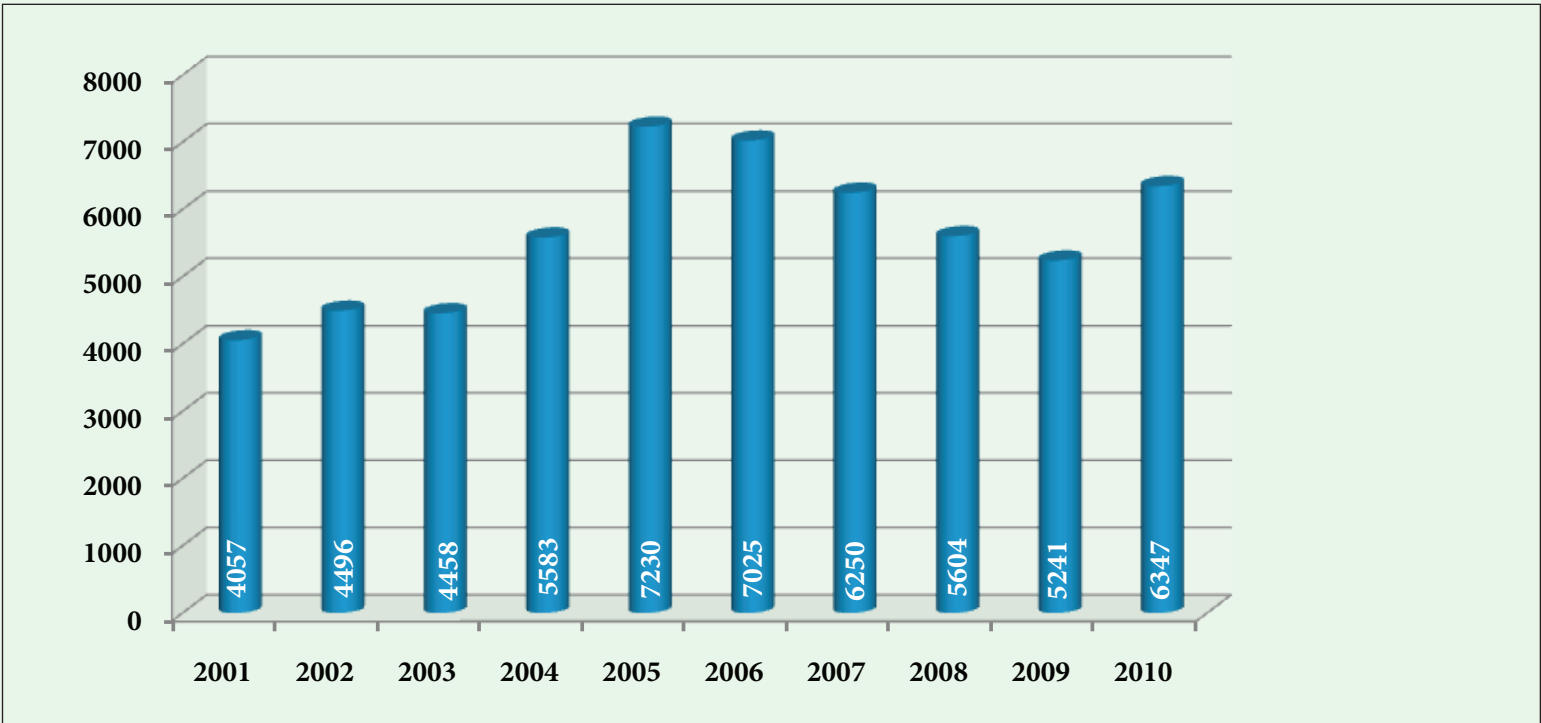
Alachua County Yearly Foreclosures



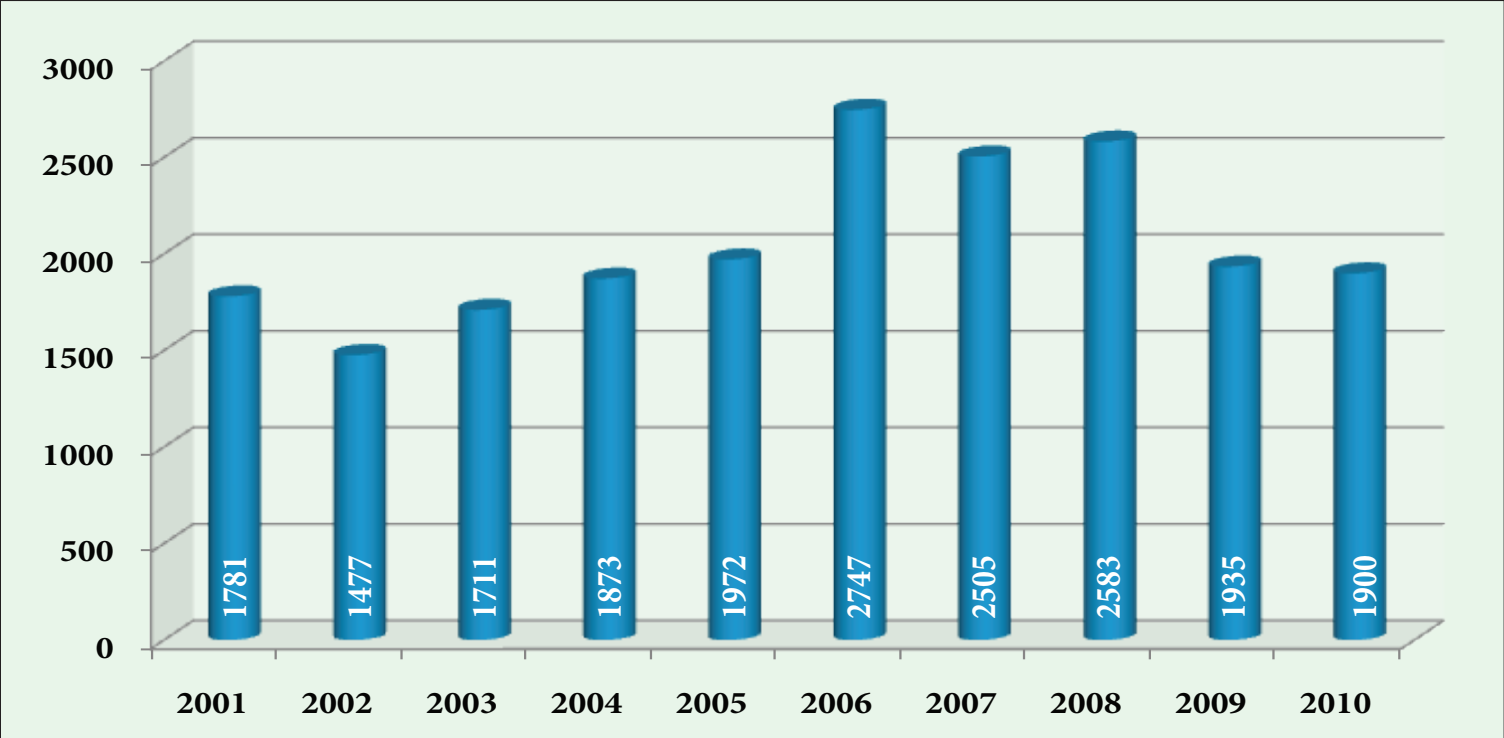
Agricultural Permits



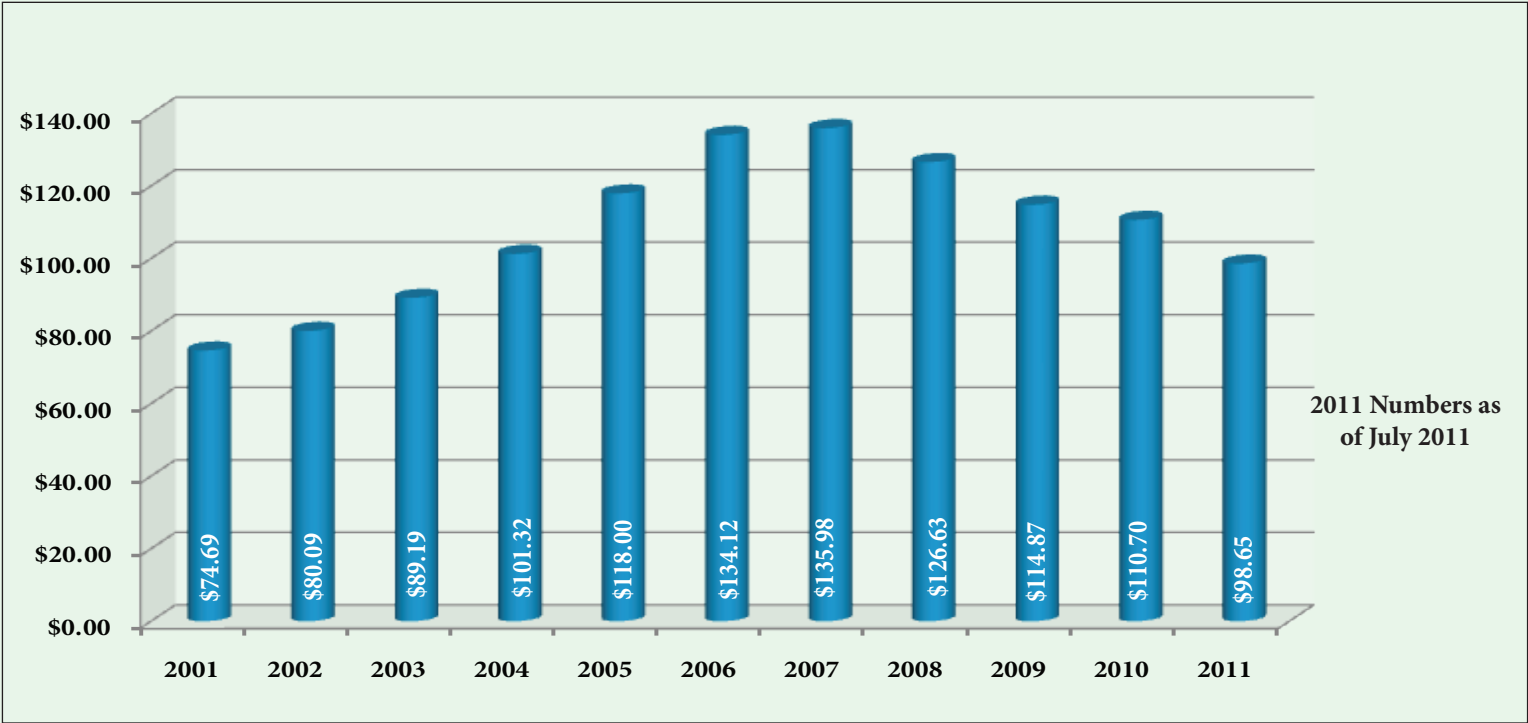
Residential Permits



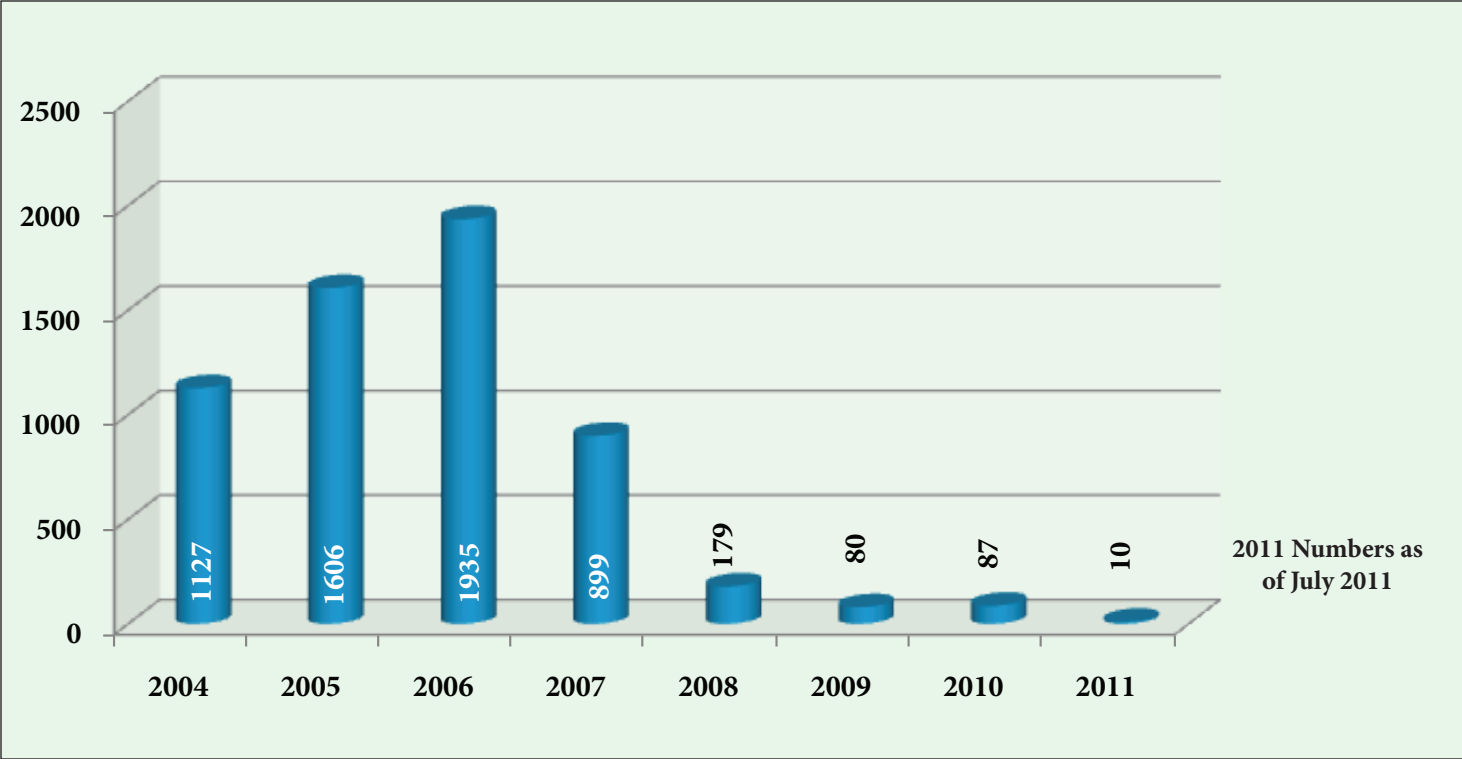
Commercial Permits



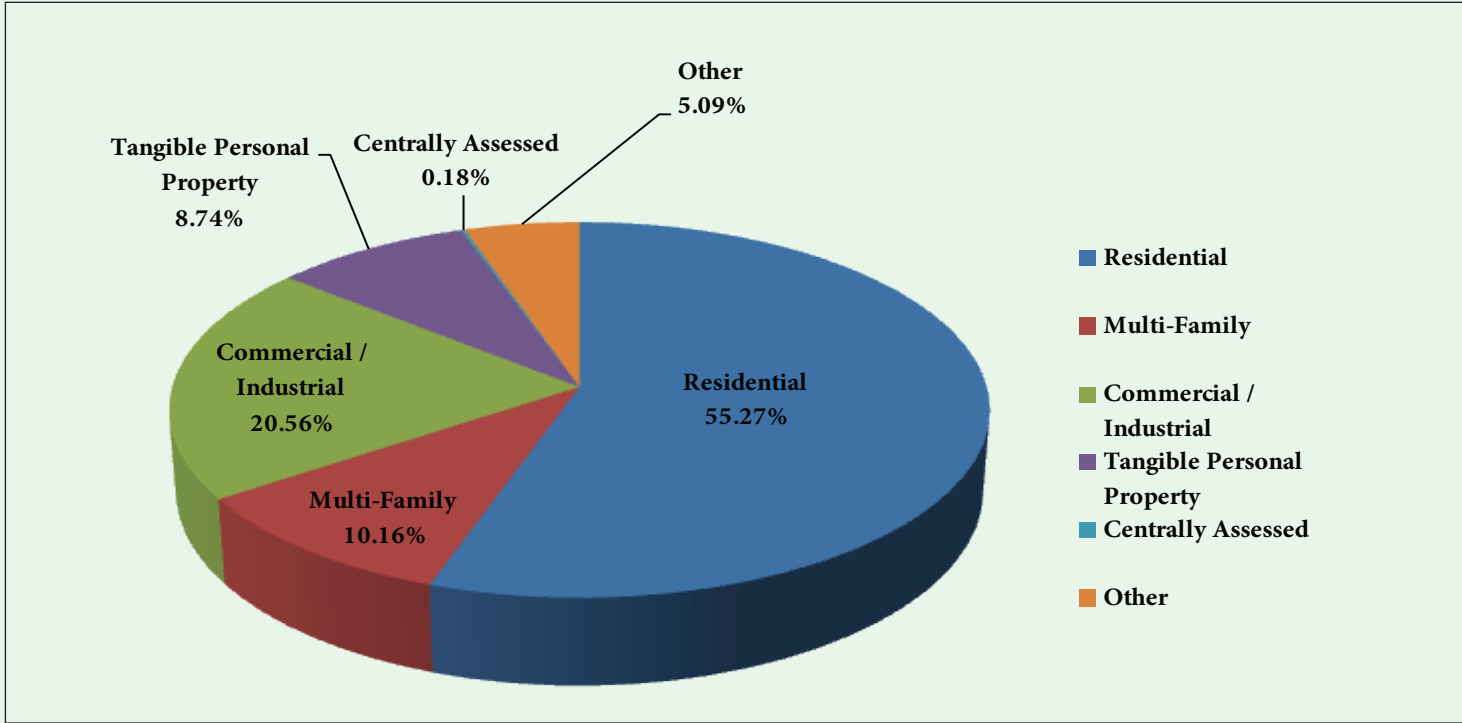
Median Price Per Sq. Ft. - Residential



Subdivision Lots



Taxable Value Beakdown by Property Type





Final

2010 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

Where Does Your Tax Dollar Go?

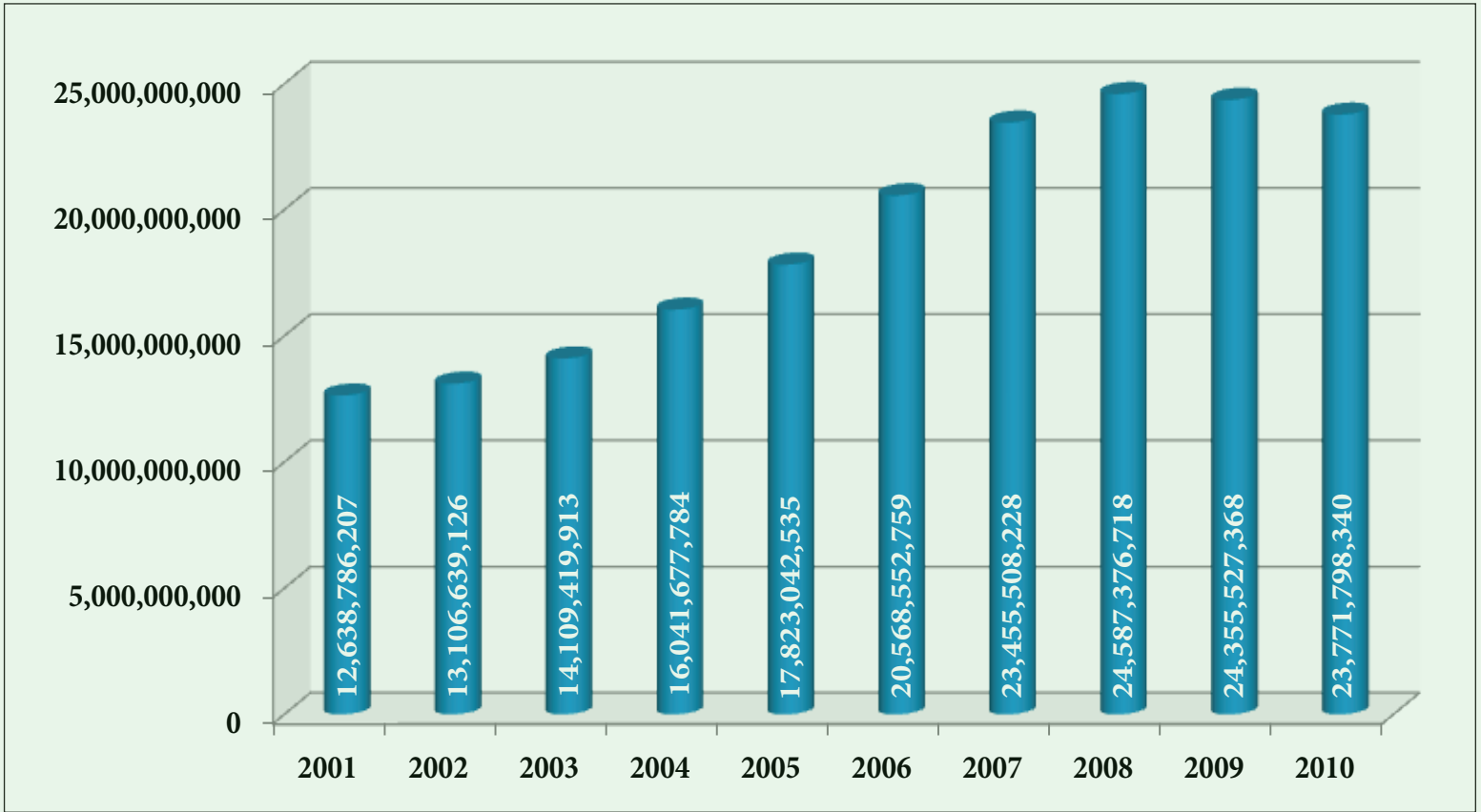


FINAL 2010 MILLAGES FOR ALACHUA COUNTY

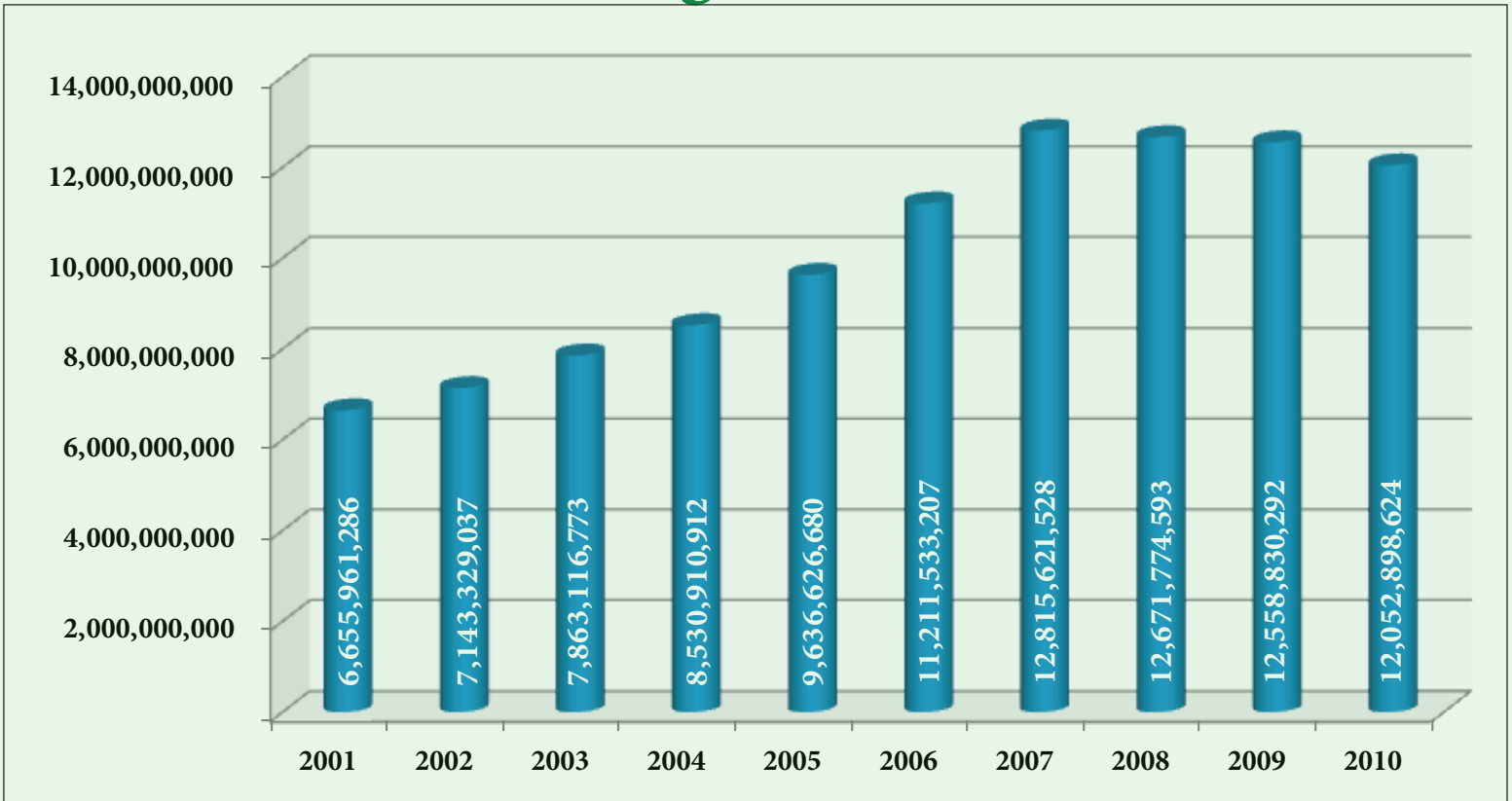
	OPERATING	DEBT	TOTAL			
COUNTY	8.3763	0.2500	8.6263			
LIBRARY	1.3638	0.1098	1.4736			
WATER MANAGEMENT DISTRICTS						
SUWANNEE WATER	0.4399		0.4399			
ST. JOHNS	0.4158		0.4158			
SCHOOL						
DISCRETIONARY	3.2480	0.3750				
REQUIRED LOCAL	5.4840		9.1070			
CITIES				TOTAL MILLAGES		
ALACHUA	5.5000		5.5000	25.1468		
ARCHER (Law/Fire)	5.0000		5.0000	27.6569		
GAINESVILLE	4.2544		4.2544	23.9012		
GAINESVILLE	4.2544		4.2544		23.8771	
HAWTHORNE (Law/Fire)	5.3194		5.3194		27.9522	
HIGH SPRINGS	6.1500		6.1500	25.7968		
LACROSSE	2.2908		2.2908	21.9376		
MICANOPY	8.0000		8.0000		27.6227	
NEWBERRY (Law)	3.8500		3.8500	25.1678		
WALDO (Fire)	5.8686		5.8686	26.8545		
WALDO (Fire)	5.8686		5.8686		26.8304	
				SUWANNEE	ST. JOHNS	
UNINCORPORATED	MSTU-Unincorp	MSTU-Law	MSTU-Fire	TOTAL	SUWANNEE	ST. JOHNS
MSTU	0.4124	1.6710	1.3391	3.4225	23.0693	
MSTU	0.4124	1.6710	1.3391	3.4225		23.0452

Note: Millage rates are set by independant taxing authorities.

