

AYESHA SOLOMON, CFA

ALACHUA COUNTY PROPERTY APPRAISER

PRESENTS

2020 ANNUAL REPORT



AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

MESSAGE FROM AYESHA SOLOMON, CFA



One of my main goals is to provide a fair property tax system that is transparent while providing public access to information. Even though we're in the middle of the COVID-19 pandemic, it is my responsibility as the county property appraiser to update the local population on the current property tax laws which are a product of the Florida Legislature. To that end, in addition to maintaining a very informative and user-friendly website (acpafl.org), a need was felt to provide you all with access to data that may not be available in other places.

This publication represents the 19th Annual Report prepared by the Alachua County Property Appraiser's office. Our hope is that after reading this report, you will gain a clear perspective on Alachua County.

Respectfully,
Ayesha Solomon, CFA
Alachua County Property Appraiser



AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

TABLE OF CONTENTS

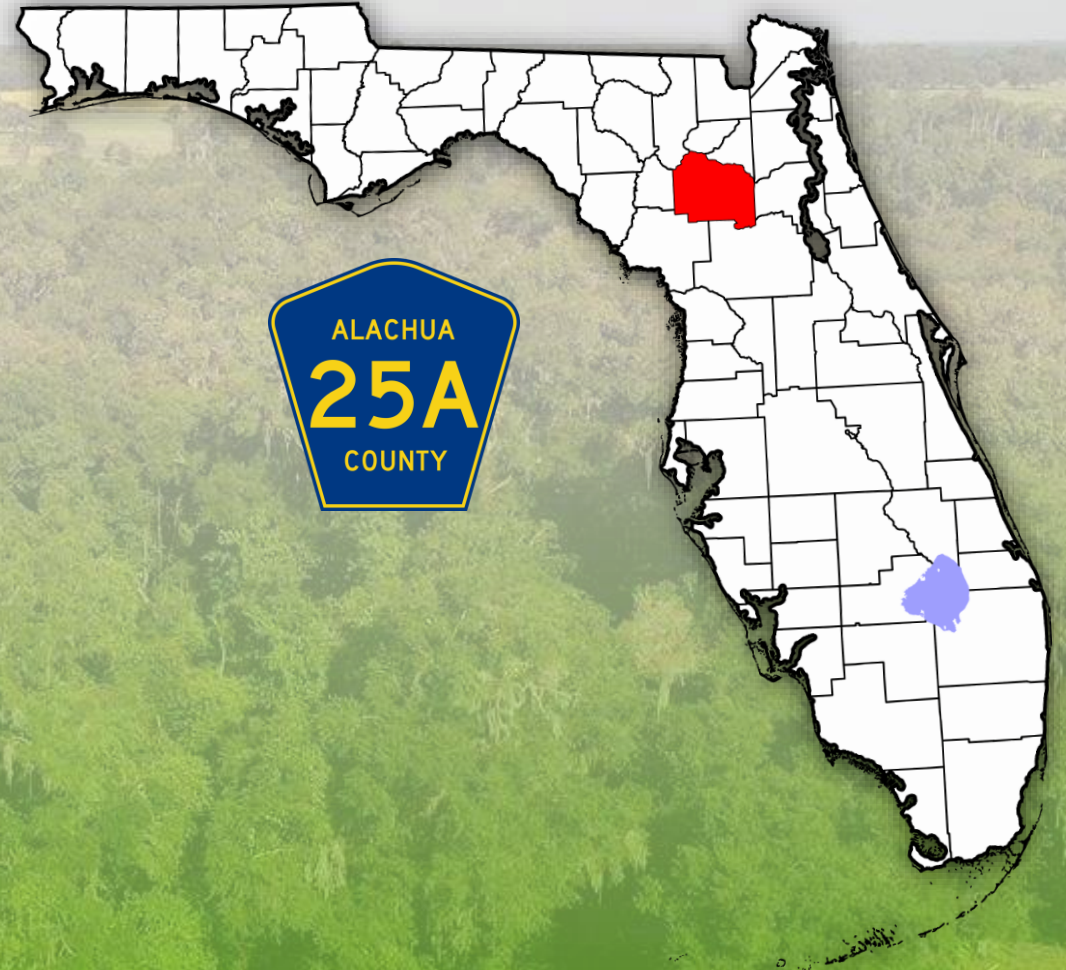
Our Vision.....	1
Important Dates.....	2
County at a Glance.....	3
Total Tax Roll.....	4
Market Value.....	5
Millages.....	6
Tangible Personal Property.....	7
Top 10 Taxpayers.....	8
Value Adjustment Board.....	9
New Construction.....	10-11
Taxable Value by Taxing Authority.....	12-13
Exemptions.....	14
Recognitions & Comments.....	15
Social Media and Communications.....	16



