



ALACHUA COUNTY PROPERTY APPRAISER 2018 ANNUAL REPORT



ALACHUA COUNTY
**PROPERTY
APPRAISER**

PROPERTY VALUE

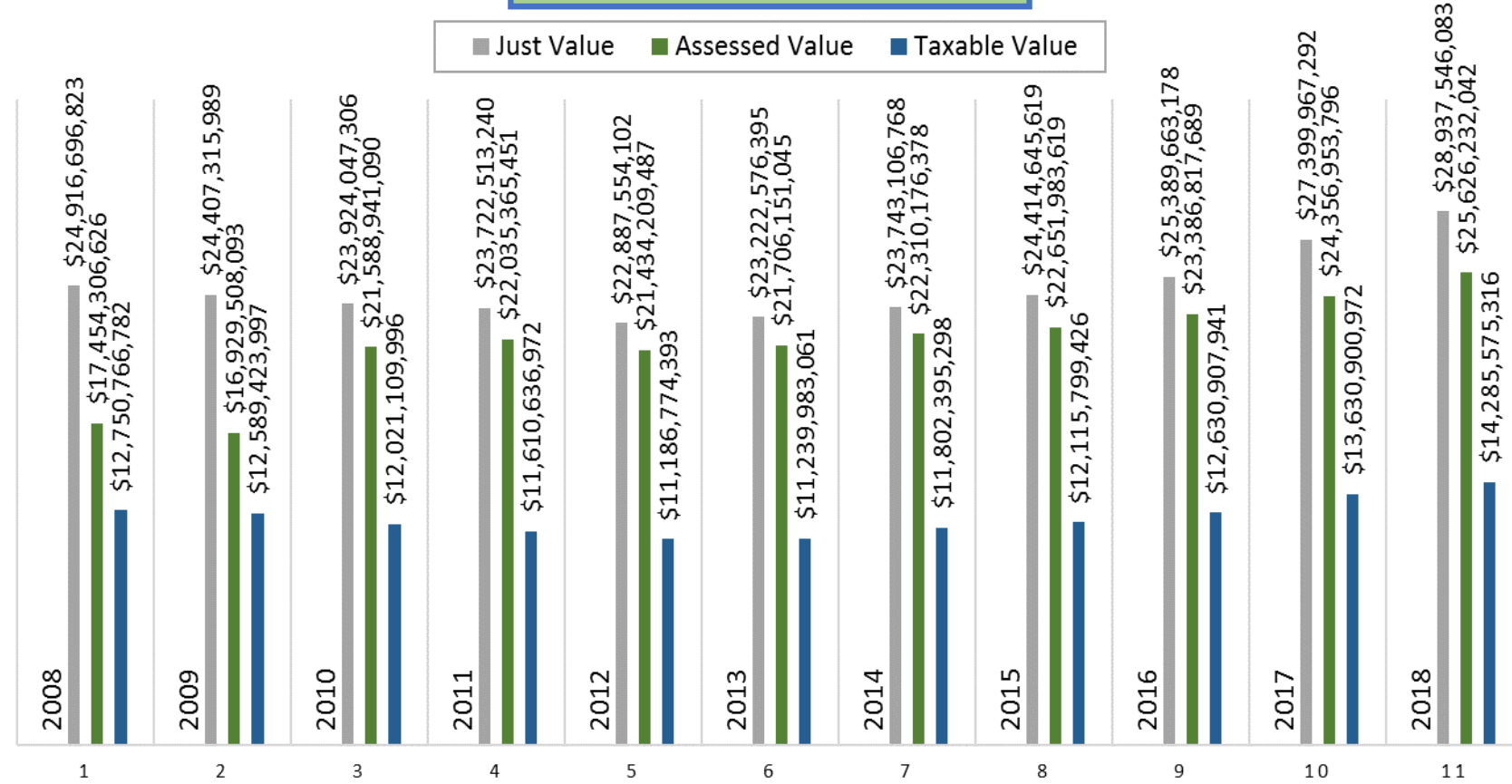
Just Value/Fair Market



“Just Value” also referred to as fair “Market Value” :

A value as of January 1st that is determined by the Property Appraiser’s Office which reflects market transactions between unrelated willing buyers and willing sellers that are not under distress. This excludes estimated costs associated with a sale and takes into account the eight criteria outlined in section 193.011 of the Florida Statutes.