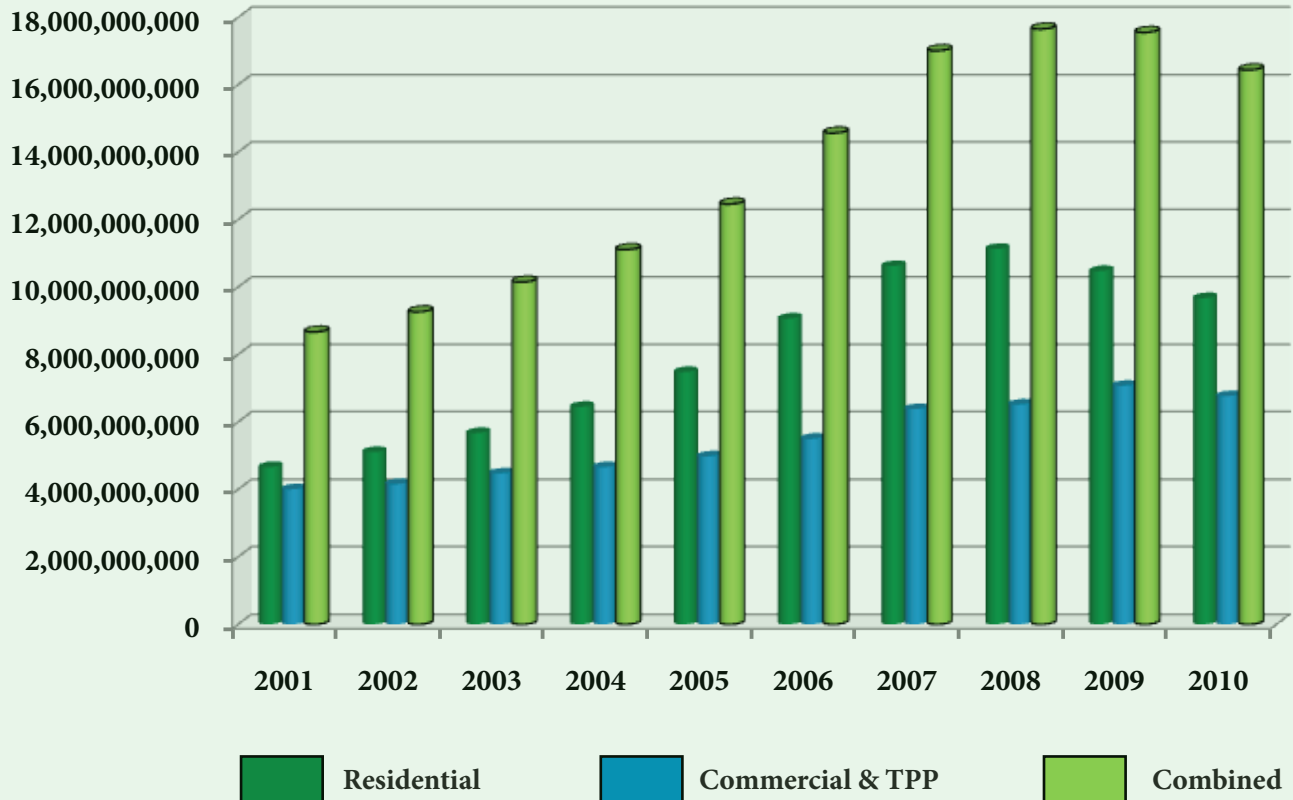
Just Value Change



Taxable Value Change

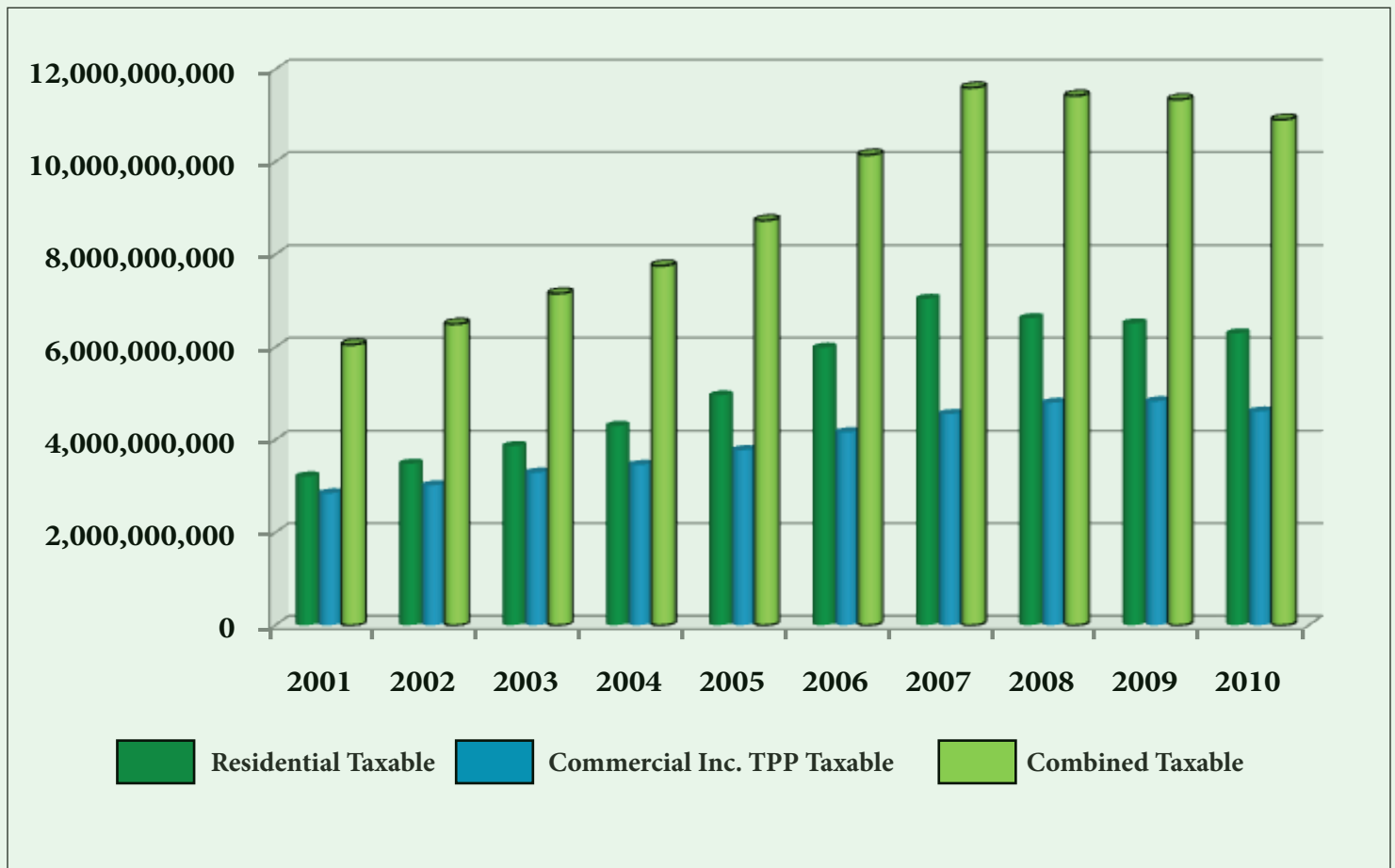


Improved Properties Just Value



Year	Residential Just	Commercial Inc. TPP Just	Combined Just
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
2010	9,675,399,350	6,765,605,060	16,441,004,410

Improved Properties Taxable Value



Year	Residential Taxable	Commercial Inc. TPP Taxable	Combined Taxable
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
2010	6,297,780,495	4,613,578,407	10,911,358,902

Alachua County Principal Taxpayers

2010 - 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	1.10%
2. Wal-Mart Stores East LP	\$85,175,100	0.71%
3. Florida Rock Industries, Inc.	\$84,316,740	0.70%
4. Bellsouth Telecommunications, Inc.	\$69,404,320	0.58%
5. HCA Health Services of Fla Inc.	\$67,860,200	0.56%
6. Oak Hammock at the University of FL Inc.	\$59,595,700	0.49%
7. Florida Power Corp	\$56,211,195	0.47%
8. Dolgencorp Inc.	\$48,700,150	0.40%
9. S Clark Butler Properties Land Trust	\$44,388,600	0.37%
10.ELPF Gainesville LLC	\$35,260,000	0.29%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Oaks Mall Gainesville, Ltd	\$132,224,700	1.20%
2. HCA Health Services of Fla Inc.	\$67,860,200	0.62%
3. Oak Hammock at the Univ. of FL, Inc.	\$59,595,700	0.54%
4. Dolgencorp Inc.	\$48,700,150	0.44%
5. Wal-Mart Stores East LP	\$46,254,300	0.42%
6. S. Clark Butler Properties Land, Trust	\$44,388,600	0.40%
7. ELPF Gainesville LLC & LIC,	\$35,260,000	0.32%
8. Inland American Lodging, G'ville LLC	\$33,533,600	0.31%
9. Baugh Southeast Cooperative Inc	\$32,165,800	0.29%
10.Gainesville Place LLC	\$29,841,600	0.27%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Rock Industries Inc	\$84,316,740	7.84%
2. Bellsouth Telecommunications, Inc.	\$67,025,220	6.24%
3. Florida Power Corp	\$56,211,195	5.23%
4. Cox Comm Inc.	\$45,889,710	4.27%
5. Clay Electric Cooperative, Inc.	\$39,700,496	3.69%
6. Wal-Mart Stores East, LP	\$38,920,800	3.62%
7. Ball Container LLC	\$27,991,410	2.60%
8. Columbia/HCA Healthcare Corp	\$24,535,950	2.28%
9. Publix Super Markets Inc.	\$17,099,700	1.59%
10.Dolgencorp, Inc.	\$15,415,770	1.43%

CITY OF ALACHUA

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Wal-Mart Stores East LP	\$80,112,810	63.26%
2. Dolgencorp Inc.	\$63,865,630	50.43%
3. Baugh Southeast Cooperative, Inc.	\$46,350,580	36.60%
4. Regeneration Technologies Inc.	\$23,082,150	18.23%
5. Waco of Alabama Inc.	\$11,316,900	8.94%
6. Lowes Home Centers Inc.	\$10,165,510	8.03%
7. Alachua Development LLC	\$8,448,990	6.67%
8. Hunter Marine Corporation	\$6,119,610	4.83%
9. MAS Holding Company Inc.	\$5,908,300	4.67%
10.Wigshaw LLC	\$4,185,800	3.31%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Dolgencorp Inc.	\$48,700,150	7.65%
2. Wal-Mart Stores East LP	\$46,254,300	7.26%
3. Baugh Southeast Cooperative, Inc.	\$32,165,800	5.05%
4. Waco of Alabama Inc.	\$11,316,900	1.78%
5. Regeneration Technologies Inc.	\$8,787,700	1.38%
6. Alachua Development LLC	\$8,448,990	1.33%
7. Lowes Home Centers Inc.	\$7,011,900	1.10%
8. Wigshaw LLC	\$6,310,700	0.99%
9. MAS Holding Company Inc.	\$5,908,300	0.93%
10.Hunter Marine Corporation	\$4,225,700	0.66%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Wal-Mart Stores East LP	\$33,858,510	26.73%
2. Dolgencorp Inc.	\$15,165,480	11.97%
3. Regeneration Technologies, Inc.	\$14,294,450	11.29%
4. Baugh Southeast Cooperative, Inc	\$14,164,780	11.18%
5. Hipp Construction Eq Co	\$3,391,010	2.68%
6. Lowes Home Centers Inc.	\$3,153,610	2.49%
7. Windstream Florida Inc.	\$2,822,862	2.23%
8. Sandvik Mining Construction, USA LLC	\$1,939,580	1.53%
9. Hunter Marine Corporation	\$1,893,910	1.50%
10.Cox Comm Inc	\$1,685,135	1.33%

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

Alachua County Principal Taxpayers

2010 - REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

CITY OF ARCHER

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Maddox Foundry Machine Work, Inc.	\$2,662,690	7.93%
2. Bellsouth Telecommunications Inc.	\$1,263,524	3.76%
3. Rutherford Rentals Inc.	\$693,300	2.07%
4. Florida Power Corp.	\$664,653	1.98%
5. Hitchcock & Sons Inc.	\$661,200	1.97%
6. Davis Heritage Ltd.	\$576,100	1.72%
7. Lauderdale, Melvin V	\$518,300	1.54%
8. Archer Homes Ltd.	\$500,300	1.49%
9. TRC Properties Inc.	\$488,700	1.46%
10. Davis, Jeffrey & Robin	\$406,020	1.21%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Maddox Foundry Machine Work, Inc.	\$1,501,900	5.34%
2. Rutherford Rentals, Inc.	\$693,300	2.47%
3. Hitchcock & Sons Inc.	\$661,200	2.35%
4. Davis Heritage Ltd.	\$576,100	2.05%
5. Lauderdale, Melvin V	\$518,300	1.84%
6. Archer Homes Ltd.	\$500,300	1.78%
7. TRC Properties, Inc.	\$488,700	1.74%
8. Davis, Jeffrey & Robin	\$406,020	1.44%
9. Archer Village Ltd.	\$398,000	1.42%
10. Realty Income Properties, Inc.	\$389,200	1.38%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$1,163,724	21.39%
2. Maddox Foundry Machine Work, Inc.	\$1,160,790	21.34%
3. Florida Power Corp.	\$664,653	12.22%
4. Comcast of Florida/Georgia LL, Inc.	\$380,840	7.00%
5. The Pantry Inc.	\$276,550	5.08%
6. T W Williams Jr. Inc.	\$218,380	4.01%
7. Apec Petroleum	\$162,230	2.98%
8. Verizon Wireless Personal, Communication	\$134,854	2.48%
9. AT&T Mobility LLC	\$91,841	1.69%
10. Hitchcock & Sons Inc.	\$88,750	1.63%

CITY OF GAINESVILLE

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Oaks Mall Gainesville Ltd.	\$132,224,700	2.36%
2. HCA Health Services of FLA, Inc.	\$66,081,200	1.18%
3. Oak Hammock at the University of Fl Inc.	\$59,595,700	1.06%
4. S Clark Butler Properites Land, Trust	\$44,388,600	0.79%
5. Bellsouth Telecommunications, Inc.	\$37,834,744	0.67%
6. ELPF Gainesville LLC LIC, Gainesville	\$35,260,000	0.63%
7. Inland American Lodging Gainesville, LLC	\$33,533,600	0.60%
8. Florida Power Corp	\$32,029,632	0.57%
9. Gainesville Place LLC	\$29,841,600	0.53%
10. Ball Container LLC	\$27,991,410	0.50%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Oaks Mall Gainesville Limited, Partnership	\$132,224,700	2.62%
2. HCA Health Services of Fla Inc.	\$66,081,200	1.31%
3. Oak Hammock at the University of Fl, Inc.	\$59,595,700	1.18%
4. S. Clark Butler Properties Land, Trust	\$44,388,600	0.88%
5. ELPF Gainesville LLC & LIC, Gainesville	\$35,260,000	0.70%
6. Inland American Lodging, Gainesville, LLC	\$33,533,600	0.66%
7. Gainesville Place LLC	\$29,841,600	0.59%
8. ACC OP LLC	\$27,623,900	0.55%
9. Campus Lodge Of Gainesville, LTD	\$25,129,000	0.50%
10. The Bartram LLC	\$24,543,000	0.49%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Cox Comm Inc.	\$44,204,575	7.96%
2. Bellsouth Telecommunications, Inc.	\$36,899,444	6.65%
3. Florida Power Corp.	\$35,024,411	6.31%
4. Ball Container LLC	\$27,991,410	5.04%
5. Columbia/HCA Healthcare Corp	\$24,535,950	4.42%
6. Exactech Inc.	\$12,813,100	2.31%
7. Publix Super Markets Inc.	\$12,008,690	2.16%
8. Sivance LLC	\$11,774,740	2.12%
9. Philips Electronics North American Corp	\$8,365,720	1.51%
10. Med One Capital Inc.	\$6,375,150	1.15%

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

Alachua County Principal Taxpayers

2010 - REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

CITY OF HAWTHORNE

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Fred D. Bentley Sr.	\$1,695,400	3.49%
2. Florida Septic Inc.	\$1,561,940	3.22%
3. Little Orange Lake Investors, LLC	\$1,262,800	2.60%
4. Hometown Supermarkets LLC	\$998,830	2.06%
5. Bellsouth Telecommunications, Inc.	\$896,229	1.85%
6. Hawthorne Gators Ltd.	\$894,600	1.84%
7. Florida Power & Light Company	\$753,417	1.55%
8. First Coast Energy LLP	\$705,880	1.45%
9. Bass & Higginbotham Ltd.	\$691,400	1.42%
10. Neighborhood Housing Development Corp.	\$653,500	1.35%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Fred D Bentley Sr.	\$1,695,400	4.13%
2. Little Orange Lake Investors, LLC	\$1,262,800	3.07%
3. Hawthorne Gators Ltd.	\$894,600	2.18%
4. Bass & Higginbotham Ltd.	\$691,400	1.68%
5. Neighborhood Housing Development Corp.	\$653,500	1.59%
6. FTAL Hawthorne LC	\$631,800	1.54%
7. MH Parson & Sons Lumber	\$627,800	1.53%
8. Florida Septic	\$561,500	1.37%
9. Hawthorne RRH Ltd.	\$461,800	1.12%
10. Bank Of Hawthorne	\$449,700	1.09%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Septic Inc.	\$1,000,440	13.39%
2. Hometown Supermarkets LLC	\$998,830	13.37%
3. Bellsouth Telecommunications, Inc.	\$896,229	12.00%
4. Florida Power & Light Company	\$753,417	10.09%
5. Holiday CVS LLC	\$412,260	5.52%
6. First Coast Energy LLP	\$333,280	4.46%
7. Andy Christian	\$226,200	3.03%
8. MCI Communications Serv, Inc.	\$213,990	2.86%
9. James Cable Communications	\$199,591	2.67%
10. International Stone Source Inc.	\$175,860	2.35%

CITY OF HIGH SPRINGS

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Prime Conduit Inc	\$6,680,350	2.70%
2. High Springs Commercial Properties LLC	\$3,887,100	1.57%
3. Old Bailey LLC	\$3,624,600	1.47%
4. Florida Power Corp	\$3,533,667	1.43%
5. Northend Homeland LLC	\$2,051,100	0.83%
6. Orrin H Cope Produce Inc.	\$1,926,600	0.78%
7. Windstream Florida Inc.	\$1,847,647	0.75%
8. Spring Hill Village Inc	\$1,643,000	0.66%
9. Sherer Studio Inc	\$1,519,140	0.61%
10. High Springs Hills Properties	\$1,370,100	0.55%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. High Springs Commercial Properties. LLC	\$3,887,100	1.72%
2. Old Bailey LLC	\$3,624,600	1.60%
3. Northend Homeland LLC	\$2,051,100	0.91%
4. Orrin H Cope Produce Inc.	\$1,926,600	0.85%
5. Prime Conduit Inc.	\$1,829,400	0.81%
6. Spring Hill Village Inc.	\$1,643,000	0.73%
7. High Springs Hills Properties	\$1,370,100	0.61%
8. Gaines LLC	\$1,069,800	0.47%
9. Livingston & Livingston LLC	\$938,200	0.41%
10. Sherer Studio Inc.	\$913,900	0.40%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Prime Conduit Inc	\$4,850,950	23.00%
2. Florida Power Corp	\$3,533,667	16.75%
3. Windstream Florida Inc.	\$1,847,647	8.76%
4. Winn Dixie Stores Inc.	\$1,359,700	6.45%
5. James Cable Communications	\$1,017,890	4.83%
6. Inergy Propane LLC	\$820,250	3.89%
7. Sherer Studio Inc.	\$605,240	2.87%
8. Voltaix LLC	\$477,360	2.26%
9. Holiday CVS LLC	\$445,410	2.11%
10. Great Outdoors Trading Co LLC	\$402,090	1.91%

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

Alachua County Principal Taxpayers

2010 - REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

TOWN OF LACROSSE

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. FL Ranch LLC	\$1,140,600	10.20%
2. Roland J & Katherine E Thomas	\$260,810	2.33%
3. William P & Elizabeth R Duffield	\$238,800	2.14%
4. Dominic F & Jennifer G Wilkerson	\$236,300	2.11%
5. Alltel Communications Inc.	\$234,452	2.10%
6. Adrian & Candice Ray	\$227,330	2.03%
7. Southern Live Oak Holdings Inc.	\$209,050	1.87%
8. Richard A & Sheila A Dubberly	\$183,800	1.64%
9. Olsen & Peterson	\$179,600	1.61%
10. Robert & Gloria J Moore	\$178,520	1.60%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. FL Ranch LLC	\$1,140,600	11.54%
2. Roland J & Katherine E Thomas	\$260,810	2.64%
3. William P & Elizabeth R Duffield	\$238,800	2.42%
4. Dominic F & Jennifer G Wilkerson	\$236,300	2.39%
5. Adrian & Candice Ray	\$227,330	2.30%
6. Richard A & Sheila A Dubberly	\$183,800	1.86%
7. Olsen & Peterson	\$179,600	1.82%
8. Robert & Gloria J Moore	\$178,520	1.81%
9. International Vacuum Tube Supply Inc.	\$158,700	1.61%
10. John C & Gail Sanchez	\$155,800	1.58%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Alltel Communications, Inc.	\$234,452	18.17%
2. Southern Live Oak Holdings Inc.	\$209,050	16.20%
3. SBA Towers II LLC	\$118,237	9.16%
4. Florida Power Corp	\$97,308	7.54%
5. Jeff Thomas	\$91,950	7.13%
6. The Pantry Inc.	\$57,620	4.46%
7. Gerald Smith	\$30,930	2.40%
8. Gerald E Smith, Jr	\$19,630	1.52%
9. Alfred Ford	\$14,050	1.09%
10. Steven Davis Farms LLC	\$10,180	0.79%