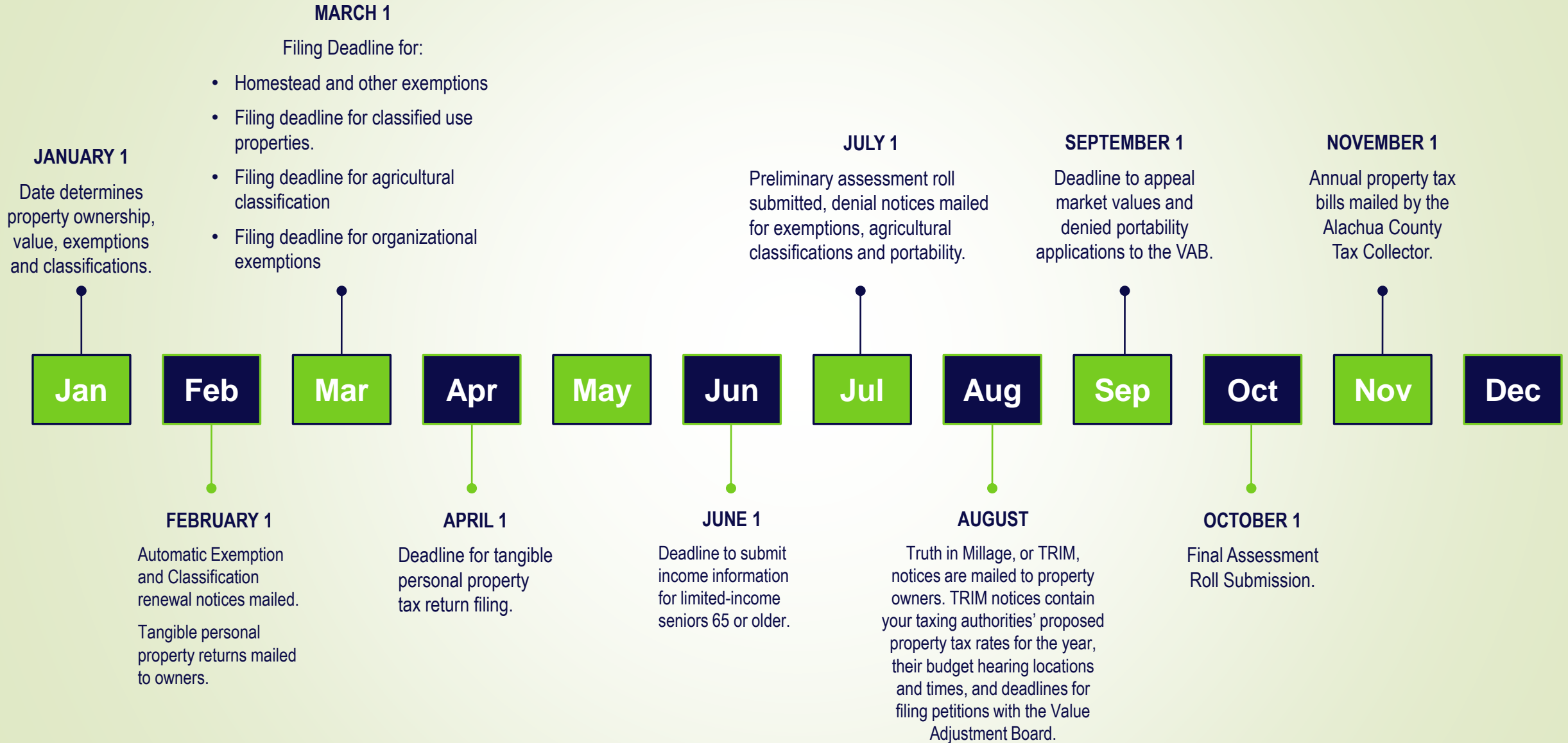
AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

OUR MISSION

To proudly provide quality services to our customers and ensure the equitable administration of the property taxation laws and best practices.