TOTAL TAX ROLL 2008-2018

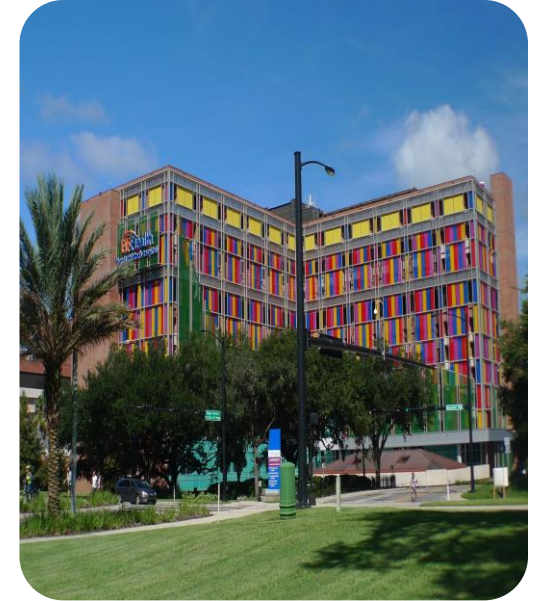


The total just value, or market value, of all real property on county tax rolls in Florida totaled approximately \$28.9 trillion dollars in 2018.

TOTAL TAX ROLL HISTORY



Year	Just Value	% Change	Assessed Value	% Change	Taxable Value	% Change
2008	\$ 24,916,696,823	8.5%	\$ 17,454,306,626	5.7%	\$ 12,750,766,782	-0.4%
2009	\$ 24,407,315,989	-2.0%	\$ 16,929,508,093	14.8%	\$ 12,589,423,997	-1.3%
2010	\$ 23,924,047,306	-2.0%	\$ 21,588,941,090	27.5%	\$ 12,021,109,996	-4.5%
2011	\$ 23,722,513,240	-0.8%	\$ 22,035,365,451	2.1%	\$ 11,610,636,972	-3.4%
2012	\$ 22,887,554,102	-3.5%	\$ 21,434,209,487	-2.7%	\$ 11,186,774,393	-3.7%
2013	\$ 23,222,576,395	1.5%	\$ 21,706,151,045	1.3%	\$ 11,239,983,061	0.5%
2014	\$ 23,743,106,768	2.2%	\$ 22,310,176,378	2.8%	\$ 11,802,395,298	5.0%
2015	\$ 24,414,645,619	2.8%	\$ 22,651,983,619	1.5%	\$ 12,115,799,426	2.7%
2016	\$ 25,389,663,178	4.0%	\$ 23,386,817,689	3.2%	\$ 12,630,907,941	4.3%
2017	\$ 27,399,967,292	7.9%	\$ 24,356,953,796	4.1%	\$ 13,630,900,972	7.9%
2018	\$ 28,937,546,083	5.6%	\$ 25,626,232,042	5.2%	\$ 14,285,575,316	4.8%



**Total Just Value/Fair Market Value of
Property in Alachua County, Florida**

Tax Rates & Revenue

Millage Rate

Tax rate set by each taxing authority to generate taxes based on annual budgets. The millage rates of each taxing authority are combined to generate an overall millage rate.