TOWN OF MICANOPY

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Inniscarra Inc.	\$698,900	2.56%
2. Bellsouth Telecommunications, Inc.	\$584,530	2.14%
3. Franklin Crates Inc.	\$575,600	2.11%
4. Florida Heritage Books, Inc.	\$558,300	2.05%
5. Micanopy Animal Hospital Inc.	\$464,500	1.70%
6. Florida Power Corp.	\$419,049	1.54%
7. Robinson & Robinson	\$399,800	1.47%
8. Frank J. Dahmer	\$378,190	1.39%
9. John T & Cheryl A Banner	\$366,800	1.34%
10. Bloomquist & Mollet H/W	\$344,900	1.26%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Inniscarra Inc.	\$698,900	2.73%
2. Franklin Crates, Inc.	\$575,600	2.25%
3. Florida Heritage Books Inc.	\$558,300	2.18%
4. Micanopy Animal Hospital, Inc.	\$464,500	1.82%
5. Robinson & Robinson	\$399,800	1.56%
6. Frank J Dahmer	\$378,190	1.48%
7. John T & Cheryl A Banner	\$366,800	1.43%
8. Bloomquist & Mollet H/W	\$344,900	1.35%
9. JD Holdings LLC	\$328,000	1.28%
10. Glen W Gilson III	\$313,720	1.23%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Bellsouth Telecommunications, Inc.	\$584,530	34.35%
2. Florida Power Corp.	\$419,049	24.63%
3. Harris Corporation	\$217,708	12.79%
4. The Pantry Inc.	\$66,150	3.89%
5. Directv Inc.	\$64,766	3.81%
6. Inniscarr Inc	\$56,280	3.31%
7. Florida Heritage Books Inc	\$52,530	3.09%
8. Micanopy Animal Hospital Inc.	\$37,510	2.20%
9. James Cable Communications	\$34,097	2.00%
10. Franklin Crates Inc.	\$31,360	1.84%

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

Alachua County Principal Taxpayers

2010 - REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

CITY OF NEWBERRY

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Florida Rock Industries, Inc.	\$84,316,740	28.84%
2. Watson Construction, Inc.	\$4,327,620	1.48%
3. Bellsouth Telecommunications, Inc.	\$2,957,401	1.01%
4. Florida Rock Properties Inc	\$2,522,600	0.86%
5. Brant Properties LLC	\$2,264,200	0.77%
6. Hitchcock Enterprises Inc.	\$2,080,700	0.71%
7. Davis Heritage Ltd.	\$2,034,900	0.70%
8. Maronda Homes Inc.	\$1,640,000	0.56%
9. Norfleet Construction Co Inc.	\$1,392,500	0.48%
10. Price Jr & Roland ET UX	\$1,380,100	0.47%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Florida Rock Properties, Inc.	\$2,522,600	1.30%
2. Brant Properties LLC	\$2,264,200	1.16%
3. Hitchcock Enterprises Inc.	\$2,080,700	1.07%
4. Davis Heritage Ltd.	\$2,034,900	1.04%
5. Maronda Homes Inc.	\$1,640,000	0.84%
6. Norfleet Construction Co. Inc.	\$1,392,500	0.71%
7. Price Jr & Roland ET UX	\$1,380,100	0.71%
8. Select Communities Inc.	\$1,332,100	0.68%
9. Watson Landholdings LLC	\$1,279,600	0.66%
10. Mac C Johnson	\$1,021,700	0.52%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Rock Industries, Inc.	\$84,316,740	86.40%
2. Watson Construction Inc.	\$4,327,620	4.43%
3. Bellsouth Telecommunications, Inc.	\$2,903,701	2.98%
4. New Age Media of Gainesville, LLC	\$708,760	0.73%
5. Budd Broadcasting Inc.	\$632,960	0.65%
6. Flo Gas Corporation	\$632,550	0.65%
7. A Materials Group Inc	\$554,620	0.57%
8. Hometown Supermarkets LLC	\$473,420	0.49%
9. Alltel Communications LLC	\$344,897	0.35%
10. Southern Fuelwood Inc.	\$232,990	0.24%

CITY OF WALDO

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Waldo 301 Enterprises Inc.	\$1,211,700	4.74%
2. M&R United Inc.	\$1,165,700	4.56%
3. International Santos Petroleum LLC	\$977,000	3.82%
4. Blakewood Family Limited, Partnership	\$922,100	3.61%
5. Racetrac Petroleum Inc	\$729,510	2.85%
6. Florida Power & Light Company	\$684,013	2.67%
7. Windstream Florida Inc.	\$630,011	2.46%
8. Waldo Villas Ltd.	\$610,500	2.39%
9. TMRW LLC	\$456,200	1.78%
10. Desalvo, Vincent F & Mary S.	\$441,700	1.73%

REAL ESTATE VALUE

Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. Waldo 301 Enterprises Inc.	\$1,211,700	5.50%
2. M & R United Inc.	\$1,165,700	5.29%
3. International Santos Petroleum LLC	\$977,000	4.43%
4. Blakewood Family Limited, Partnership	\$922,100	4.18%
5. Waldo Villas Ltd.	\$610,500	2.77%
6. Racetrac Petroleum Inc	\$506,300	2.30%
7. TMRW LLC	\$456,200	2.07%
8. Desalvo, Vincent F & Mary S	\$441,700	2.00%
9. WH Gross Co	\$378,200	1.72%
10. Griffis & Griffis	\$358,600	1.63%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Florida Power & Light Company	\$684,013	19.32%
2. Windstream Florida Inc.	\$630,011	17.80%
3. Petro South Inc. #259	\$229,370	6.48%
4. Racetrac Petroleum Inc #6840R	\$223,210	6.30%
5. Sleep Inn	\$189,600	5.36%
6. Verizon Wireless Personal Communication	\$167,796	4.74%
7. AT&T Mobility LLC	\$158,458	4.48%
8. MH2 Inc.	\$142,080	4.01%
9. Wen South LLC #76	\$118,590	3.35%
10. Spectrasite Communications Inc.	\$110,824	3.13%

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

Alachua County Principal Taxpayers

2010 - REAL, TANGIBLE, PERSONAL PROPERTY & CENTRALLY ASSESSED

UNINCORPORATED MSTU

OVERALL TAXABLE VALUE

Top Ten Principal Taxpayers	Overall Taxable Value	% of Total Tax. Value
1. Clay Electric Cooperative, Inc.	\$39,635,406	0.79%
2. North Fla Retirement Village, Inc.	\$28,507,800	0.57%
3. Bellsouth Telecommunications, Inc.	\$25,866,424	0.52%
4. 1505 Fort Clarke Blvd Apartments Investors LLC	\$19,569,000	0.39%
5. Fla Farm Bureau Casualty Ins, Co.	\$17,699,800	0.35%
6. Florida Power Corp	\$15,775,535	0.32%
7. Bellamay Grand LLC	\$14,287,600	0.29%
8. Tioga Town Center LLC	\$12,747,600	0.26%
9. Magnolia Place HH, LLC	\$12,679,500	0.25%
10. Sidney Kriser Trustee	\$12,404,500	0.25%

REAL ESTATE VALUE

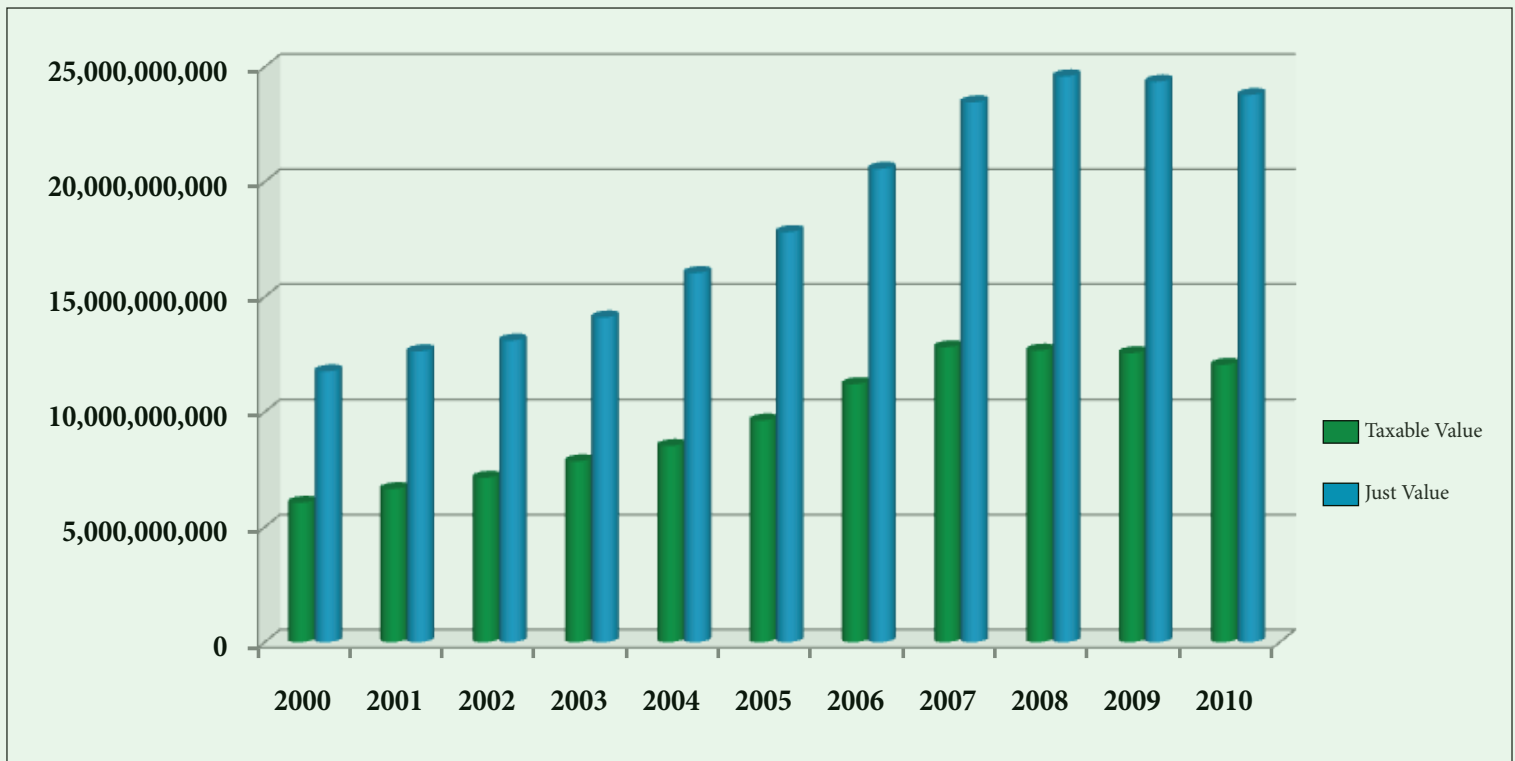
Top Ten Principal Taxpayers	Real Estate Value	% of Total Tax. Value
1. North Fla Retirement Village, Inc.	\$28,507,800	0.60%
2. 1505 Fort Clarke Blvd Apartments Investors LLC	\$19,569,000	0.41%
3. Fla Farm Bureau Casualty Ins. Co	\$17,699,800	0.37%
4. Bellamy Grand LLC	\$14,287,600	0.30%
5. Tioga Town Center LLC	\$12,747,600	0.27%
6. Magnolia Place HH LLC	\$12,679,500	0.27%
7. Sidney Kriser Trustee	\$12,404,500	0.26%
8. Flournoy Development Co.	\$12,378,000	0.26%
9. Park Lane Venture I LLC	\$12,339,800	0.26%
10. Santa Fe Pointe Ltd.	\$12,000,900	0.25%

PERSONAL PROPERTY VALUE

Top Ten Principal Taxpayers	Personal Property Value	% of Total Tax. Value
1. Clay Electric Cooperative, Inc.	\$39,635,406	15.55%
2. Bellsouth Telecommunications Inc.	\$24,576,124	9.64%
3. Florida Power Corp	\$15,775,535	6.19%
4. General Electric Credit Corp of Tennessee	\$6,013,198	2.36%
5. Publix Super Markets Inc.	\$5,091,010	2.00%
6. Vogen Funding LP	\$4,370,010	1.71%
7. Waste Recyclers Holdings LLC	\$4,363,750	1.71%
8. Crom Corp	\$4,357,990	1.71%
9. Windstream Florida Inc.	\$3,789,429	1.49%
10. North Florida Retirement Village Inc.	3,615,810	1.42%

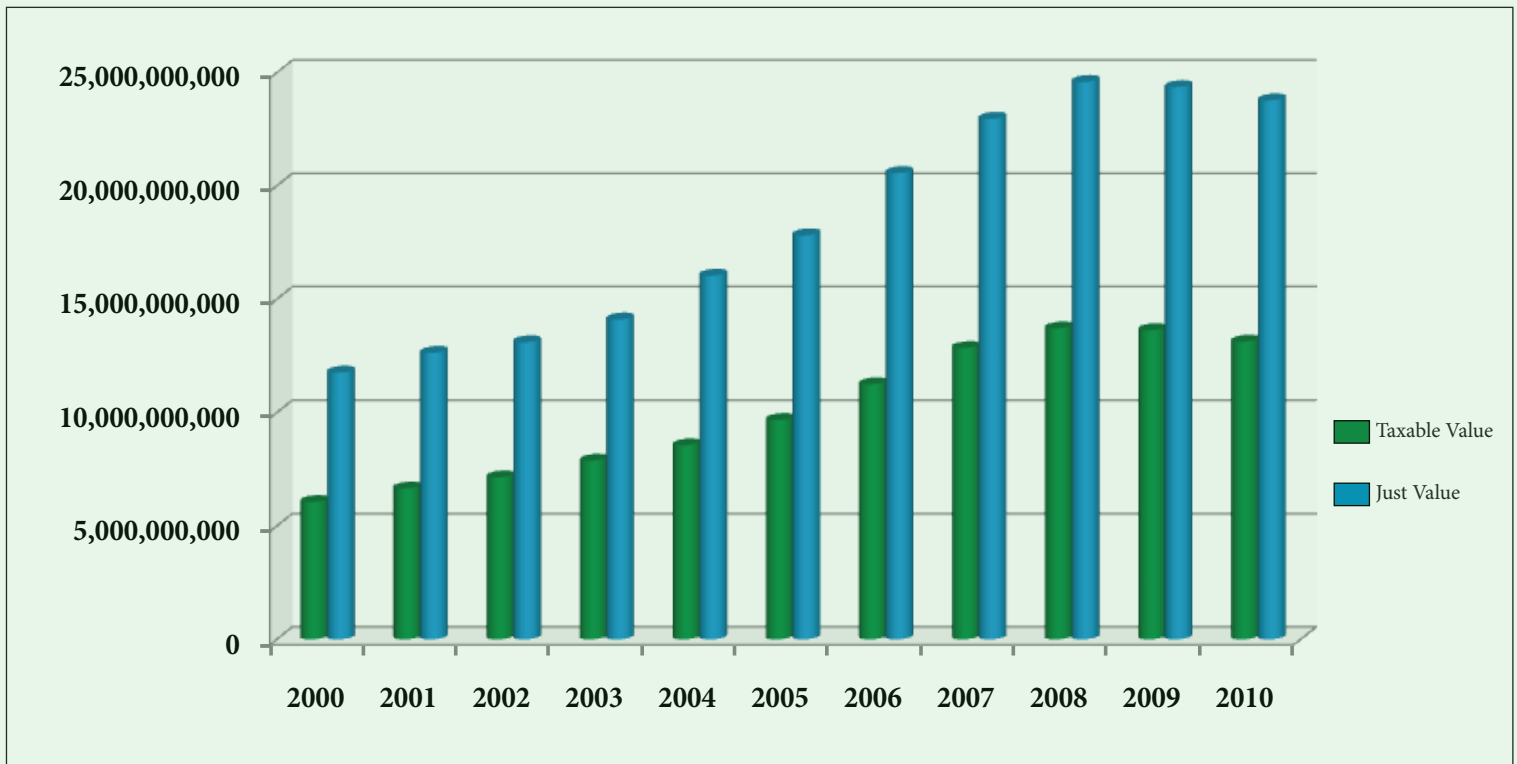
Note: Only identical ownership name matches were summed in these totals. Partial interests and property titled in slightly differing names were not summed together.

10 Year Comparison - General Fund



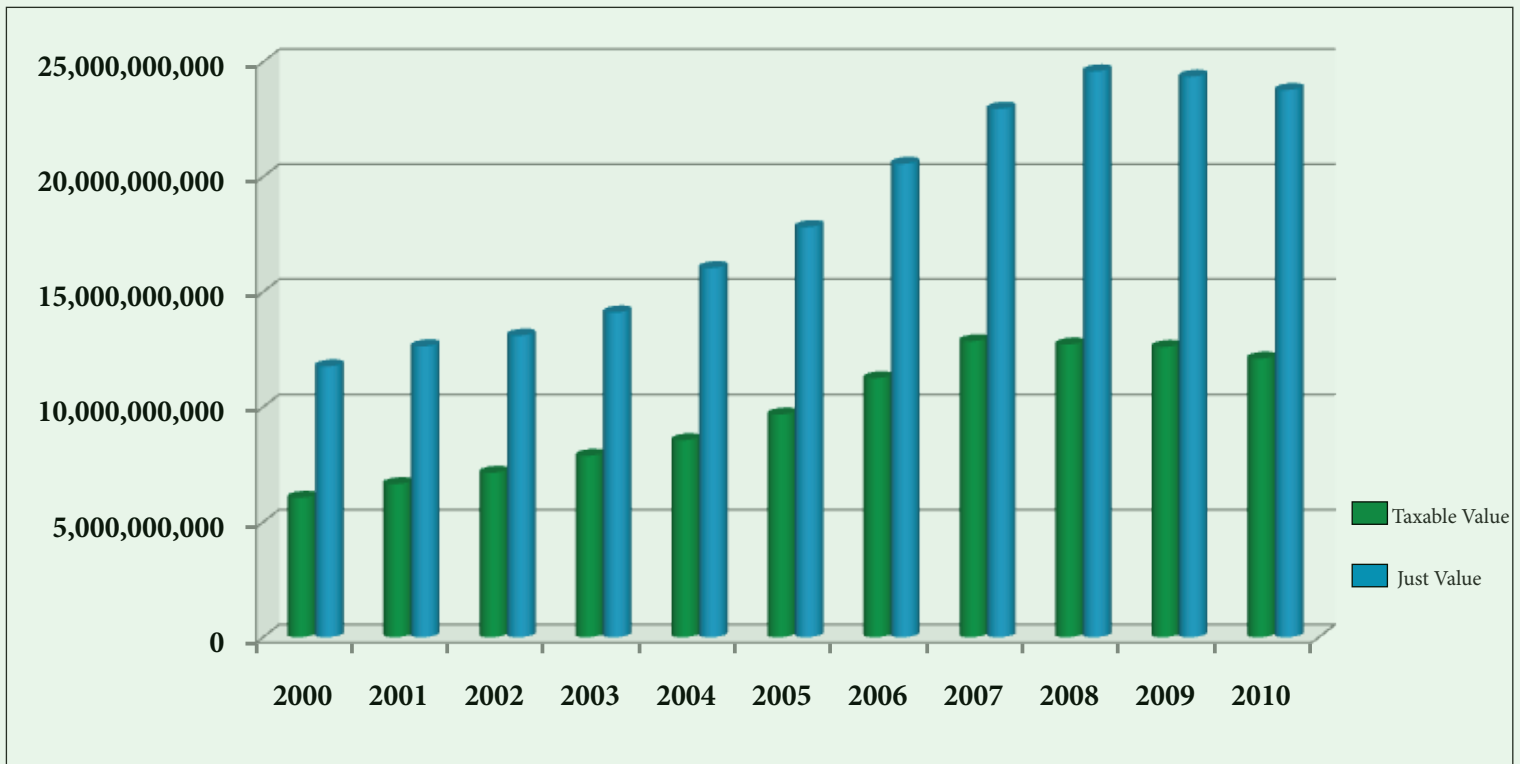
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	11,765,772,999			6,059,970,352		
2001	12,638,786,207	7.42%	873,013,208	6,655,961,286	9.83%	595,990,934
2002	13,106,639,126	3.70%	467,852,919	7,143,329,037	7.32%	487,367,751
2003	14,109,419,913	7.65%	1,002,780,787	7,863,116,773	10.08%	719,787,736
2004	16,041,677,784	13.69%	1,932,257,871	8,530,910,912	8.49%	667,794,139
2005	17,823,042,535	11.10%	1,781,364,751	9,636,626,680	12.96%	1,105,715,768
2006	20,568,552,759	15.40%	2,745,510,224	11,211,533,207	16.34%	1,574,906,527
2007	23,455,508,228	14.04%	2,886,955,469	12,815,621,528	14.31%	1,604,088,321
2008	24,587,376,718	4.83%	1,131,868,490	12,671,774,593	-1.12%	-143,846,935
2009	24,355,527,368	-0.94%	-231,849,350	12,558,830,292	-0.89%	-112,944,301
2010	23,771,798,340	-2.40%	-583,729,028	12,052,898,624	-4.03%	-505,931,668

10 Year Comparison - School Board



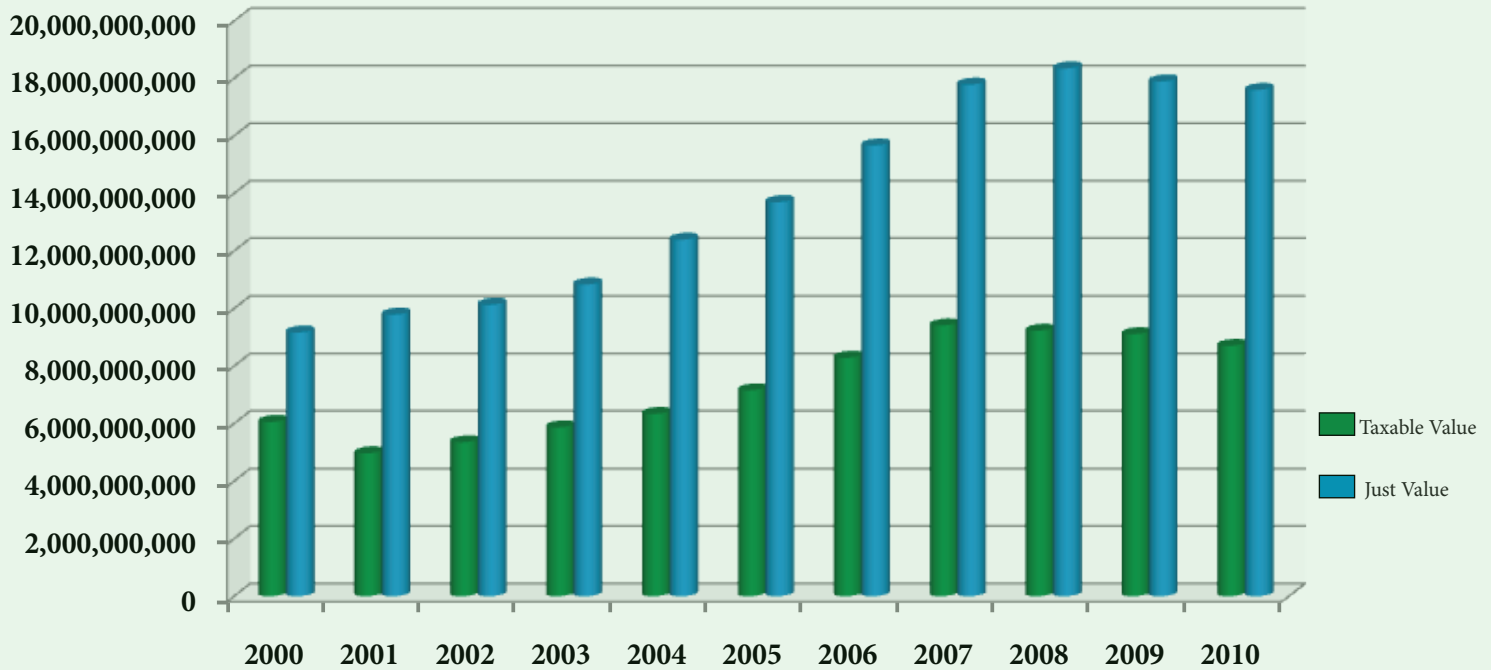
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE	NET DIFFERENCE
2000	11,765,772,999			6,059,970,352		
2001	12,638,786,207	7.42%	873,013,208	6,655,961,286	9.83%	595,990,934
2002	13,106,639,126	3.70%	467,852,919	7,143,329,037	7.32%	487,367,751
2003	14,109,419,913	7.65%	1,002,780,787	7,878,456,743	10.29%	735,127,706
2004	16,041,677,784	13.69%	1,932,257,871	8,559,759,742	8.65%	681,302,999
2005	17,823,042,535	11.10%	1,781,364,751	9,675,417,960	13.03%	1,115,658,218
2006	20,568,552,759	15.40%	2,745,510,224	11,252,733,947	16.30%	1,577,315,987
2007	23,455,508,228	14.04%	2,886,955,469	12,860,218,348	14.29%	1,607,484,401
2008	24,587,376,718	7.09%	1,131,868,490	13,713,347,543	6.63%	853,129,195
2009	24,355,527,368	-0.94%	-231,849,350	13,636,990,894	-0.56%	-76,356,649
2010	23,771,798,340	-2.40%	-583,729,028	13,128,437,175	-3.73%	-508,553,719