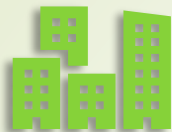


IMPORTANT DATES TAX ROLL CALENDAR





Population
269,043*



Real Estate Parcels
104,540



TPP Accounts
6,814



Median Household Income
\$49,689*



Veteran Population
15,162*



Median Age
32*



Homestead Exemptions
105,654



Registered Voters
193,076



PARCEL COUNTS

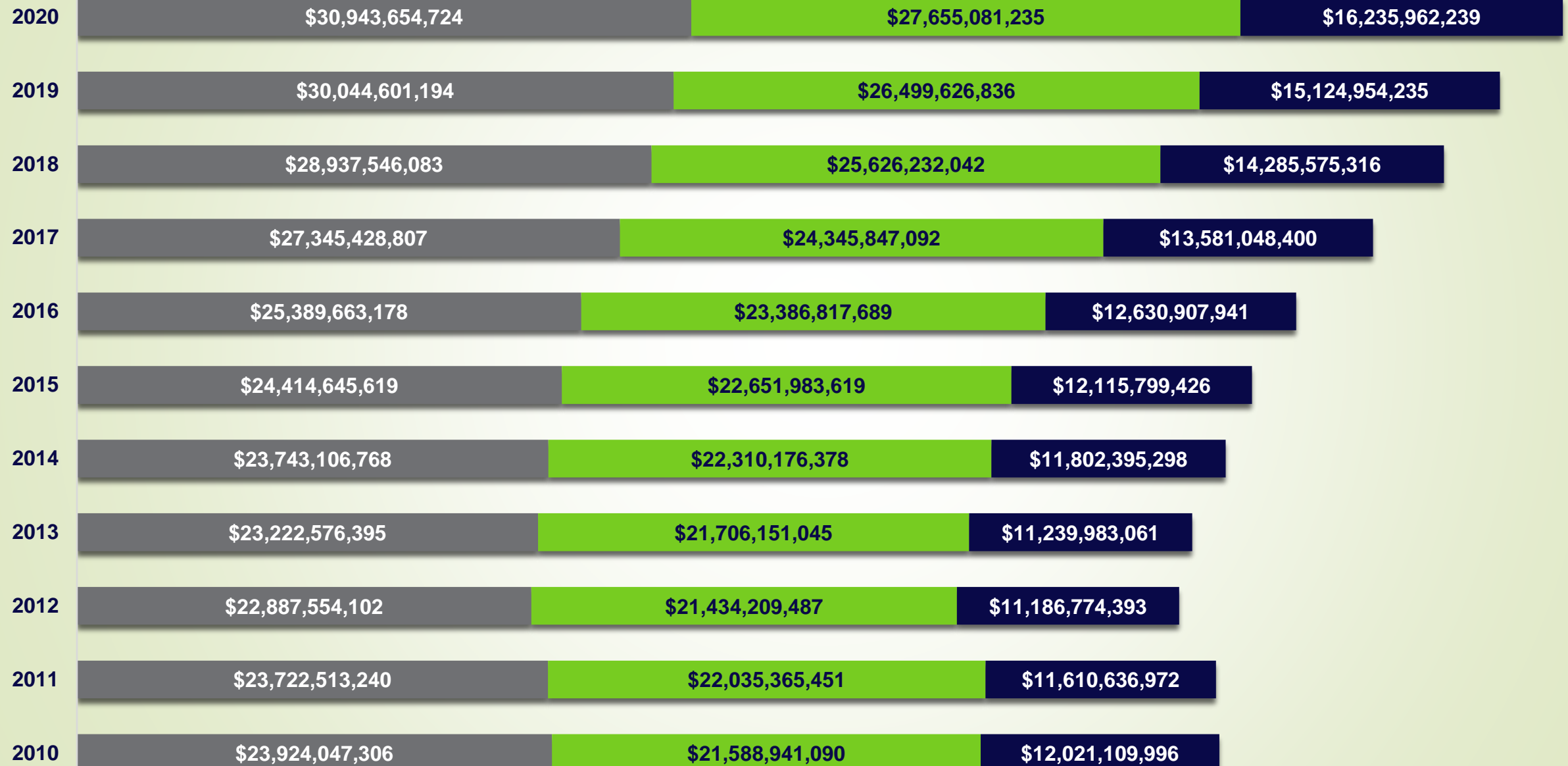
Business/Commercial/Industrial:	5,589
Single Family:	84,380
Multifamily:	1,958
Agriculture:	8,130
Institutional:	1,048
Governmental:	1,947
Other:	1,488
Total # of Parcels:	104,540



AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE • COMMUNITY FOCUSED • COMMITTED

TOTAL TAX ROLL 2010 – 2020

■ Taxable Value ■ Assessed Value ■ Just Value





JUST/FAIR MARKET VALUE OF PROPERTY

Year	Just Value	% Change	Assessed Value	% Change	Taxable Value	% Change
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	\$27,345,428,807	7.7%	\$24,345,847,092	4.1%	\$13,581,048,400	7.5%
2018	\$28,937,546,083	5.8%	\$25,626,232,042	5.3%	\$14,285,575,316	5.2%
2019	\$30,044,601,194	3.8%	\$26,499,626,836	3.4%	\$15,124,954,235	5.9%
2020	\$30,943,654,724	3.0%	\$27,655,081,235	4.4%	\$16,235,962,239	7.3%



2020 MILLAGES FOR ALACHUA COUNTY

		OPERATING	DEBT	TOTAL
COUNTY		7.8935	0.0000	7.8935

LIBRARY		1.1289	0.0000	1.1289
CHILDREN'S TRUST		0.5000		0.5000

SUWANNEE		0.3696		0.3696
ST. JOHNS		0.2287		0.2287

SCHOOL

DISCRETIONARY		3.2480	0.0000	
REQUIRED LOCAL		3.6670		6.9150

CITIES	CODE				TOTAL MILLAGES	
ALACHUA	17	5.3900		5.3900	22.1970	
ARCHER (Law)	27	5.5176		5.5176	25.8924	
GAINESVILLE	37	5.2974		5.2974	22.1044	
GAINESVILLE	36	5.2974		5.2974		21.9635
HAWTHORNE (Law)	46	5.3194		5.3194		25.5533
HIGH SPRINGS	57	5.8800		5.8800	22.6870	
LACROSSE	67	6.6247		6.6247	23.4317	
MICANOPY	76	5.5260		5.5260		22.1921
NEWBERRY	87	5.9999		5.9999	22.8069	
WALDO	97	7.5180		7.5180	24.3250	
WALDO	96	7.5180		7.5180		24.1841
					SUWANNEE	ST. JOHNS

UNINCORPORATED		MSTU-Unincorp	MSTU-Law	MSTU-Fire	TOTAL
MSTU	03 & 05	0.0000	3.5678	0.0000	3.5678
MSTU	02 & 04	0.0000	3.5678	0.0000	3.5678

SUWANNEE	ST. JOHNS
20.3748	
	20.2339

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

TANGIBLE PERSONAL PROPERTY (TPP)

NUMBER OF TPP ACCOUNTS

6,814

Assets used in a business (furniture and equipment) are considered tangible personal property and are taxable in the state of Florida. Annually, all business owners are required to file a tangible personal property tax return with the Alachua County Property Appraiser.

TPP TOTAL MARKET VALUE

\$562.5 MILLION

In 2020, Tangible Personal Property was responsible for approximately 8.2% of the total taxable value for Alachua County. Big businesses, such as Argos USA, Duke Energy Florida, North Florida Regional Medical Center, Clay Electric Cooperative, and AT&T Mobility help to make up a business presence that is continually growing in Alachua County.

When filing a Tangible Personal Property Tax Return:

- The deadline for filing Tangible Personal Property Tax Returns is April 1.
- Anyone who owns or has possession of assets must file each year.
- Report leased or loaned equipment in the proper area of the return.
- Receiving multiple forms, means that you have more than one business or location.
- If you feel you do not have assets to report, fill out items 1 through 9a on the return and attach an explanation of why nothing was reported.