2018 Proposed Millage Rate (Alachua County General Services District)

TAXING AUTHORITY	2017 PRIOR RATE	2017 ROLLBACK RATE	PROPOSED RATE
COUNTY GENERAL	8.4648	8.4648	8.4648
LIBRARY	1.2655	1.2655	1.3371
SCHOOL GENERAL	4.3770	4.3246	4.3770
SCHOOL DIS	0.7480	0.6900	0.7480
SCHOOL CAP26	1.5000	1.3837	1.5000
ST JOHN'S WATER	0.2724	0.2724	0.2724
SUWANNEE WATER	0.4027	0.4027	0.4027
ALACHUA	5.3900	5.7065	5.9900
ARCHER	5.2549	4.9034	5.2549
GAINESVILLE	4.7474	4.2300	4.7474
GAINESVILLE	4.7474	4.2300	4.7474
HAWTHORNE	5.3194	5.0282	5.3194
HIGH SPRINGS	5.9972	5.9972	5.9972
LACROSSE	6.3534	6.3534	6.3534
MICANOPY	5.8114	5.8114	5.8114
NEWBERRY	5.9999	6.1888	6.3813
WALDO	7.5180	7.2477	8.3506
WALDO	7.5180	7.2477	8.3506
MSTU UNINCORPORATED	0.0000	0.6004	0.0000
MSTU LAW ENFORCEMENT	3.7240	2.3098	3.7240
MSTU FIRE PROTECTION	0.0000	1.6801	0.0000
SCHOOL VOTED OPERATING	1.0000	0.9225	1.0000

WHAT'S A "MILL"?

Taxing authorities set the tax rate in "mills." A mill equals \$1 per \$1,000 in taxable value.

Taxing Authorities

The Property Appraiser does not set your property tax rates. Your tax rates are determined by the following:

- Alachua County Board of County Commissioners
- Alachua County School Board
- Alachua County Library District
- The Cities of Alachua, Newberry, Archer, Gainesville, Hawthorne, High Springs, Micanopy, Waldo, and Lacrosse
- The St. Johns & Suwannee Water Management District

Alachua County Government FY 2018 Adopted and FY 2019 Planned Budget – Property Taxes

Taxing Fund	Who Pays	What It Pays For	FY18 Amount Generated *
General Fund FY18 Adopted Millage Rate: 8.4648	All Property Owners	These taxes are part of the General Fund and pay for the general operations for Constitutional Officers, jail, courts, elections, planning, rescue medical services, emergency management, cooperative extension, social services and environmental protection.	\$109.9 million
Law Enforcement MSTU FY18 Adopted Millage Rate: 3.7240	Property Owners of the unincorporated area and municipalities contracting for law enforcement services	Provides funding for Sheriff's services to the unincorporated area of the County and municipalities that contract with the County for those services.	\$19.8 million