10 Year Comparison - Library



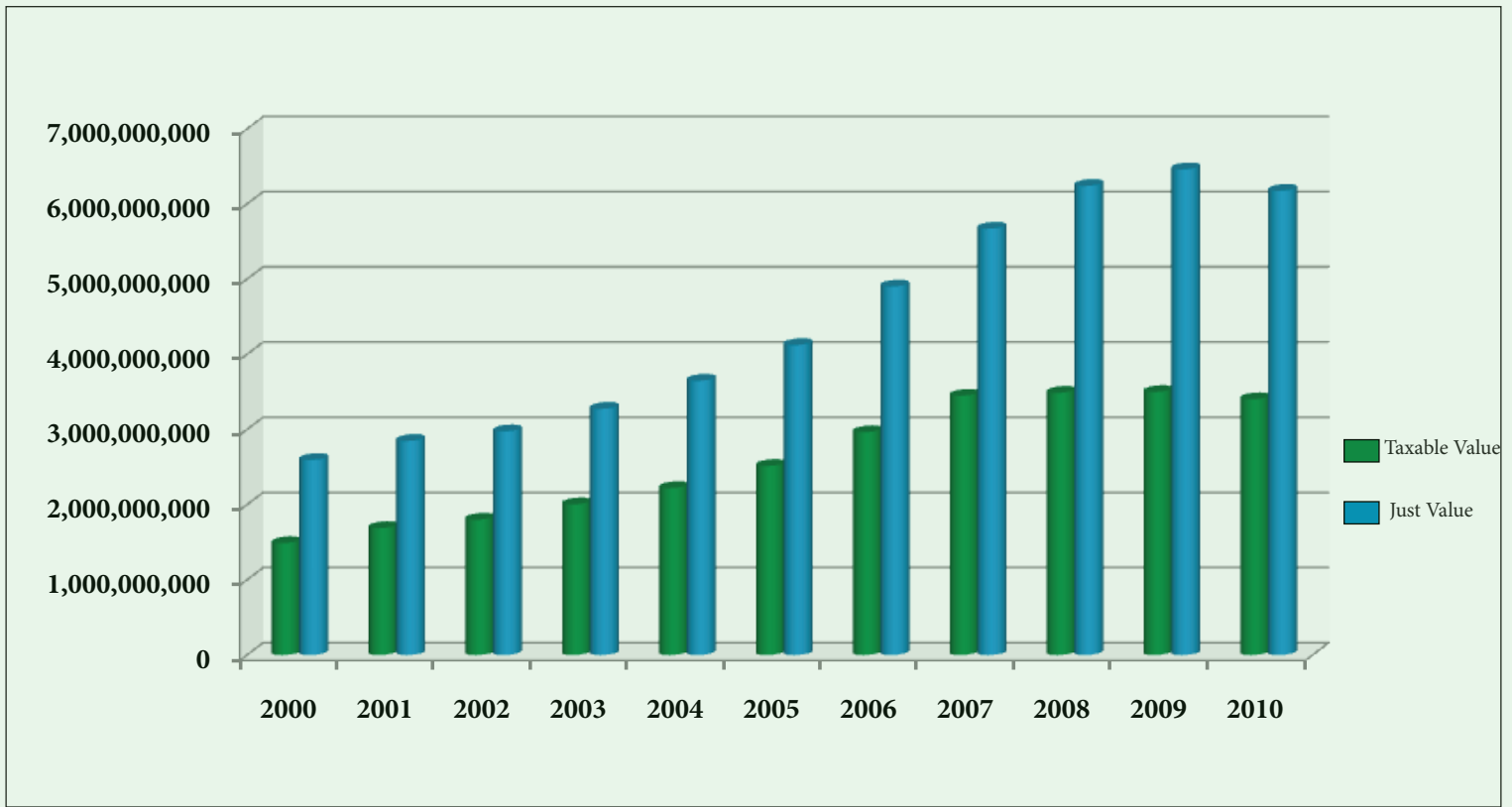
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	11,765,772,999			6,059,970,352		
2001	12,638,786,207	7.42%	873,013,208	6,655,961,286	9.83%	595,990,934
2002	13,106,639,126	3.70%	467,852,919	7,151,495,817	7.32%	487,367,751
2003	14,109,419,913	7.65%	1,002,780,787	7,878,456,743	10.29%	735,127,706
2004	16,041,677,784	13.69%	1,932,257,871	8,559,759,742	8.65%	681,302,999
2005	17,823,042,535	11.10%	1,781,364,751	9,675,417,960	13.03%	1,115,658,218
2006	20,568,552,759	15.40%	2,745,510,224	11,252,733,947	16.30%	1,577,315,987
2007	23,455,508,228	14.04%	2,886,955,469	12,860,218,348	14.29%	1,607,484,401
2008	24,587,376,718	4.03%	1,627,819,705	12,717,736,113	-1.11%	-142,482,235
2009	24,355,527,368	-0.94%	-231,849,350	12,608,515,792	-0.86%	-109,220,321
2010	23,771,798,340	-2.40%	-583,729,028	12,104,703,784	-4.00%	-503,812,008

10 Year Comparison - St.Johns Water District



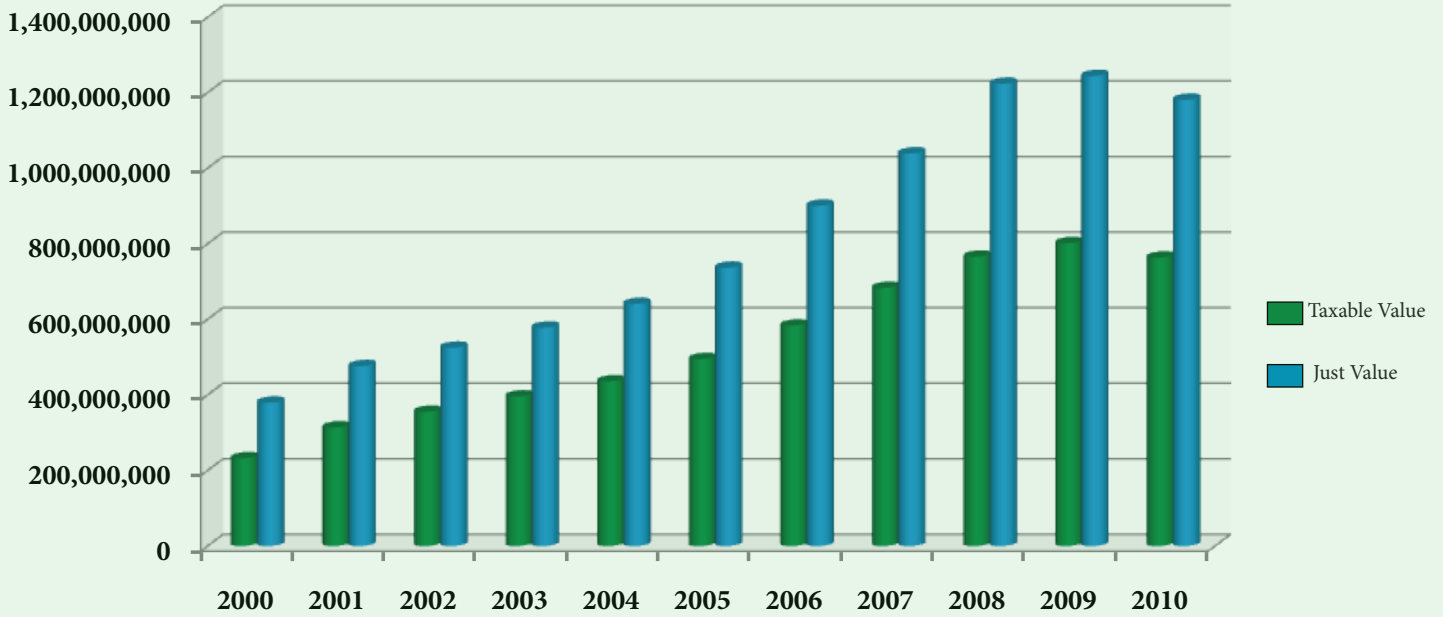
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	9,169,337,484			6,059,970,352		
2001	9,789,026,627	6.76%	619,689,143	4,967,147,857	-18.03%	-1,092,822,495
2002	10,129,934,269	3.48%	340,907,642	5,350,750,497	7.72%	383,602,640
2003	10,832,958,250	6.94%	703,023,981	5,873,121,724	9.76%	522,371,227
2004	12,391,407,254	14.39%	1,558,449,004	6,337,640,257	7.91%	464,518,533
2005	13,698,619,954	10.55%	1,307,212,700	7,159,391,332	12.97%	821,751,075
2006	15,666,266,502	14.36%	1,967,646,548	8,288,155,866	15.77%	1,128,764,534
2007	17,782,473,015	13.51%	2,116,206,513	9,410,425,895	13.54%	1,122,270,029
2008	18,345,691,795	3.17%	563,218,780	9,230,311,350	-1.91%	-180,114,545
2009	17,894,307,959	-2.46%	-451,383,836	9,109,113,271	-1.31%	-121,198,079
2010	17,595,575,413	-1.67%	-298,732,546	8,701,626,185	-4.47%	-407,487,086

10 Year Comparison - Suwannee Water District



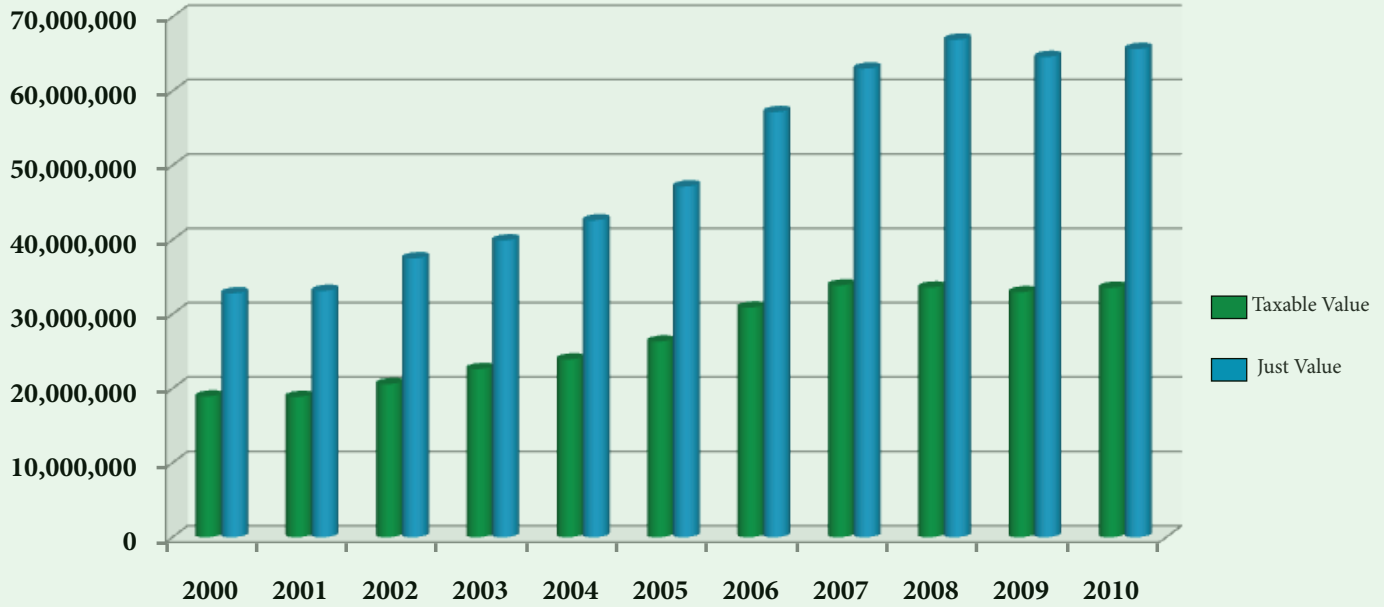
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	2,596,435,515			1,488,864,716		
2001	2,849,756,580	9.76%	253,321,065	1,689,619,799	13.48%	200,755,083
2002	2,976,704,857	4.45%	126,948,277	1,800,745,320	6.58%	111,125,521
2003	3,276,461,663	10.07%	299,756,806	2,005,335,019	11.36%	204,589,699
2004	3,650,270,530	11.41%	373,808,867	2,222,119,485	10.81%	216,784,466
2005	4,124,422,581	12.99%	474,152,051	2,516,026,628	13.23%	293,907,143
2006	4,902,286,257	18.86%	777,863,676	2,964,578,081	17.83%	448,551,453
2007	5,673,035,213	15.72%	770,748,956	3,449,792,453	16.37%	485,214,372
2008	6,241,684,923	10.02%	568,649,710	3,487,424,763	1.09%	37,632,310
2009	6,461,219,409	3.52%	219,534,486	3,499,402,521	0.34%	11,977,758
2010	6,176,222,927	-4.41%	-284,996,482	3,403,077,599	-2.75%	-96,324,922

10 Year Comparison - City of Alachua



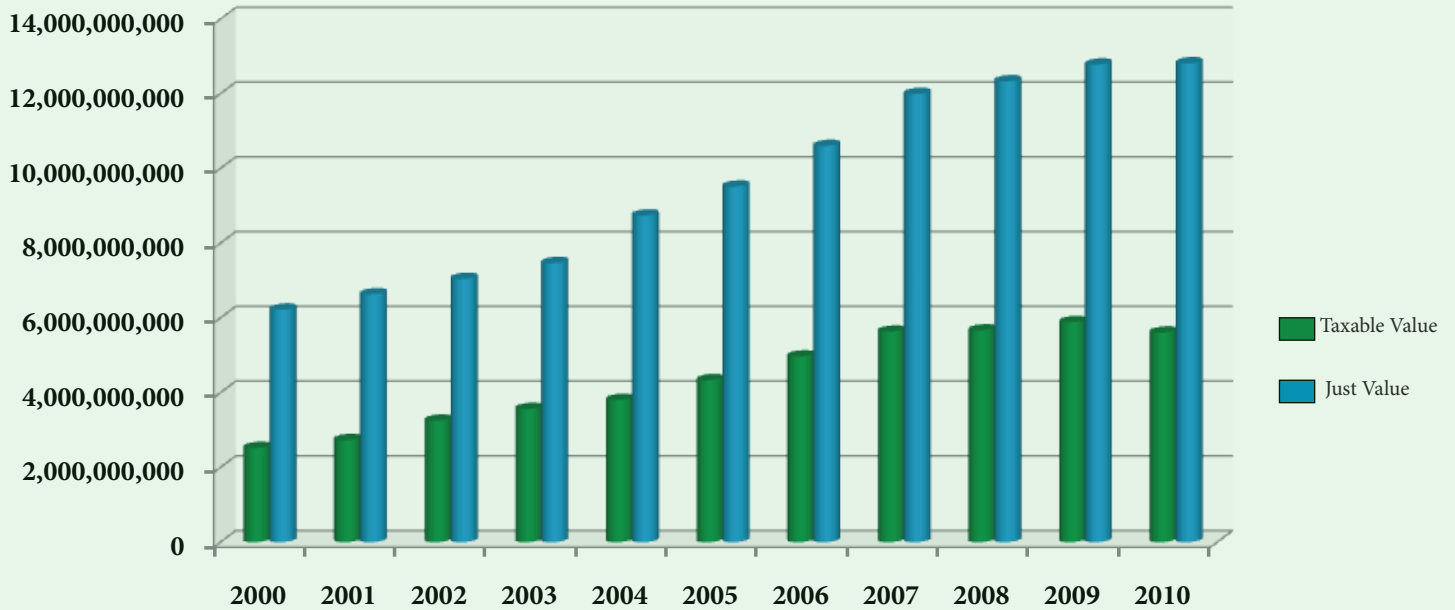
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	379,613,680			232,409,660		
2001	476,545,417	25.53%	96,931,737	313,958,304	35.09%	81,548,644
2002	525,040,143	10.18%	48,494,726	355,437,553	13.21%	41,479,249
2003	578,177,517	10.12%	53,137,374	396,002,432	11.41%	40,564,879
2004	640,889,384	10.85%	62,711,867	436,140,714	10.14%	40,138,282
2005	736,855,860	14.97%	95,966,476	495,033,490	13.50%	58,892,776
2006	901,033,026	22.28%	164,177,166	583,548,796	17.88%	88,515,306
2007	1,039,182,871	15.33%	138,149,845	683,211,321	17.08%	99,662,525
2008	1,223,440,516	17.73%	184,257,645	766,137,866	12.14%	82,926,545
2009	1,244,286,591	1.70%	20,846,075	801,482,364	4.61%	35,344,498
2010	1,181,127,173	-5.08%	-63,159,418	763,481,560	-4.74%	-38,000,804

10 Year Comparison - City of Archer



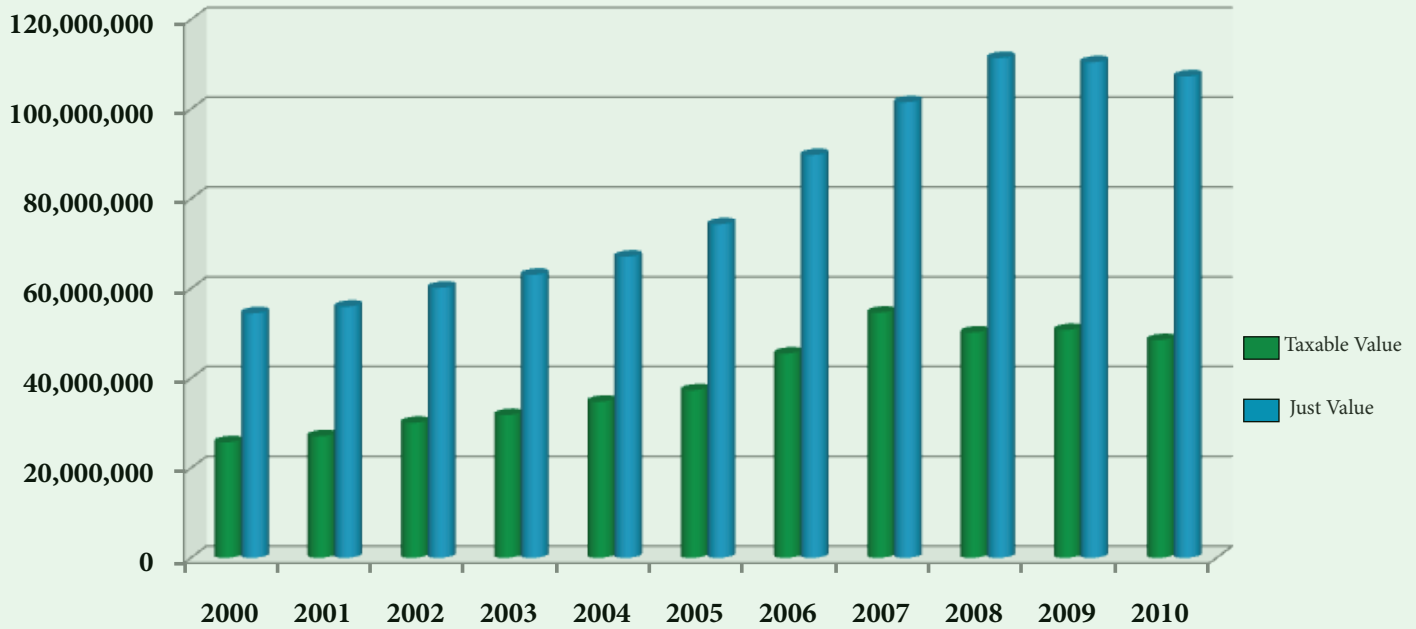
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	32,809,654			18,933,384		
2001	33,142,060	1.01%	332,406	18,880,610	-0.28%	-52,774
2002	37,522,739	13.22%	4,380,679	20,595,639	9.08%	1,715,029
2003	39,922,263	6.39%	2,399,524	22,628,843	9.87%	2,033,204
2004	42,623,953	6.77%	2,701,690	23,913,543	5.68%	1,284,700
2005	47,181,592	10.69%	4,557,639	26,230,742	10.07%	2,407,199
2006	57,192,890	21.22%	10,011,298	30,874,100	17.30%	4,553,358
2007	63,042,417	10.23%	5,849,527	33,870,165	9.70%	2,996,065
2008	66,923,532	6.16%	3,881,115	33,590,085	-0.83%	-280,080
2009	64,594,190	-3.48%	-2,329,342	32,948,577	-1.91%	-641,508
2010	65,666,071	1.66%	1,071,881	33,561,387	1.86%	612,810