AYESHA SOLOMON
— ALACHUA COUNTY —
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

InfoTech Office Building Lobby, Image Courtesy © Matt Shoots for Good Photography



PRINCIPAL TAXPAYERS 2020

Tangible Personal Property Preliminary Tax Roll				Real Property Preliminary Tax Roll			
Rank	Top 10 Principal Taxpayers	Overall Taxable Value	% of Total Tax Value	Rank	Top 10 Principal Taxpayers	Overall Taxable Value	% of Total Tax Value
1	ARGOS USA LLC	\$143,224,334	10.73%	1	LM GAINESVILLE LLC	0.74%	\$109,551,000
2	DUKE ENERGY FLORIDA LLC	\$80,822,836	6.06%	2	OAKS MALL GAINESVILLE LTD	0.72%	\$106,502,036
3	NORTH FLORIDA REGIONAL MEDICAL CENTER INC	\$63,859,834	4.78%	3	HCA HEALTH SERVICES OF FLA INC	0.56%	\$82,656,111
4	CLAY ELECTRIC COOPERATIVE INC	\$54,665,467	4.10%	4	STANLEY ROBERT E	0.51%	\$76,396,785
5	AT&T MOBILITY LLC	\$50,144,868	3.76%	5	SHANDS TEACHING HOSPITAL & CLINICS INC	0.48%	\$71,198,120
6	BELLSOUTH TELECOMMUNICATIONS LLC	\$44,499,939	3.33%	6	WAL-MART STORES EAST LP	0.40%	\$59,591,079
7	COXCOM LLC	\$39,444,437	2.96%	7	FLORIDA POWER & LIGHT COMPANY	0.35%	\$52,159,360
8	WAL-MART STORES EAST LP	\$34,545,504	2.59%	8	OAK HAMMOCK AT THE UNIVERSITY OF FL INC	0.35%	\$51,603,001
9	SIVANCE LLC	\$30,553,791	2.29%	9	SNH MEDICAL OFFICE PROPERTIES TRUST	0.33%	\$49,590,500
10	EXACTECH INC	\$20,808,971	1.56%	10	CL GAINESVILLE BORROW LLC	0.31%	\$46,397,900
TOTAL		\$562,569,981	42.15%	TOTAL		4.74%	\$705,645,892

NUMBER OF VAB PETITIONS

587

NUMBER OF VAB HEARINGS

86

ALACHUA COUNTY COURTHOUSE
Criminal Justice Center-220

VALUE ADJUSTMENT BOARD (VAB)

The Value Adjustment Board (VAB) provides property owners the opportunity to appeal a property value or denied exemption. Per Florida Statutes, the petition filing period begins when the Notices of Proposed Property Taxes are mailed in August and ends 25 days later, usually in mid-September.

The Value Adjustment Board (VAB) consists of the following:

- Two (2) members of the Alachua County Board of County Commissioners
- One (1) member of the Alachua County School Board
- Two (2) citizen members

To assist in the process, the VAB is required to appoint special magistrates, who are qualified real estate appraisers, personal property appraisers or attorneys, to act as impartial agents in conducting hearings and make recommendations to the VAB on all petitions. Both the VAB and the special magistrates are independent of the Property Appraiser and in fact, the Property Appraiser must present their evidence as does the petitioner.

VALUE Adjustment Board (VAB) 5 Step Process:



AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



NEW CONSTRUCTION

Year	New Construction Just Value	% Change
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%
2019	\$417,720,182	7.89%
2020	\$281,523,015	-32.60%

\$281.5 MILLION
IN NEW CONSTRUCTION
32.60% DECREASE OVER 2019



- 23West Apartments, 9730 NW 24th Lane
- Holiday Inn Express & Suites, 3370 SW 42nd St.
- Staybridge Suites, 3401 SW 40th Blvd.