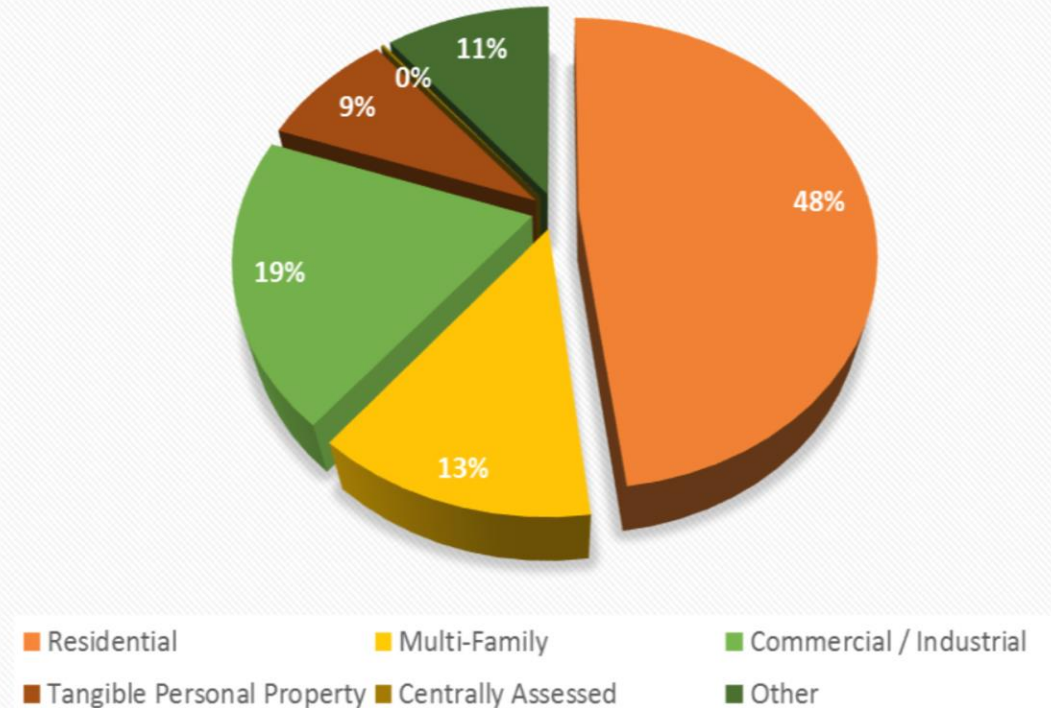


2018 TOTAL TAXABLE VALUE

Taxable Value

The value of your property on which you are taxed. The “taxable value” is calculated by taking the annual assessed value determined by the property appraiser’s office and subtracting applicable exemptions. The taxable value may vary by taxing authority, since some exemptions do not apply to every authority.

Taxable Value by Property Type



PROPERTY TYPE	TAXABLE VALUE	PERCENTAGE
Residential	\$ 6,868,294,598	2.079930485
Multi-Family	\$ 1,812,618,350	0.126884519
Commercial / Industrial	\$ 2,801,484,556	0.196105827
Tangible Personal Property	\$ 1,241,585,835	11.50591036
Centrally Assessed	\$ 27,568,089	0.001929785
Other	\$ 1,534,023,888	0.107382717
Total	\$ 14,285,575,316.00	