10 Year Comparison - City of Gainesville



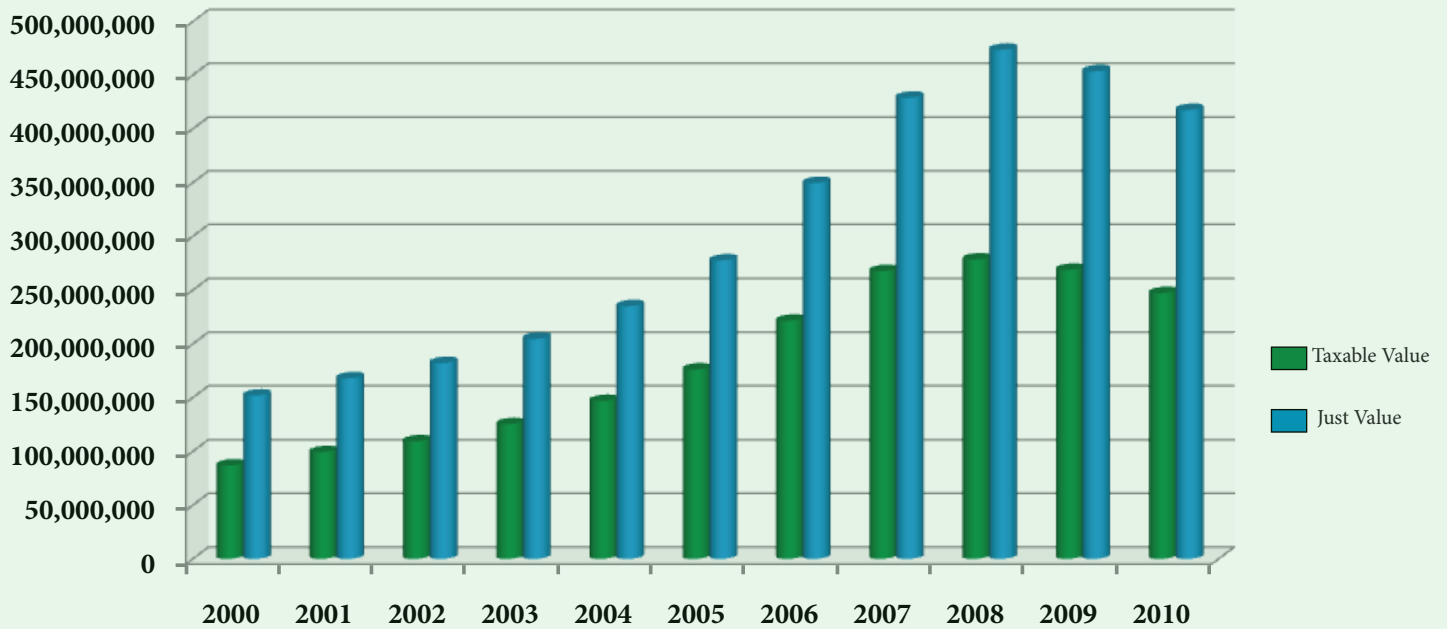
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	6,221,260,827			2,521,712,589		
2001	6,633,284,013	6.62%	412,023,186	2,735,232,295	8.47%	213,519,706
2002	7,047,490,127	6.24%	414,206,114	3,252,819,147	18.92%	517,586,852
2003	7,469,339,911	5.99%	421,849,784	3,561,664,366	9.49%	308,845,219
2004	8,739,206,865	17.00%	1,269,866,954	3,805,211,168	6.84%	243,546,802
2005	9,515,810,419	8.89%	776,603,554	4,337,086,461	13.98%	531,875,293
2006	10,604,175,314	11.44%	1,088,364,895	4,969,172,232	14.57%	632,085,771
2007	11,992,587,898	13.09%	1,388,412,584	5,633,362,264	13.37%	664,190,032
2008	12,332,654,101	2.84%	340,066,203	5,666,337,079	0.59%	32,974,815
2009	12,781,324,341	3.64%	448,670,240	5,886,019,548	3.88%	219,682,469
2010	12,812,711,099	0.25%	31,386,758	5,608,220,528	-4.72%	-277,799,020

10 Year Comparison - City of Hawthorne



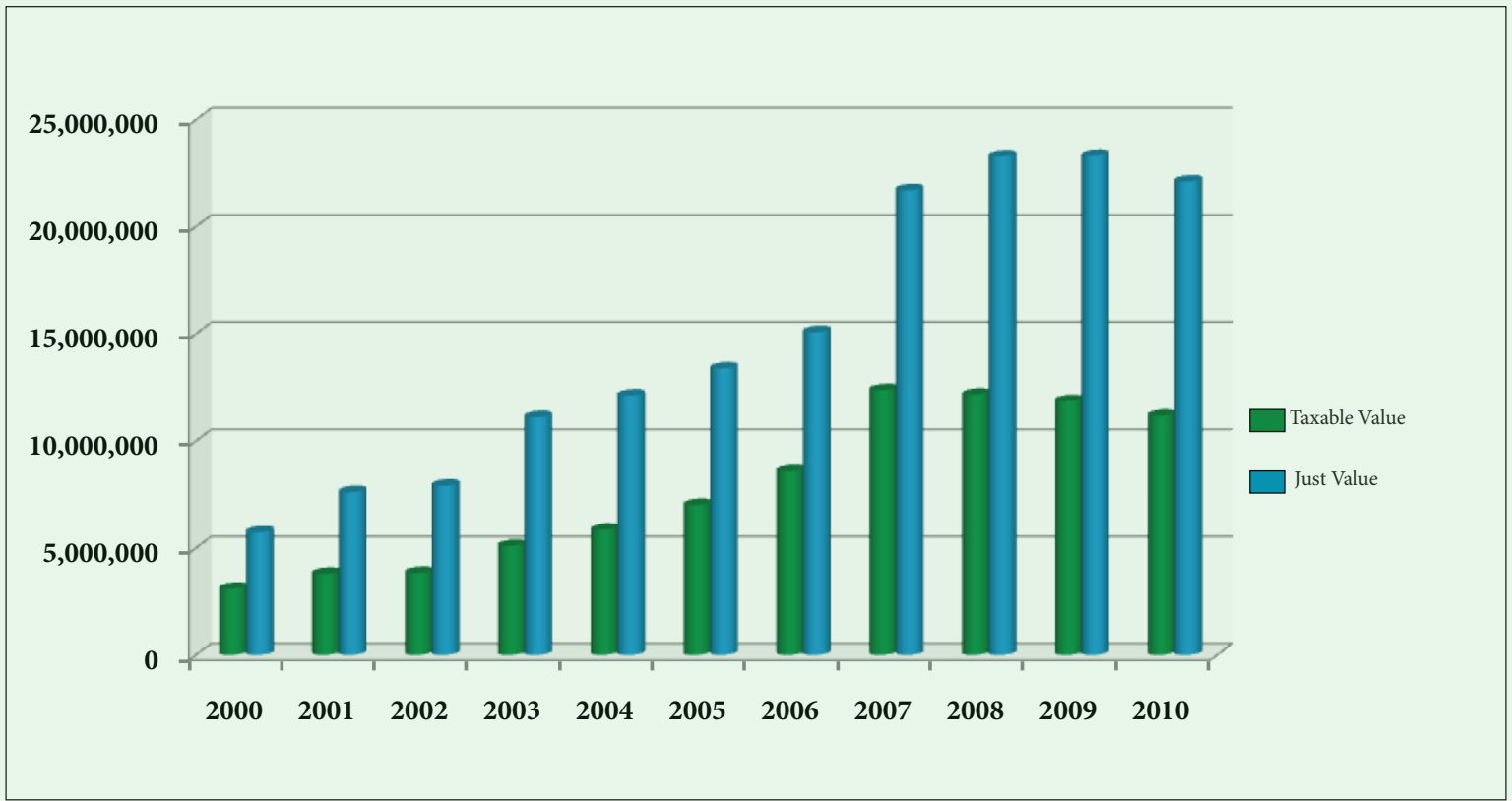
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	54,508,676			25,776,941		
2001	56,000,409	2.74%	1,491,733	27,134,129	5.27%	1,357,188
2002	60,197,134	7.49%	4,196,725	30,110,764	10.97%	2,976,635
2003	63,088,326	4.80%	2,891,192	31,822,246	5.68%	1,711,482
2004	67,143,551	6.43%	4,055,225	34,827,511	9.44%	3,005,265
2005	74,350,362	10.73%	7,206,811	37,354,722	7.26%	2,527,211
2006	89,786,606	20.76%	15,436,244	45,529,776	21.88%	8,175,054
2007	101,552,776	13.10%	11,766,170	54,665,508	20.07%	9,135,732
2008	111,424,195	9.72%	9,871,419	50,249,349	-8.08%	-4,416,159
2009	110,452,167	-0.87%	-972,028	50,795,097	1.09%	545,748
2010	107,306,645	-2.85%	-3,145,522	48,577,650	-4.40%	-2,237,447

10 Year Comparison - City of High Springs



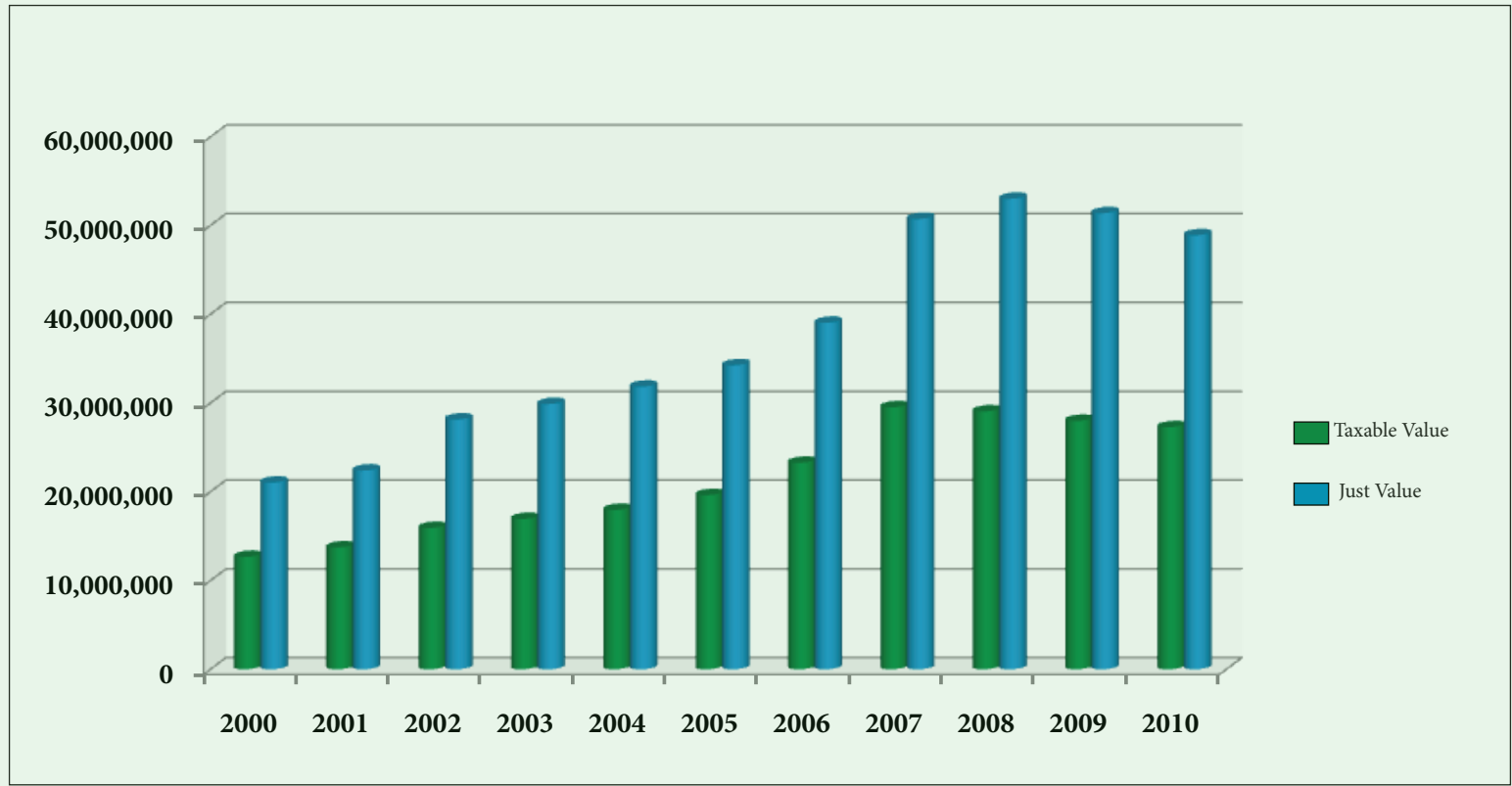
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	152,009,898			86,898,762		
2001	167,996,995	10.52%	15,987,097	99,384,715	14.37%	12,485,953
2002	182,285,274	8.51%	14,288,279	109,389,785	10.07%	10,005,070
2003	204,680,229	12.29%	22,394,955	125,372,907	14.61%	15,983,122
2004	235,197,079	14.91%	30,516,850	146,940,707	17.20%	21,567,800
2005	277,636,563	18.04%	42,439,484	176,204,084	19.92%	29,263,377
2006	349,736,937	25.97%	72,100,374	221,588,031	25.76%	45,383,947
2007	429,087,494	22.69%	79,350,557	267,725,482	20.82%	46,137,451
2008	473,583,826	10.37%	44,496,332	278,585,852	4.06%	10,860,370
2009	453,525,283	-4.24%	-20,058,543	268,831,816	-3.50%	-9,754,036
2010	417,625,980	-7.92%	-35,899,303	247,338,864	-7.99%	-21,492,952

10 Year Comparison - City of LaCrosse



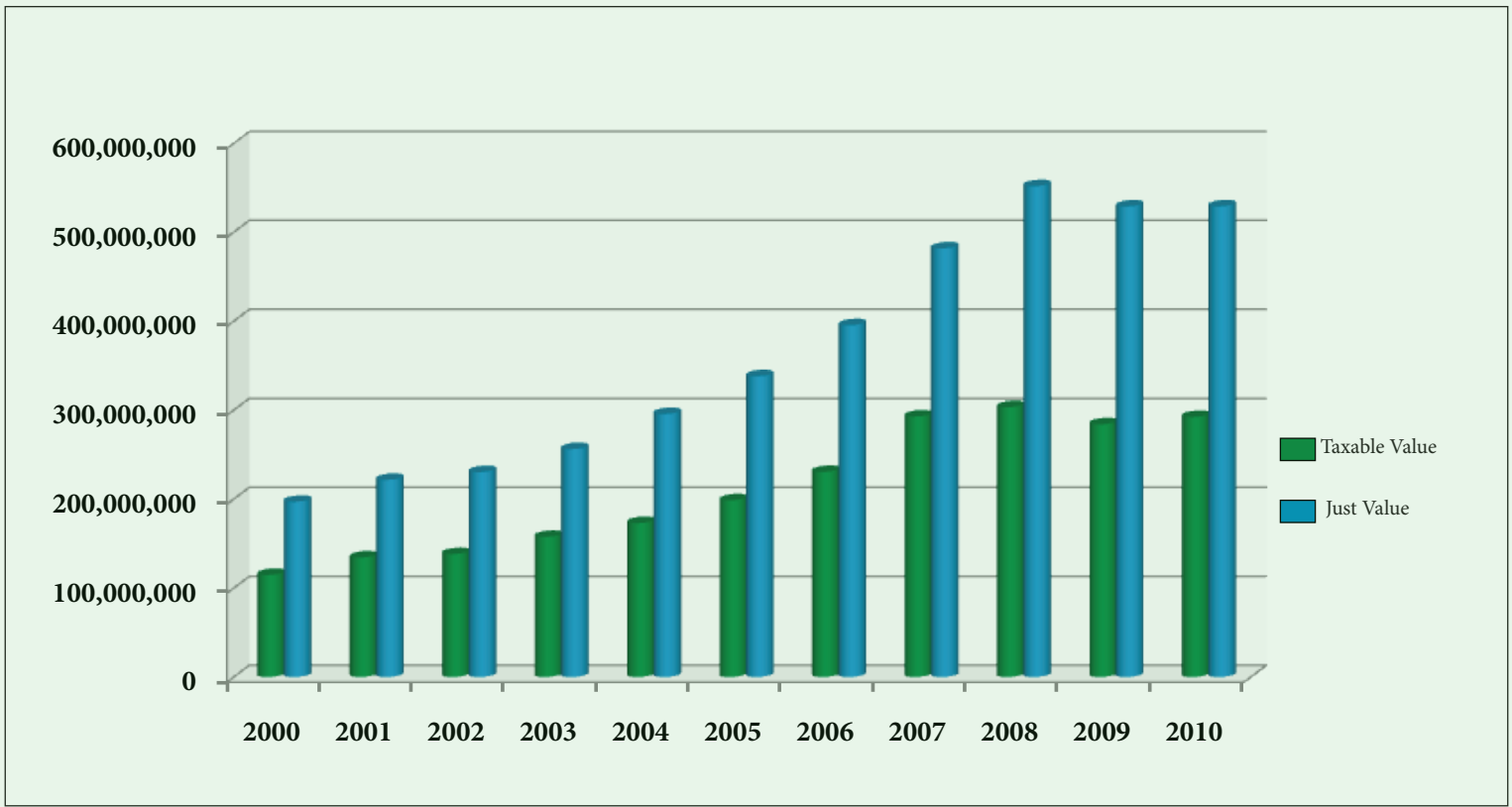
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	5,737,571			3,105,321		
2001	7,618,698	32.79%	1,881,127	3,801,828	22.43%	696,507
2002	7,919,815	3.95%	301,117	3,841,815	1.05%	39,987
2003	11,115,532	40.35%	3,195,717	5,102,862	32.82%	1,261,047
2004	12,131,338	9.14%	1,015,806	5,848,458	14.61%	745,596
2005	13,389,432	10.37%	1,258,094	7,020,152	20.03%	1,171,694
2006	15,096,889	12.75%	1,707,457	8,583,939	22.28%	1,563,787
2007	21,711,729	43.82%	6,614,840	12,379,661	44.22%	3,795,722
2008	23,287,344	7.26%	1,575,615	12,171,734	-1.68%	-207,927
2009	23,322,223	0.15%	34,879	11,865,850	-2.51%	-305,884
2010	22,114,233	-5.18%	-1,207,990	11,177,602	-5.80%	-688,248

10 Year Comparison - City of Micanopy



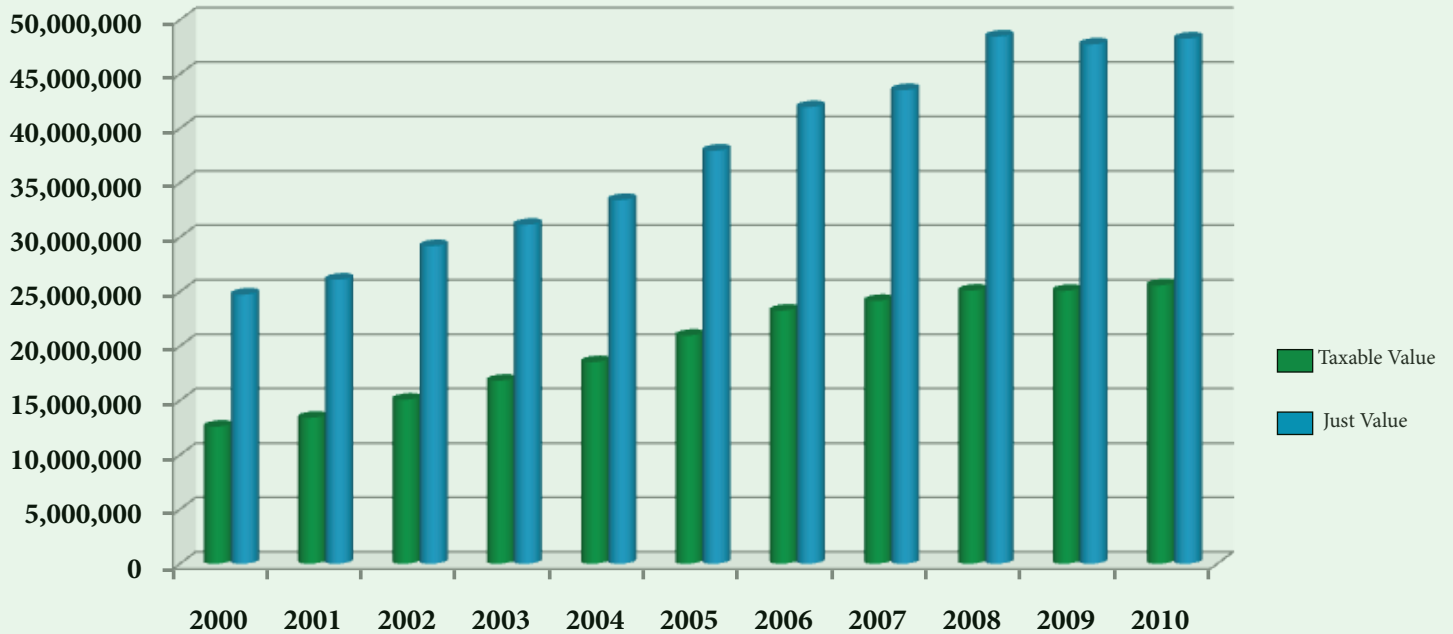
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	21,038,456			12,662,896		
2001	22,398,700	6.47%	1,360,244	13,734,720	8.46%	1,071,824
2002	28,152,637	25.69%	5,753,937	15,932,189	16.00%	2,197,469
2003	29,895,117	6.19%	1,742,480	16,946,117	6.36%	1,013,928
2004	31,844,647	6.52%	1,949,530	17,964,547	6.01%	1,018,430
2005	34,245,025	7.54%	2,400,378	19,635,395	9.30%	1,670,848
2006	39,043,788	14.01%	4,798,763	23,269,588	18.51%	3,634,193
2007	50,737,305	29.95%	11,693,517	29,514,985	26.84%	6,245,397
2008	53,014,720	4.49%	2,277,415	29,054,365	-1.56%	-460,620
2009	51,393,060	-3.06%	-1,621,660	27,988,006	-3.67%	-1,066,359
2010	48,906,706	-4.84%	-2,486,354	27,281,251	-2.53%	-706,755

10 Year Comparison - City of Newberry



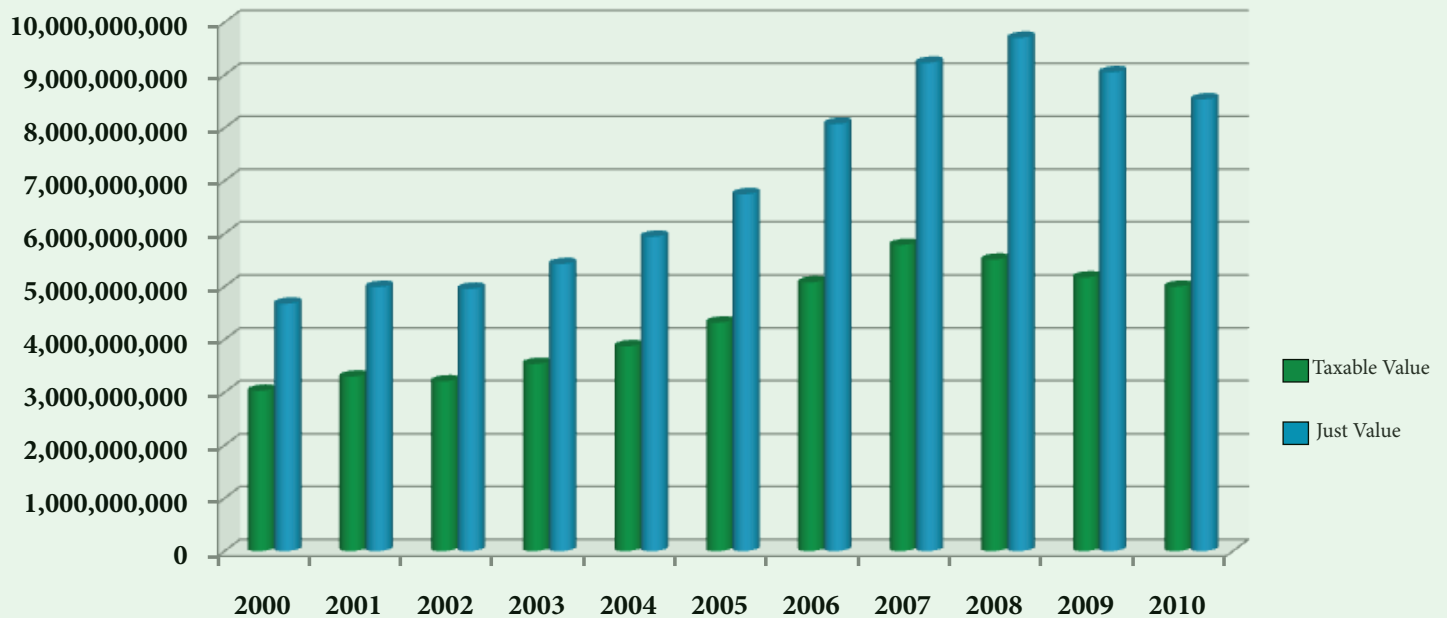
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	197,076,700			114,876,920		
2001	221,741,679	12.52%	24,664,979	134,428,889	17.02%	19,551,969
2002	230,483,091	3.94%	8,741,412	138,267,761	2.86%	3,838,872
2003	256,348,795	11.22%	25,865,704	157,583,425	13.97%	19,315,664
2004	295,766,446	15.38%	39,417,651	173,195,226	9.91%	15,611,801
2005	338,222,878	14.35%	42,456,432	198,798,938	14.78%	25,603,712
2006	395,499,626	16.93%	57,276,748	230,721,020	16.06%	31,922,082
2007	481,868,034	21.84%	86,368,408	292,896,508	26.95%	62,175,488
2008	551,811,692	14.52%	69,943,658	303,339,732	3.57%	10,443,224
2009	528,977,649	-4.14%	-22,834,043	284,129,384	-6.33%	-19,210,348
2010	529,116,316	0.03%	138,667	292,377,851	2.90%	8,248,467

10 Year Comparison - City of Waldo



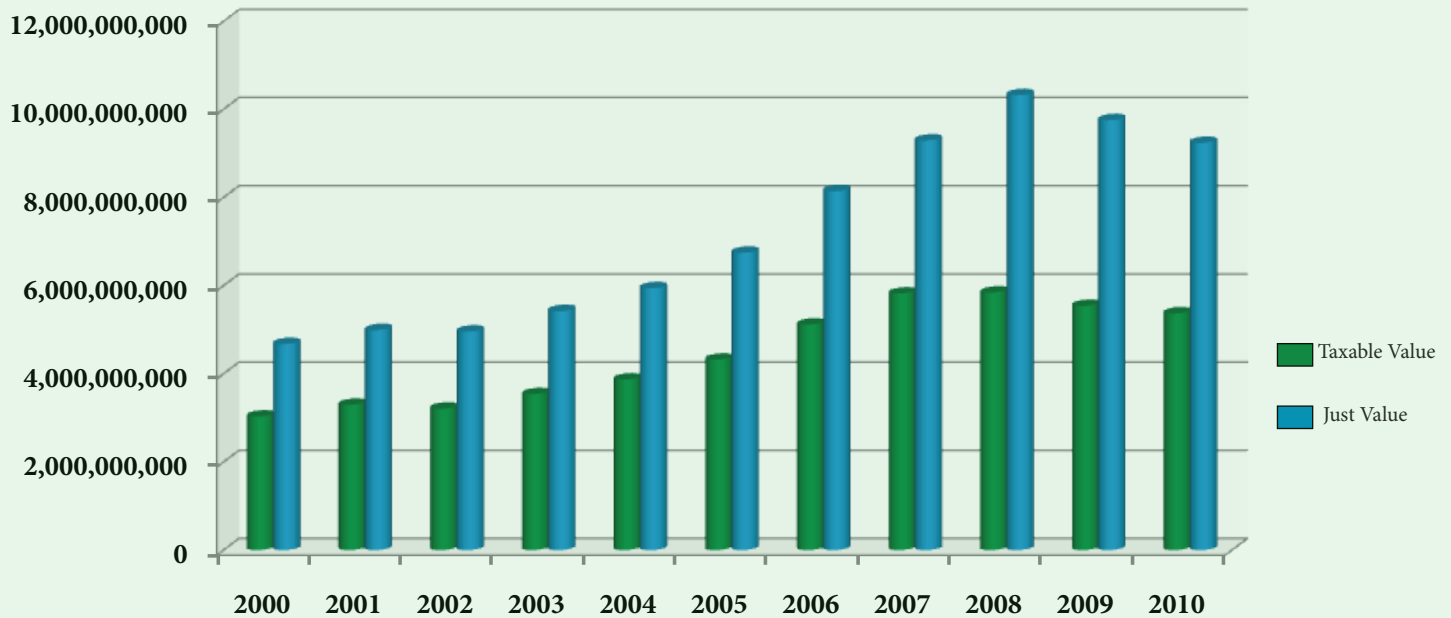
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	24,735,030			12,597,605		
2001	26,117,030	5.59%	1,382,000	13,416,725	6.50%	819,120
2002	29,197,127	11.79%	3,080,097	15,073,582	12.35%	1,656,857
2003	31,149,461	6.69%	1,952,334	16,822,946	11.61%	1,749,364
2004	33,435,500	7.34%	2,286,039	18,537,355	10.19%	1,714,409
2005	37,963,184	13.54%	4,527,684	20,969,729	13.12%	2,432,374
2006	41,962,219	10.53%	3,999,035	23,256,774	10.91%	2,287,045
2007	43,520,768	3.71%	1,558,549	24,163,513	3.90%	906,739
2008	48,452,754	11.33%	4,931,986	25,101,697	3.88%	938,184
2009	47,723,891	-1.50%	-728,863	25,082,580	-0.08%	-19,117
2010	48,256,856	1.12%	532,965	25,576,292	1.97%	493,712

10 Year Comparison - MSTU Unincorporated



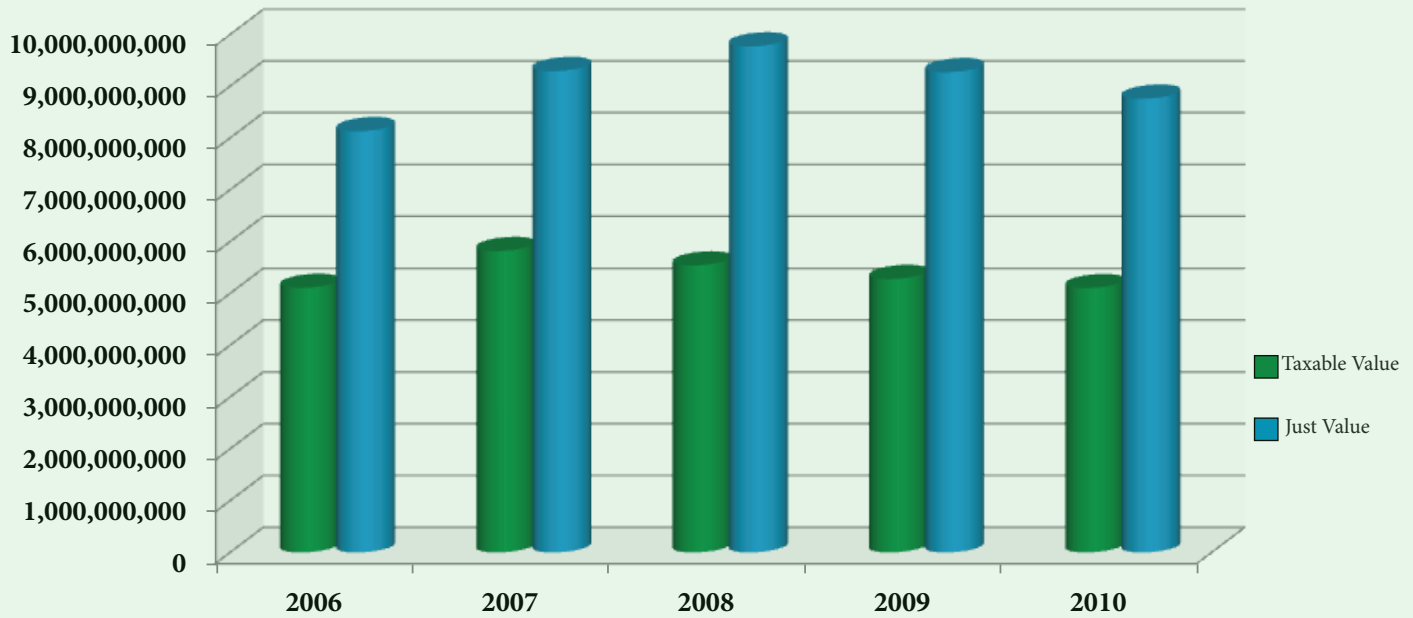
YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	4,676,982,507			3,030,996,274		
2001	4,993,941,206	6.78%	316,958,699	3,296,795,441	8.77%	265,799,167
2002	4,958,351,039	-0.71%	-35,590,167	3,209,328,882	-2.65%	-87,466,559
2003	5,425,702,762	9.43%	467,351,723	3,537,970,459	10.24%	328,641,577
2004	5,943,439,021	9.54%	517,736,259	3,870,907,053	9.41%	332,936,594
2005	6,747,387,220	13.53%	803,948,199	4,320,670,007	11.62%	449,762,954
2006	8,075,025,464	19.68%	1,327,638,244	5,077,474,741	17.52%	756,804,734
2007	9,232,216,936	14.33%	1,157,191,472	5,786,393,781	13.96%	708,919,040
2008	9,702,784,038	5.10%	470,567,102	5,509,714,554	-4.78%	-276,679,227
2009	9,049,927,973	-6.73%	-652,856,065	5,172,740,620	-6.12%	-336,973,934
2010	8,538,967,261	-5.65%	-510,960,712	4,998,451,339	-3.37%	-174,289,281

10 Year Comparison - MSTU LAW



YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2000	4,676,982,507			3,030,996,274		
2001	4,993,941,206	6.78%	316,958,699	3,296,795,441	8.77%	265,799,167
2002	4,958,351,039	-0.71%	-35,590,167	3,209,328,882	-2.65%	-87,466,559
2003	5,425,702,762	9.43%	467,351,723	3,537,970,459	10.24%	328,641,577
2004	5,943,439,021	9.54%	517,736,259	3,870,907,053	9.41%	332,936,594
2005	6,747,387,220	13.53%	803,948,199	4,320,670,007	11.62%	449,762,954
2006	8,147,315,243	20.75%	1,399,928,023	5,116,624,330	18.42%	795,954,323
2007	9,295,259,353	14.09%	1,147,944,110	5,819,930,096	13.75%	703,305,766
2008	10,321,519,262	11.04%	1,026,259,909	5,845,106,991	0.43%	25,176,895
2009	9,753,951,979	-5.50%	-567,567,283	5,538,291,618	-5.25%	-306,815,373
2010	9,241,056,293	-5.26%	-512,895,686	5,370,479,937	-3.03%	-167,811,681

5 Year Comparison - MSTU Fire



****MSTU-Fire began in 2006****

YEAR	JUST VALUE	% CHANGE IN JUST VALUE	NET DIFFERENCE	TAXABLE VALUE	% CHANGE IN TAXABLE VALUE	NET DIFFERENCE
2005	6,747,387,220			4,320,670,007		
2006	8,132,218,354	20.52%	1,384,831,134	5,108,065,391	18.22%	787,395,384
2007	9,295,259,353	14.30%	1,163,040,999	5,819,930,096	13.94%	711,864,705
2008	9,769,707,570	5.10%	474,448,217	5,542,899,959	-4.76%	-277,030,137
2009	9,272,698,221	-5.09%	-497,009,349	5,280,128,414	-4.74%	-262,771,545
2010	8,760,196,833	-5.53%	-512,501,388	5,104,684,398	-3.32%	-175,444,016