**Top 10
Taxpayers
for Real
Property in
Alachua
County**

**Alachua County Taxpayers
Real Property 2018 Preliminary Tax Roll**

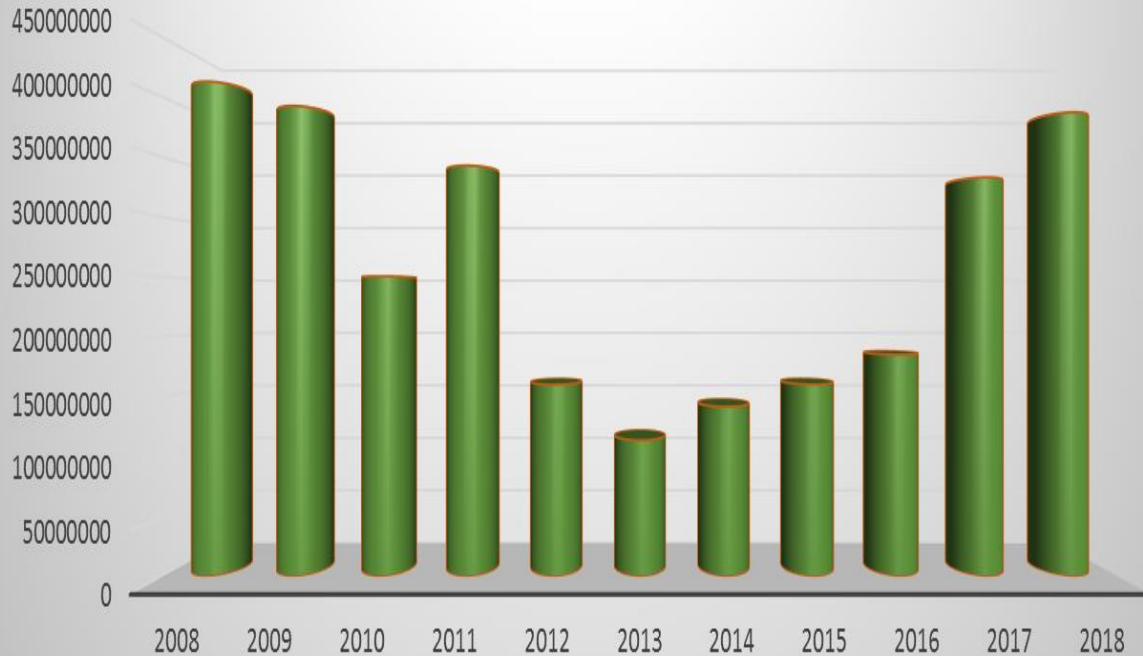
County-Wide

Top Ten Taxpayers Alachua County	Overall Taxable Value	% of Total Tax Value
OAKS MALL GAINESVILLE LTD	\$ 136,716,910.00	1.05%
LM GAINESVILLE LLC	\$ 102,388,200.00	0.79%
GAINESVILLE PLACE LLC	\$ 97,966,180.00	0.75%
FLORIDA POWER & LIGHT COMPANY	\$ 93,713,050.00	0.72%
STANLEY ROBERT E	\$ 93,126,420.00	0.72%
HCA HEALTH SERVICES OF FLA INC	\$ 82,553,550.00	0.63%
WAL-MART STORES EAST LP	\$ 58,399,800.00	0.45%
OAK HAMMOCK AT THE UNIVERSITY OF FL INC	\$ 53,682,400.00	0.41%
SNH MEDICAL OFFICE PROPERTIES TRUST	\$ 50,567,400.00	0.39%
DOLGENCORP LLC	\$ 40,048,270.00	0.31%
Total	\$ 809,162,180.00	6.22%

Total Real Property Taxable Dollars \$ 13,015,098,292.00

New Construction Just Value 2008-2018

New Construction
Just Value



Year	New Construction Just Value	% Change
2008	412,824,400	-12.98%
2009	392,456,900	-4.93%
2010	250,385,400	-36.20%
2011	342,715,100	36.88%
2012	160,057,200	-53.30%
2013	113,625,380	-29.01%
2014	141,678,910	24.69%
2015	160,147,930	13.04%
2016	185,045,321	15.55%
2017	332,801,265	79.85%
2018	387,186,855	16.34%

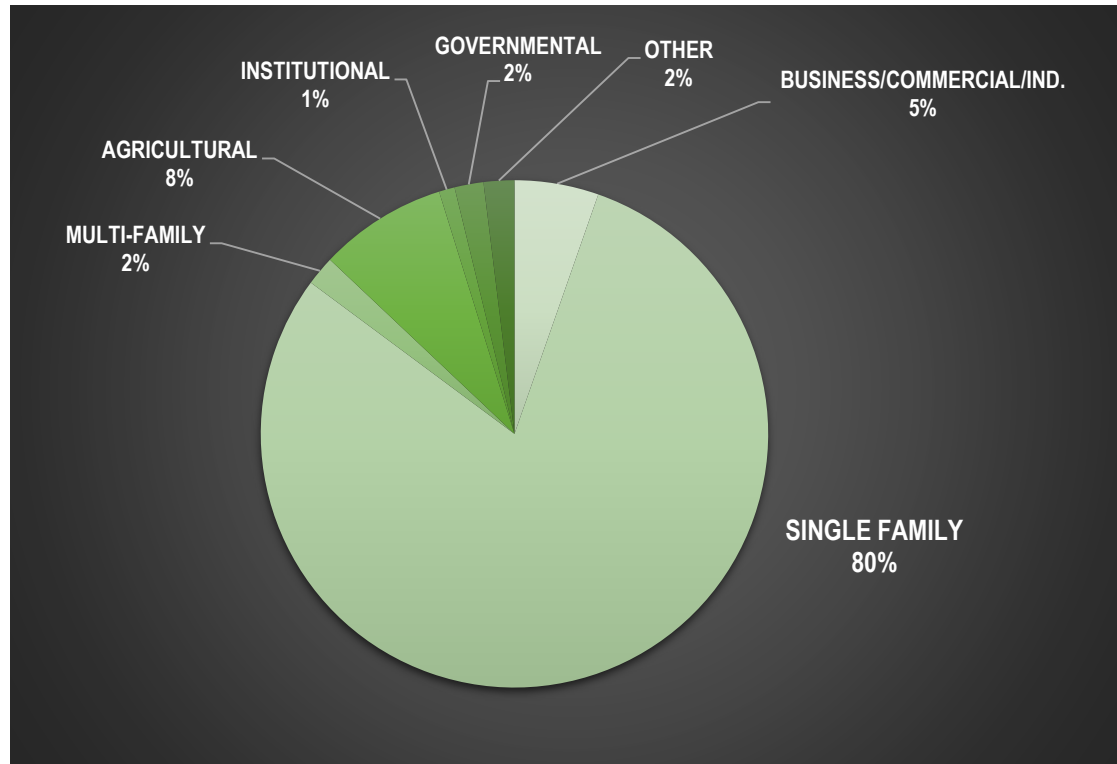
**Top 10 Taxpayers
for
Tangible Personal
Property in
Alachua County**