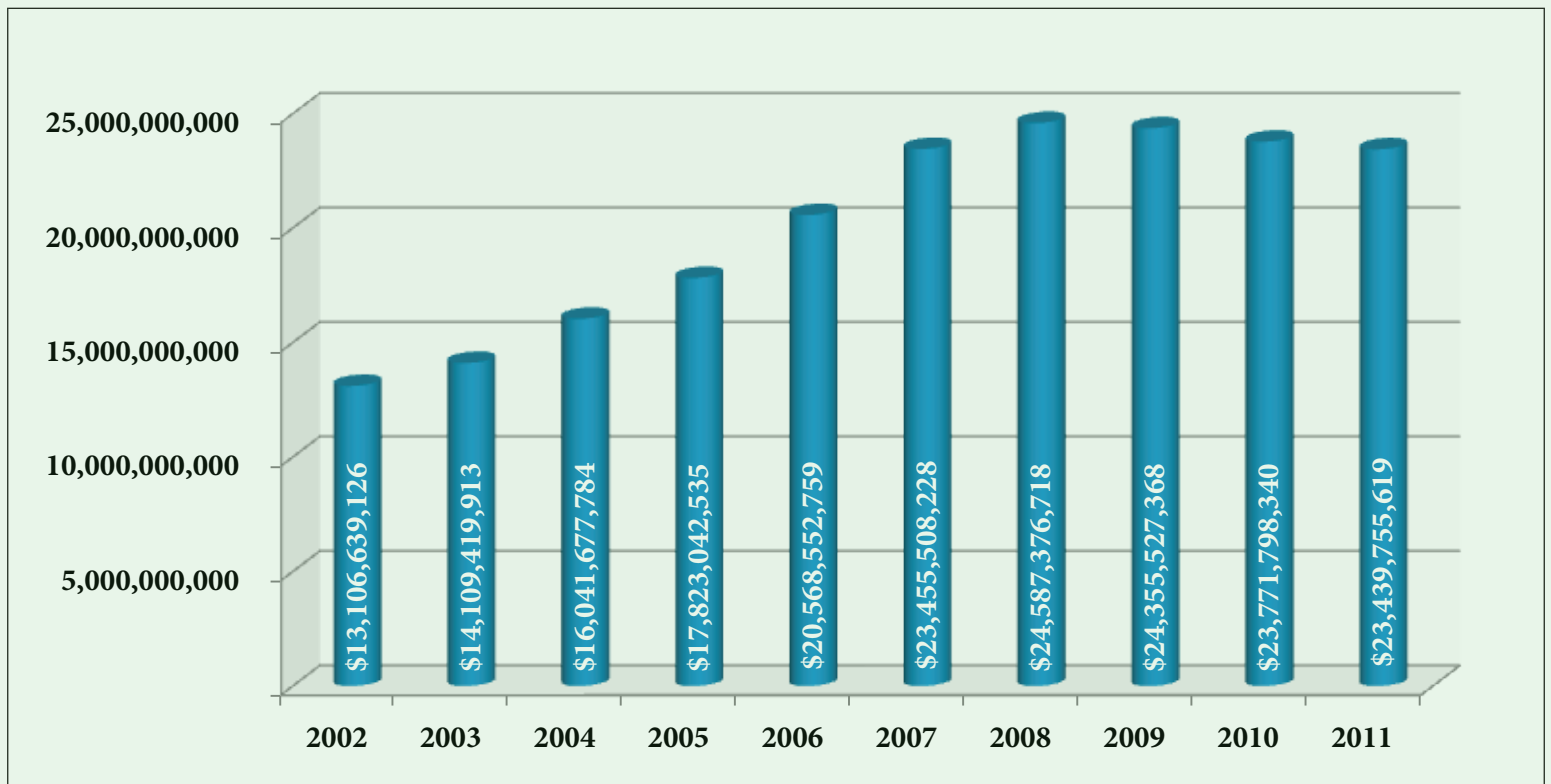


Preliminary

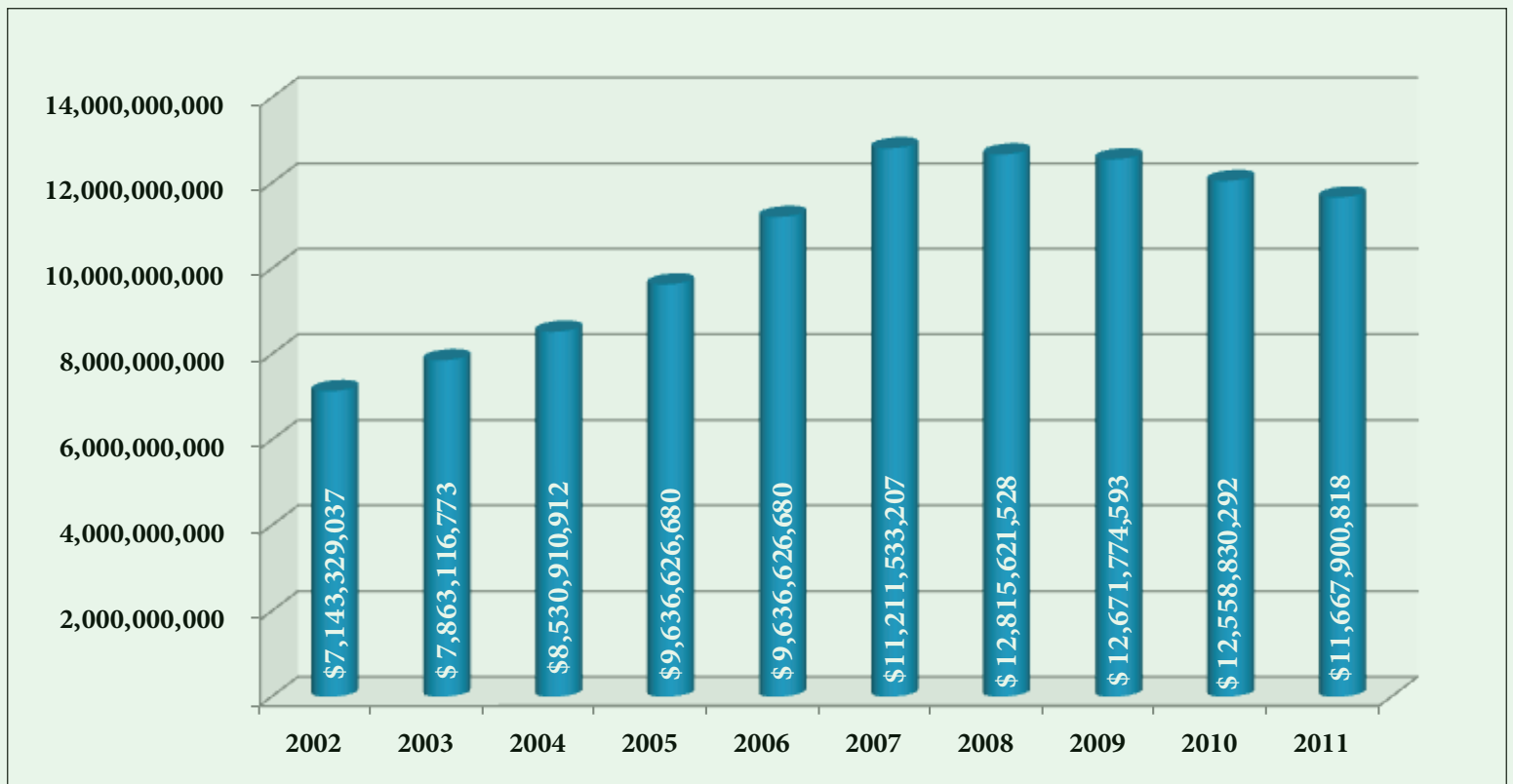
2011 Tax Roll

ALACHUA COUNTY PROPERTY APPRAISER

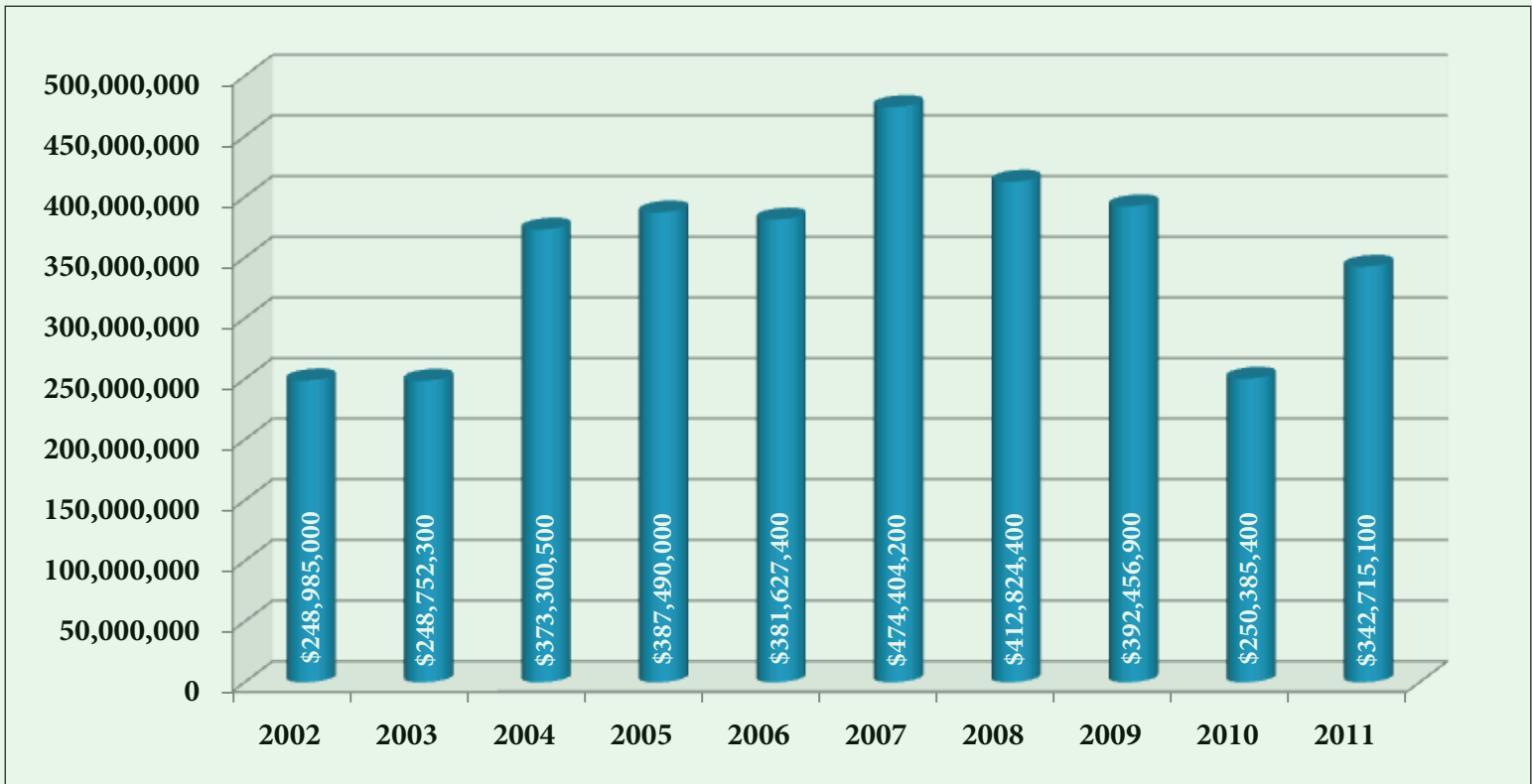
Just Value Change



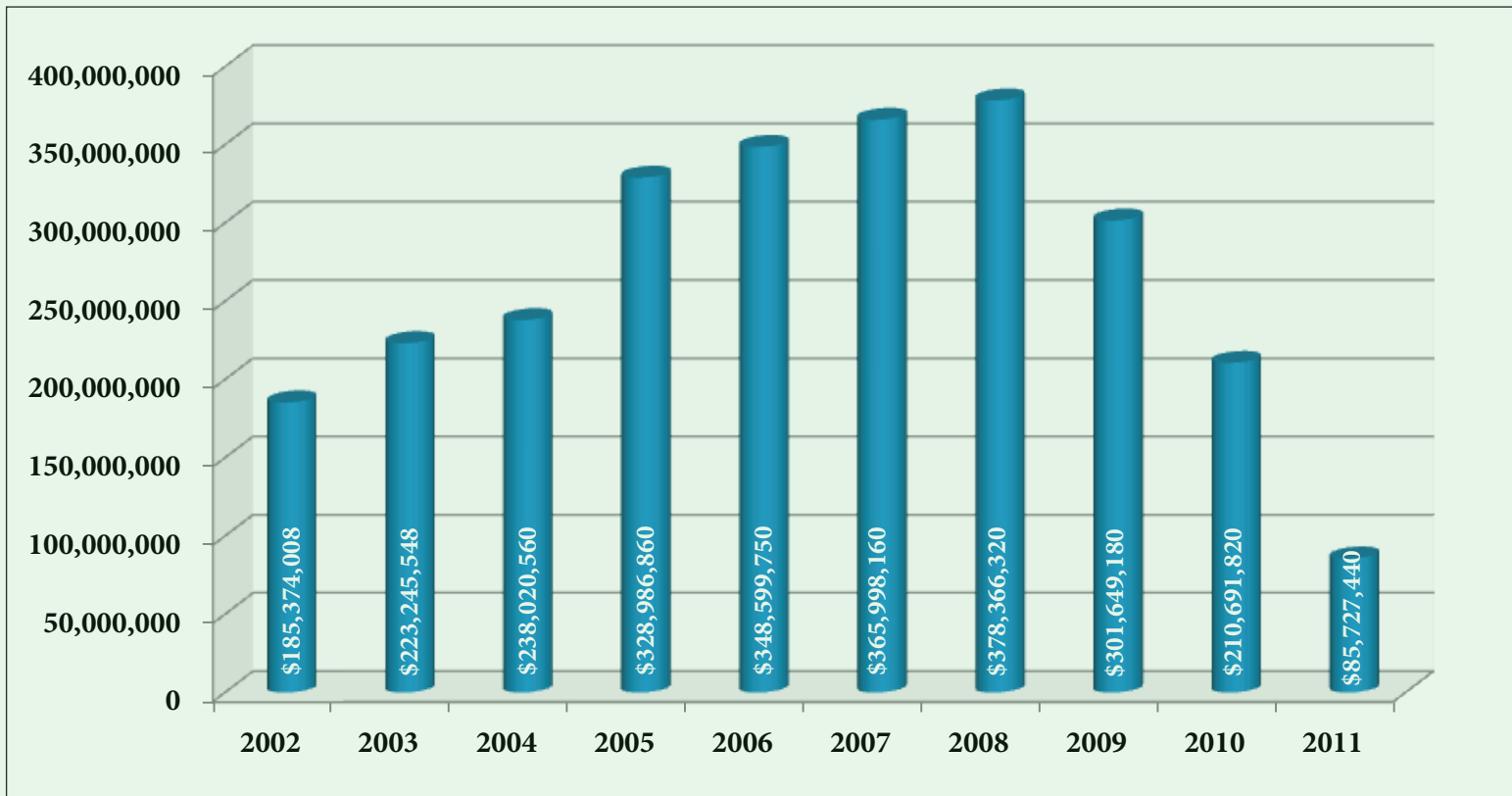
Taxable Value Change



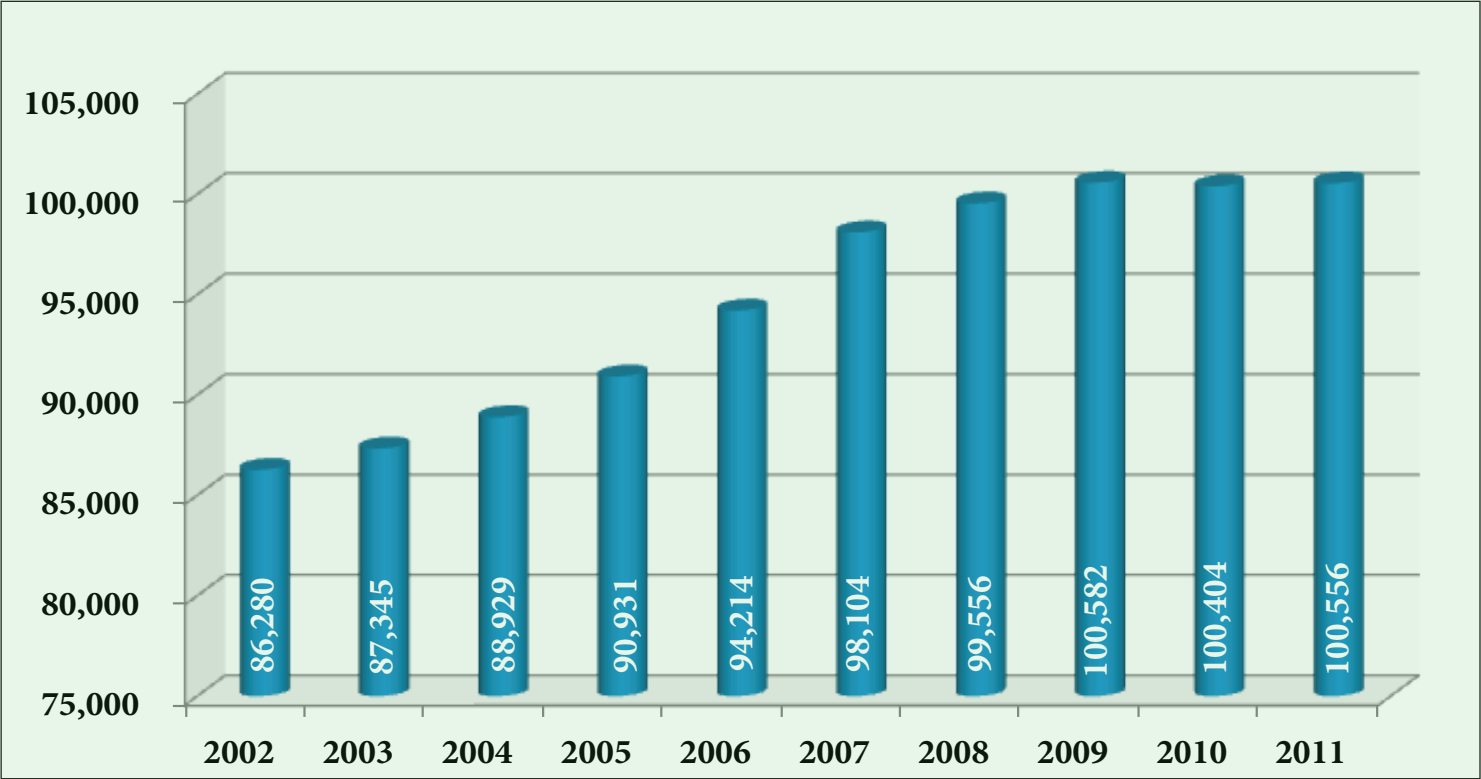
New Construction - Just Value



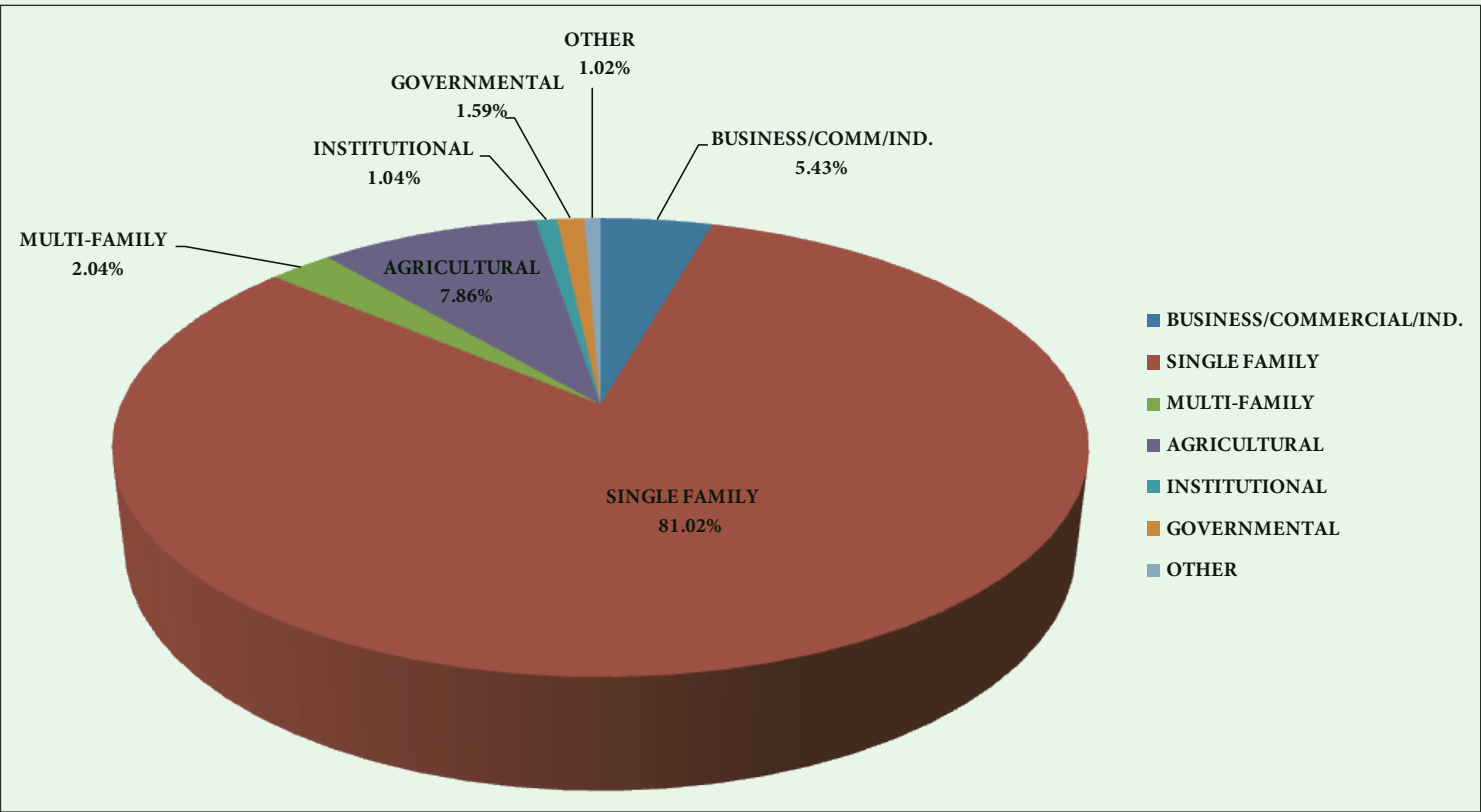
New Construction - Taxable Value



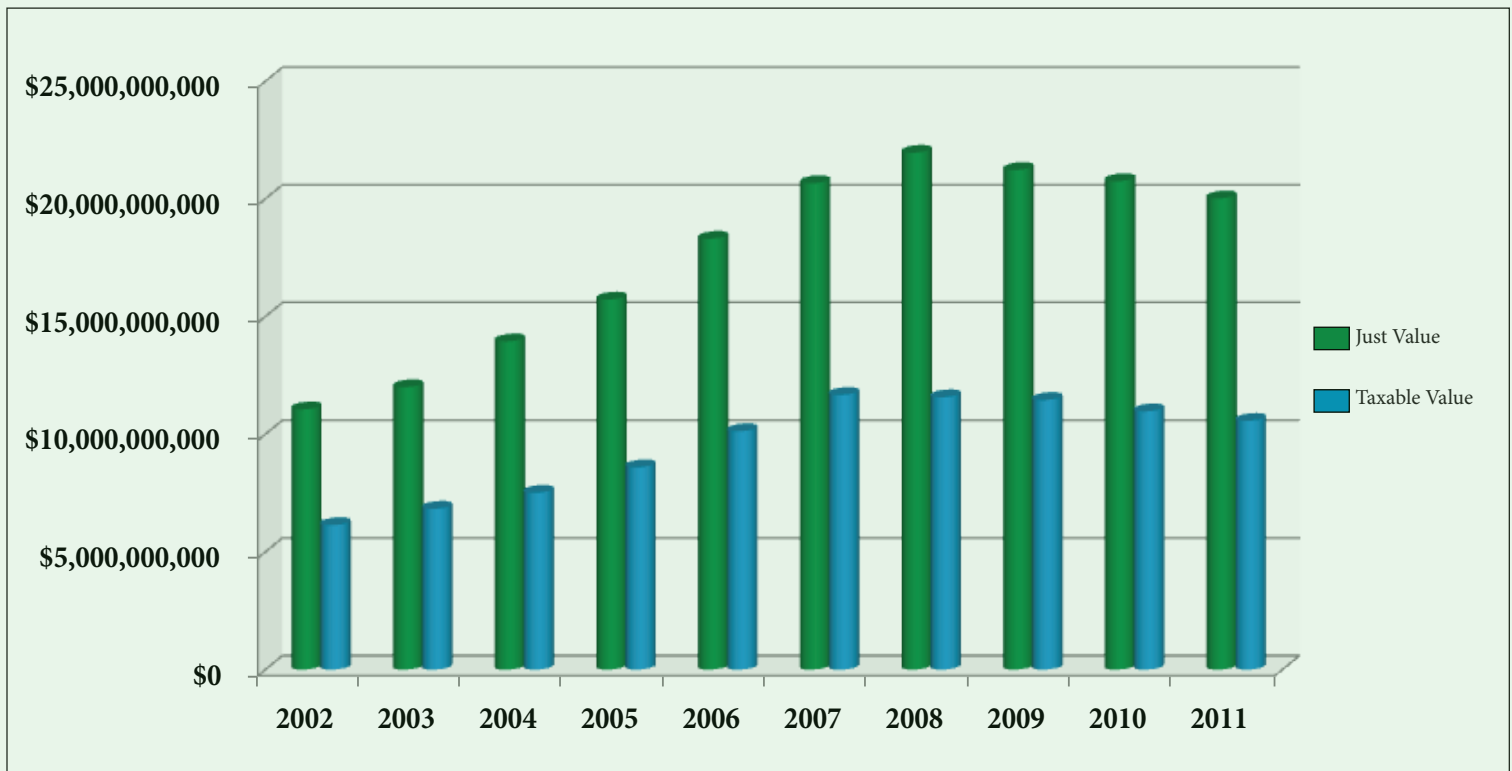
Real Property Parcel Growth



Real Property Parcels Distribution

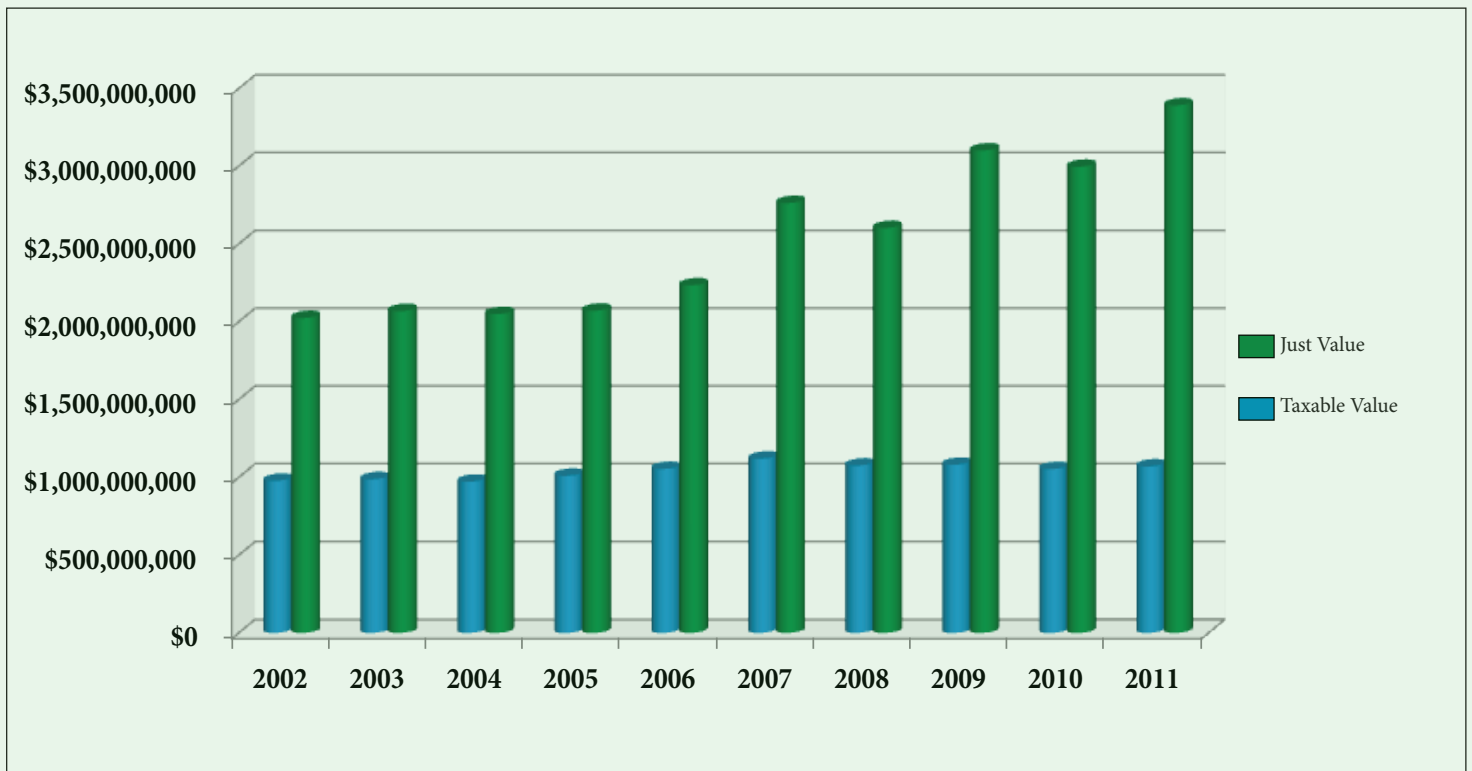


Real Property Values



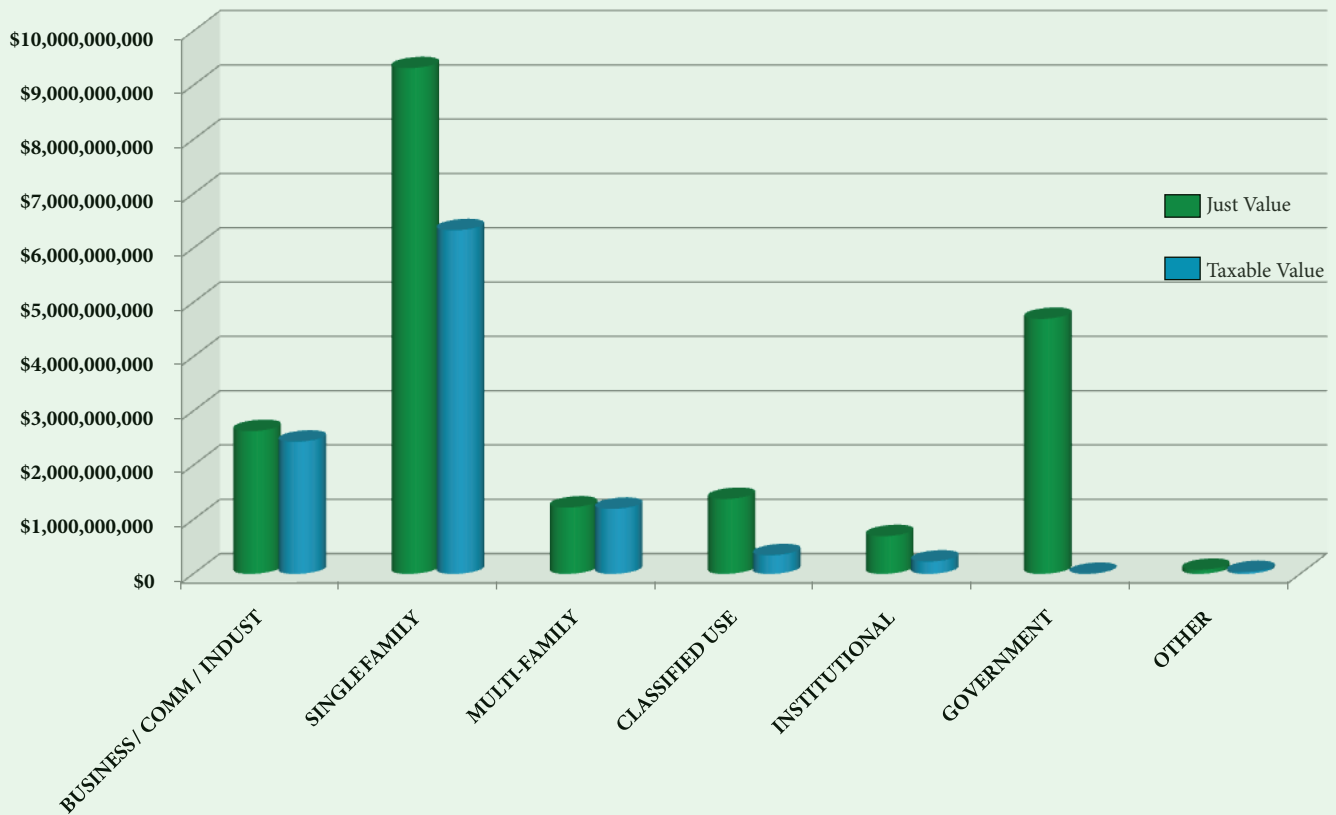
YEAR	JUST VALUE	% CHANGE	TAXABLE VALUE	% CHANGE
2002	\$11,060,588,187	3.8%	\$6,143,687,753	7.2%
2003	\$12,005,243,930	8.5%	\$6,839,792,550	11.3%
2004	\$13,949,381,600	16.2%	\$7,516,175,413	9.9%
2005	\$15,726,381,190	12.7%	\$8,600,943,045	14.4%
2006	\$18,308,114,400	16.4%	\$10,130,860,660	17.8%
2007	\$20,669,274,090	12.9%	\$11,672,438,172	15.2%
2008	\$21,962,457,314	6.3%	\$11,575,200,668	-0.8%
2009	\$21,230,312,944	2.7%	\$11,456,088,432	-1.9%
2010	\$20,752,460,647	-5.5%	\$10,977,983,466	-5.2%
2011	\$20,024,303,500	-5.7%	\$10,574,999,962	-7.7%

Tangible Personal Property Value



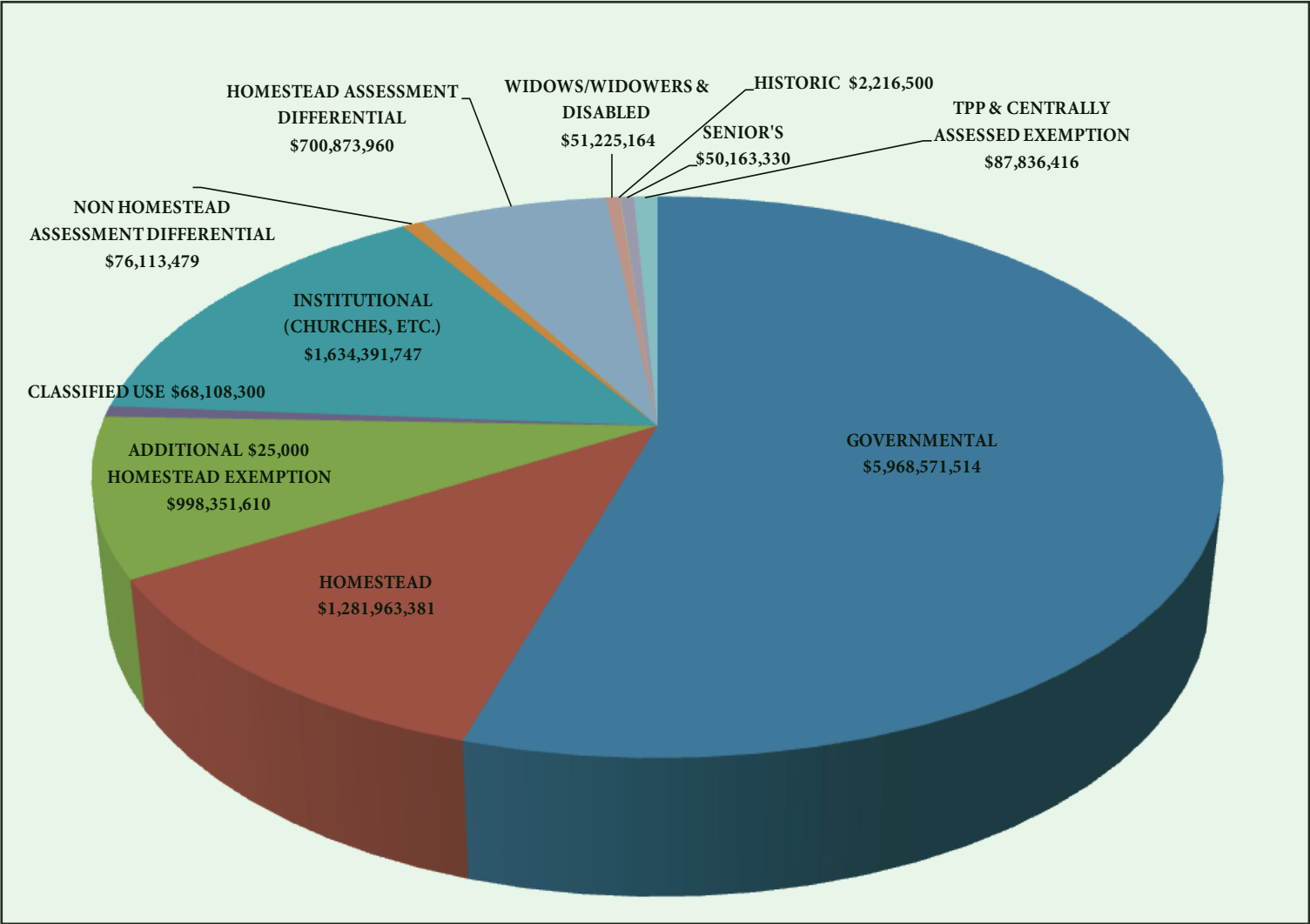
YEAR	JUST VALUE	TAXABLE VALUE
2002	\$2,024,015,953	\$977,606,298
2003	\$2,068,955,664	\$988,103,904
2004	\$2,049,908,965	\$972,348,280
2005	\$2,071,026,734	\$1,010,049,024
2006	\$2,234,327,763	\$1,054,561,951
2007	\$2,763,364,580	\$1,120,313,798
2008	\$2,602,228,169	\$1,075,816,480
2009	\$3,100,696,868	\$1,080,867,059
2010	\$2,996,169,160	\$1,053,546,709
2011	\$3,390,289,872	\$1,070,042,325

2011 Total Tax Roll - Real Property














REAL PROPERTY CATEGORIES	JUST VALUE	TAXABLE VALUE
BUSINESS / COMM / INDUST	\$2,631,956,900	\$2,436,187,312
SINGLE FAMILY	\$9,316,997,200	\$6,331,146,568
MULTI-FAMILY	\$1,223,827,900	\$1,198,677,725
CLASSIFIED USE	\$1,381,914,400	\$344,900,117
INSTITUTIONAL	\$695,448,100	\$227,991,260
GOVERNMENT	\$4,698,706,400	\$974,120
OTHER	\$75,482,600	\$35,122,860

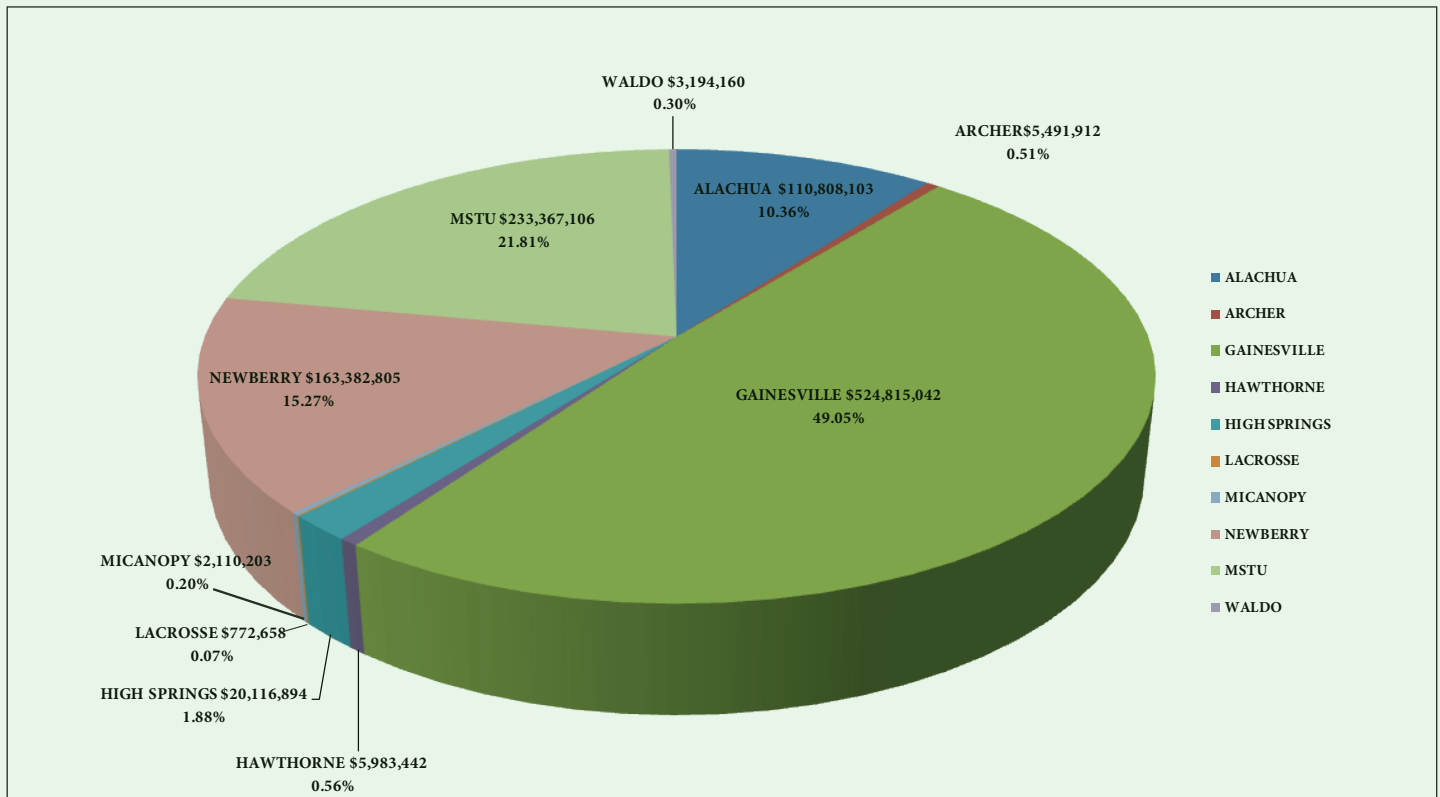
2011 Exemption & Classified Use Values



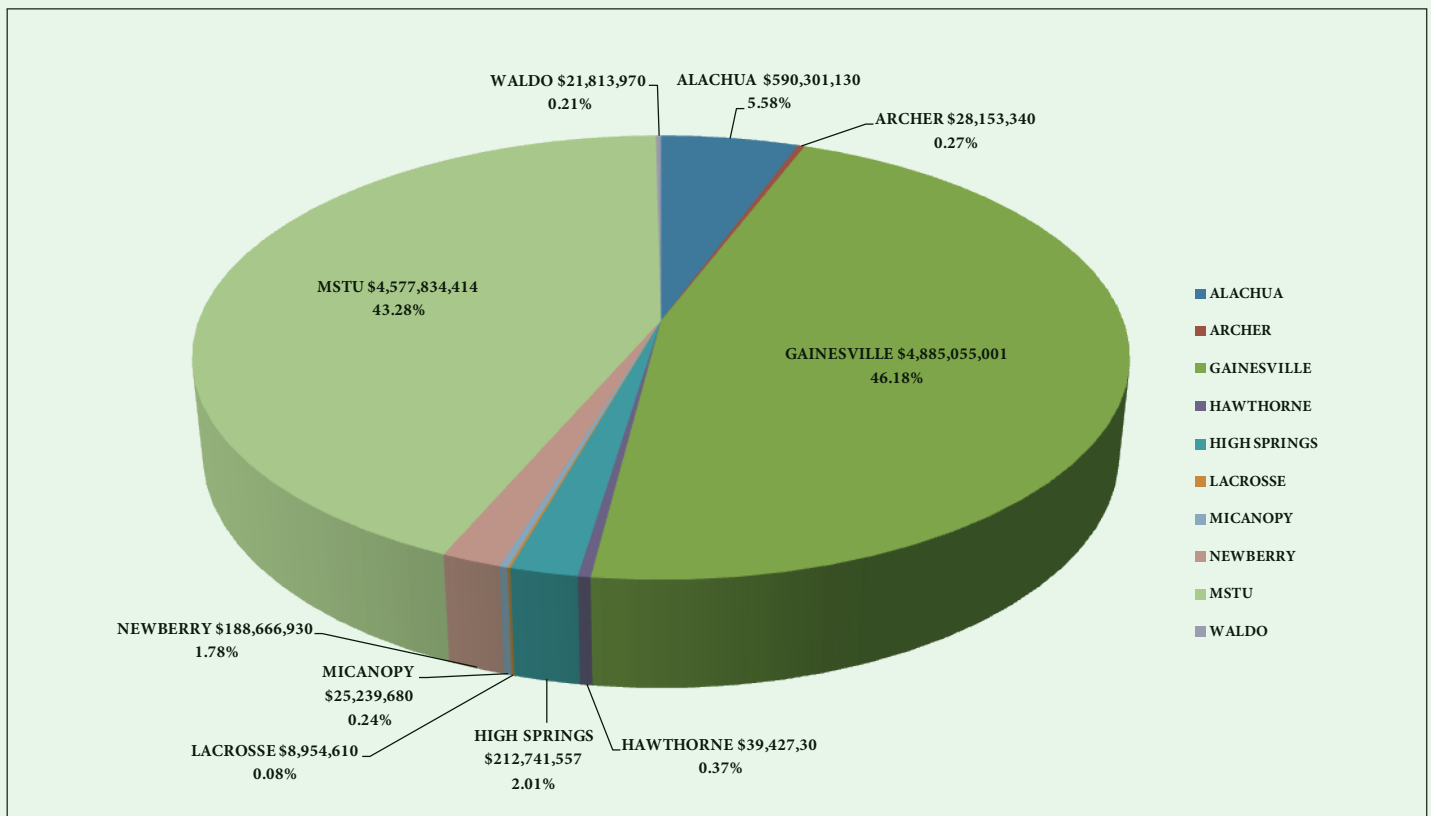
Legend

	Governmental		Non Homestead Assessment Differential
	Homestead		Homestead Assesment Differential
	Additional \$25,000 Homestead Exemption		Widows/Widowers & Disabled
	Classified Use		Seniors
	Institutional (Churches, ETC.)		TPP & Centrally Assessed Exemption
			Historic

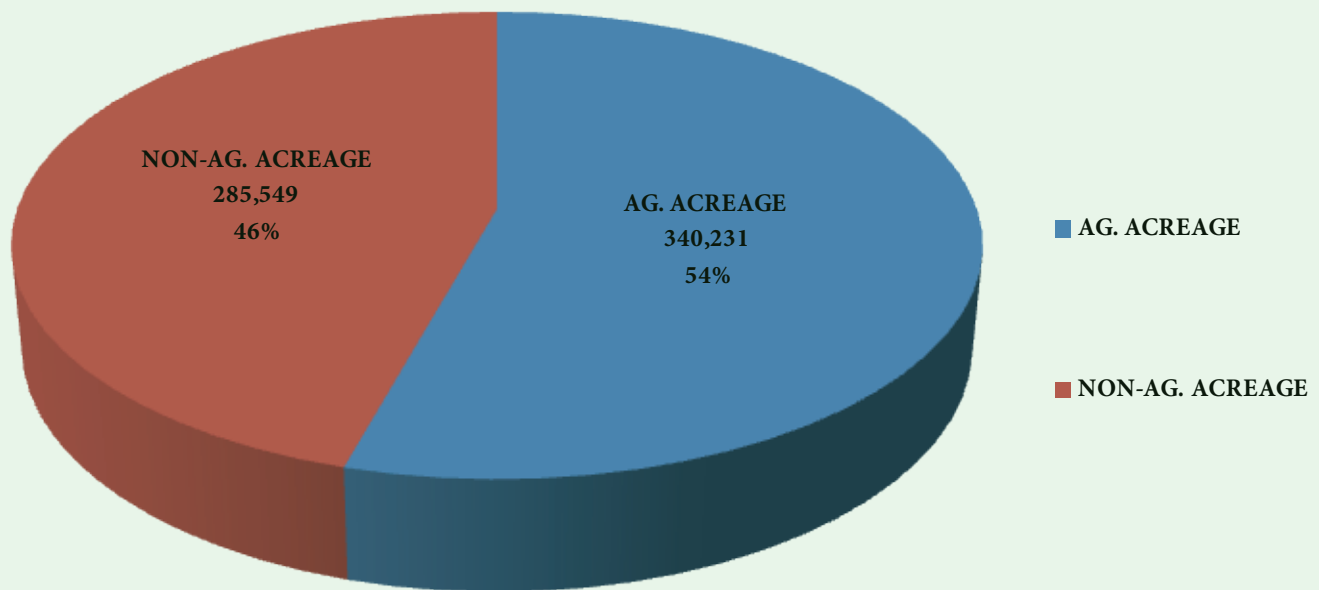
2011 Tangible Personal Property - Taxable



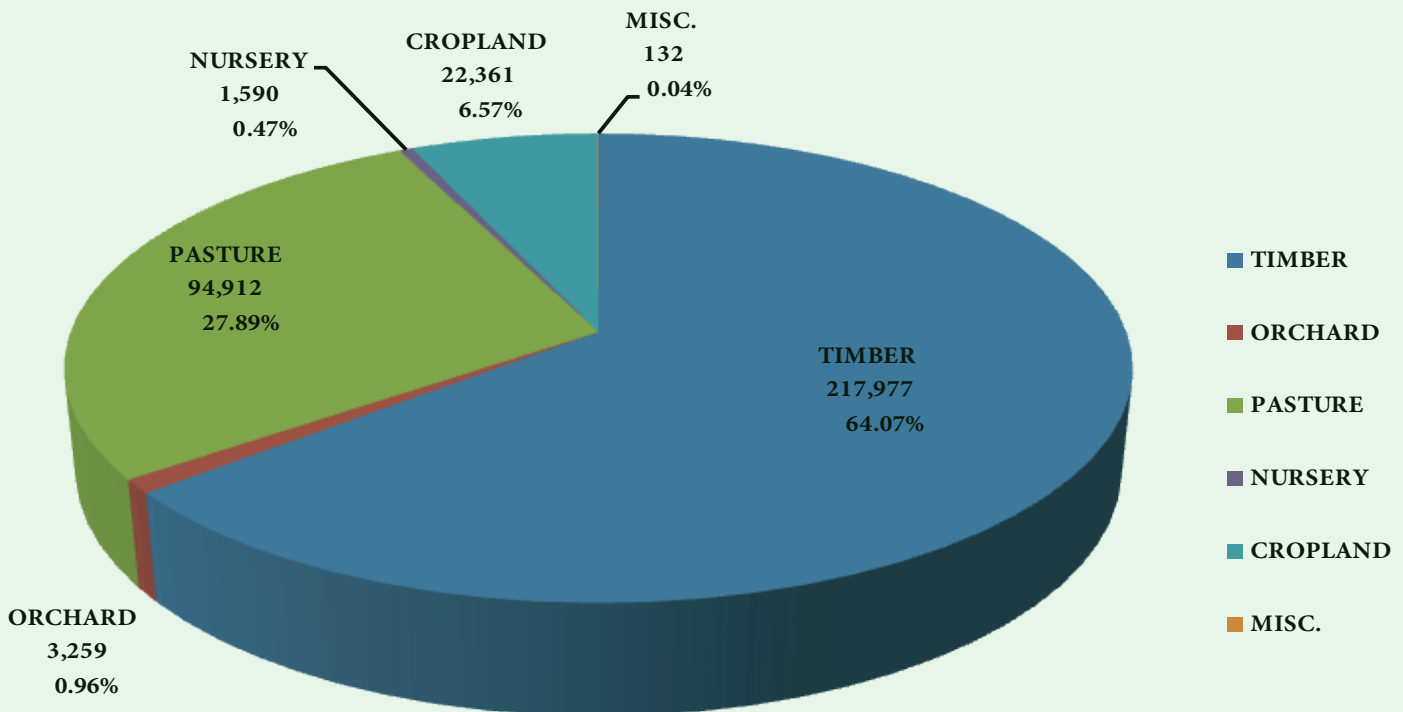
2011 Real Property - Taxable



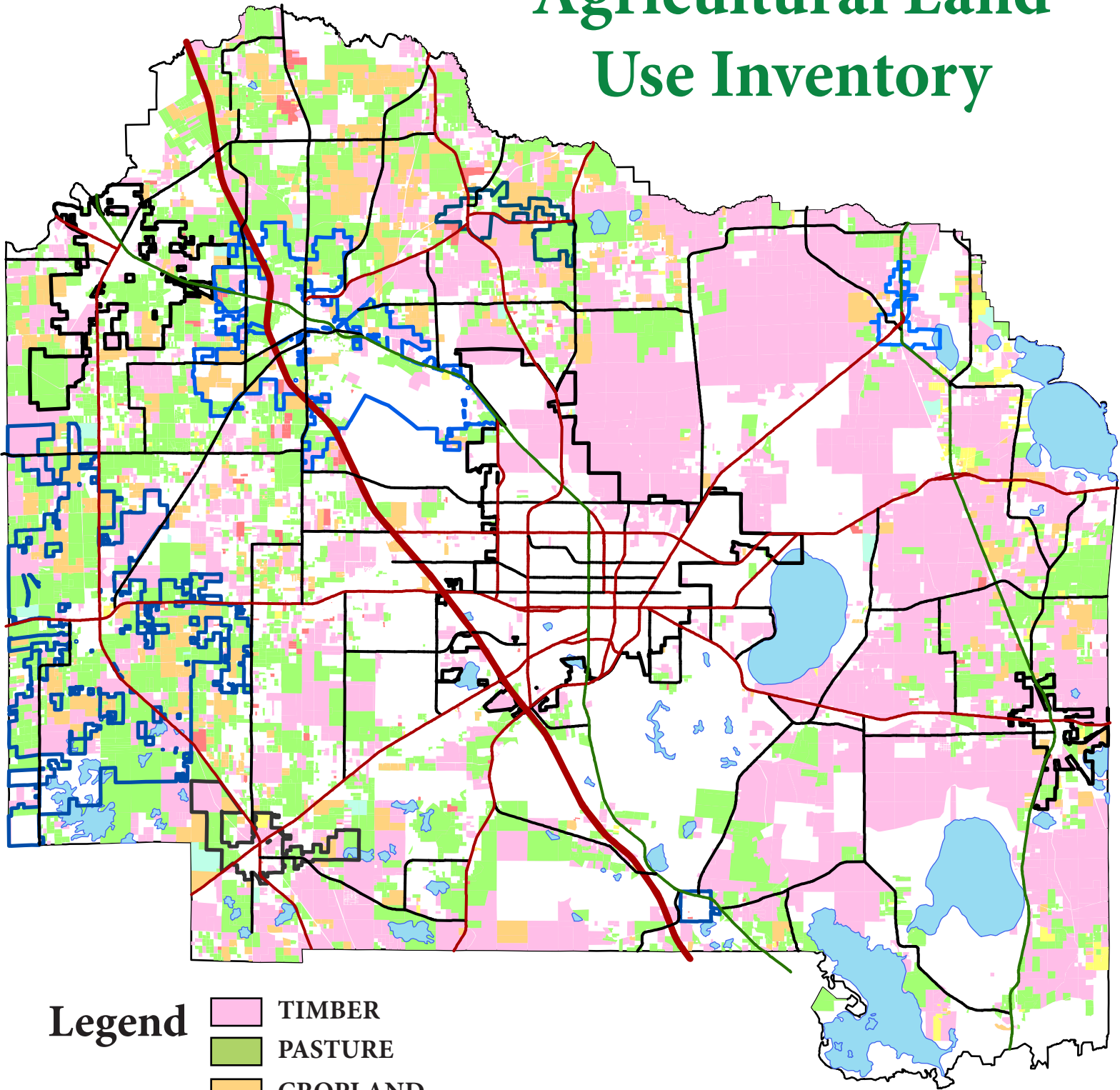
2011 Agricultural Acreage










2011 Agricultural Classified Use - In Acres



Agricultural Land Use Inventory



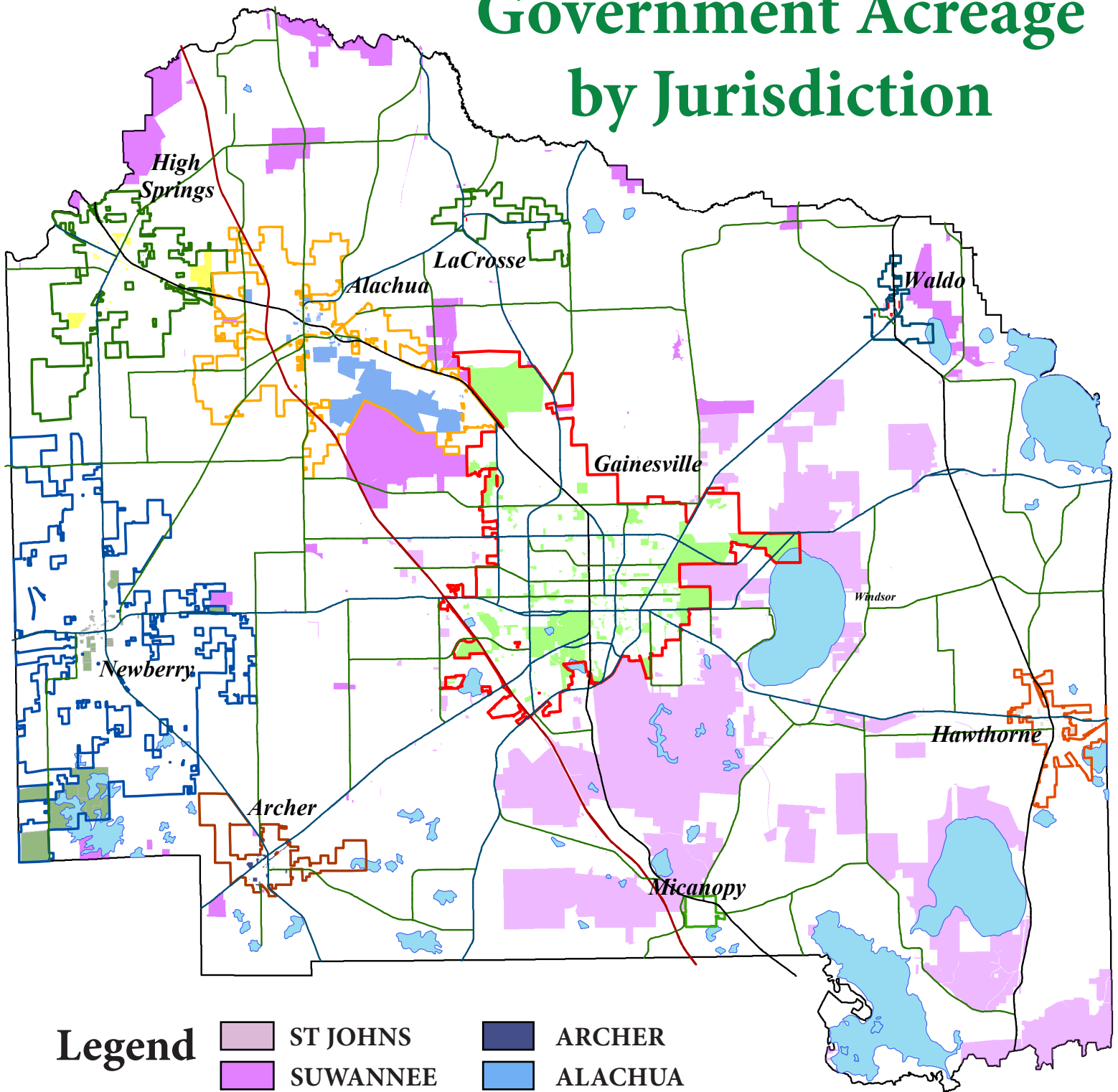
Legend

	TIMBER
	PASTURE
	CROPLAND
	ORCHARD
	NURSERY
	MISC.
	WATER













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Government Acreage by Jurisdiction



Legend

	ST JOHNS		ARCHER
	SUWANNEE		ALACHUA
	WALDO		CITY OF GAINESVILLE
	NEWBERRY		
	LACROSSE		
	HIGH SPRINGS		
	HAWTHORNE		



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Sources

Internal Data Maintained by The Alachua County Property Appraiser	Pgs. 2, 17-20, 62
2010 Final Tax Roll	Pgs. 5, 20, 22-49
Wikipedia	Pg. 5
2010 Census	Pg. 15
Alachua County School Board	Pg. 15
Chamber of Commerce	Pg. 16
2011 Preliminary Tax Roll	Pgs.51-58
Alachua County GIS Service Center	Pgs.59-60

Credits

Annual Report:

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