Alachua County Taxpayers Tangible Personal Property 2018 Preliminary Tax Roll		
<u>County-Wide</u>		
Top Ten Tangible Taxpayers Alachua County	Overall Taxable Value	% of Total Tax Value
ARGOS USA LLC	\$ 3,277,659.17	11.50%
DUKE ENERGY FLORIDA LLC	\$ 1,757,593.56	6.17%
NORTH FLORIDA REGIONAL MEDICAL CENTER INC	\$ 1,516,050.14	5.32%
AT&T MOBILITY LLC	\$ 1,423,620.00	5.00%
BELLSOUTH TELECOMMUNICATIONS LLC	\$ 1,191,542.17	4.18%
CLAY ELECTRIC COOPERATIVE INC	\$ 1,063,341.00	3.73%
COXCOM LLC	\$ 821,832.99	2.88%
WAL MART STORES EAST LP	\$ 736,077.24	2.58%
SIVANCE LLC	\$ 681,012.35	2.39%
Total	\$ 12,468,728.62	43.77%

Real Property Value 2008-2018

Year	Just Value	% Change	Taxable Value	% Change
2008	\$ 21,962,457,314	-6.3%	\$ 11,575,200,688	-0.8%
2009	\$ 21,230,312,944	-3.3%	\$ 11,456,088,432	-1.0%
2010	\$ 20,752,460,647	-2.3%	\$ 10,977,983,466	-4.2%
2011	\$ 20,342,780,400	-2.0%	\$ 10,557,117,611	-3.8%
2012	\$ 19,741,195,852	-3.0%	\$ 10,221,739,842	-3.2%
2013	\$ 19,784,502,400	0.2%	\$ 10,212,380,196	-0.1%
2014	\$ 19,896,114,300	0.6%	\$ 10,384,742,250	1.7%
2015	\$ 20,652,318,100	3.8%	\$ 10,723,534,063	3.3%
2016	\$ 21,344,811,472	3.4%	\$ 11,162,465,194	4.1%
2017	\$ 23,494,571,350	10.1%	\$ 12,121,972,267	8.6%
2018	\$ 25,015,024,859	6.5%	\$ 13,016,421,392	7.4%

TOTAL NUMBER OF PARCELS



PROPERTY CATEGORIES	# OF PARCELS	PERCENTAGE
BUSINESS/COMMERCIAL/IND.	5,569	5.36%
SINGLE FAMILY	82,923	79.81%
MULTI-FAMILY	1,949	1.88%
AGRICULTURAL	8,474	8.16%
INSTITUTIONAL	1,043	1.00%
GOVERNMENTAL	1,918	1.85%
OTHER	2,030	1.95%
Total # of Parcels	103,906	