NEW CONSTRUCTION



Library District: \$18 billion, 6.5% increase

School Board: \$18 billion, 5% increase

Children's Trust: \$16.3 billion, 6.5% increase

Alachua County General Fund: \$16 billion, 6.6% increase

St. Johns Water Management District: \$11.6 billion, 6.2% increase

Gainesville: \$7.7 billion, 6.6% increase

MSTU Fire: \$6.8 billion, 6.7% increase

MSTU Archer/Hawthorne Law Enforcement: \$6.8 billion, 6.7% increase

Unincorporated: \$6.7 billion, 6.8% increase



Suwannee River Water Management District: \$4.7 billion, 7.4% increase

Alachua: \$907.7 million, 5.8% increase

Newberry: \$494 million, 6.4% increase

High Springs: \$318 million, 7.5% increase

Hawthorne: \$50.6 million, 1.3% increase

Archer: \$43.4 million, 5.5% increase

Micanopy: \$35.6 million, 3.5% increase

Waldo: \$28.6 million, 1.7% increase

Lacrosse: \$11.3 million, 9.1% increase

Exemptions, Classifications, and Assessment Reductions

- Homestead Exemption up to \$50,000
- Veteran's Service Connected Total and Permanent
- \$5,000 Exemption for Surviving Spouse or Disabled Ex-Service member
- Disabled Veteran's Confined to Wheelchair
- Homestead Property Tax Discount for Veterans Age 65 and Older with Combat related Disability
- Charitable, Religious, Scientific, or Literary Exemption
- Homestead Ad Valorem Tax Credit for Deployed Military Personnel
- Agricultural Classification
- Additional Homestead Exemption up for \$50,000 for Persons 65 and Older
- Totally and Permanently Disabled Person
- \$500 Exemptions for Widows, Widowers, Blind Persons and Totally and Permanently Disabled Persons
- Reduction in Assessment for Living Quarters of Parents or Grandparents
- Educational Property Exemption
- Real Property Dedicated in Perpetuity for Conservation Exemption
- Exemption for Surviving Spouse of Military Veteran who died from Service-Connected Causes while on Active Duty or First Responder who died in the line of duty.

When applying for homestead exemptions, please bring the following:

- Florida's Driver's License or Florida ID
- Florida's Voter Registration Card
- Florida Car Registration
- Immigration documents (if not a U.S. citizen)
- Documents should reflect the address of your homestead property

EXEMPTIONS DEPARTMENT

The most common real property exemption is the homestead exemption. Florida residents who have legal or equitable title to property, have the intention of making the property their permanent residence as of January 1, and complete an application, are eligible for homestead exemption.

The Florida Constitution provides for several property exemptions, classifications and assessment reductions, which will reduce the taxable value of a property. The property owner must qualify for the exemption as of January 1 of the current tax year. The statutory deadline for filing a timely application is March 1. Some exemptions and classifications are automatically renewed, and some require an annual application or income submission.

Our exemptions staff is available to answer not only exemption questions, but also questions about portability, save our homes, capping, and mobile homes.



AYESHA SOLOMON
— ALACHUA COUNTY —
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

RECOGNITIONS & COMMENTS

Our employees enjoy what they do, and it is reflected by the recognition they receive from the general public that they serve daily.

You, and everyone in your office, have not only gone above and beyond, but have been so nice and helpful. I sincerely appreciate everything and especially you sending me this document. If this doesn't satisfy them, I don't know what will. I will give them a personal invitation to meet me at the property! – Robin

I had such an excellent experience filing my Homestead Exemption. The entire staff was professional, courteous, and friendly. They strictly follow all COVID-19 policies, which made me feel very safe. Margie helped me file my paperwork and was so amazing! She was wonderful and very helpful and got me in and out in just a few moments! This was a very positive experience. – Christina

QUESTIONS?

CONTACT CUSTOMER SERVICE

(352) 374-5230

www.acpafl.org



AYESHA SOLOMON
— ALACHUA COUNTY —
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

SOCIAL MEDIA COMMUNICATIONS

Connect with us for the latest information, important dates and upcoming events at the Alachua County Property Appraiser's office.

facebook

Email or Phone Password [Log In](#)
[Forgot account?](#)



Alachua County Property Appraiser
@AlachuaCountyPropertyAppraiser

Home
Reviews
Photos
Videos
Posts
About
Community

 **AYESHA SOLOMON**
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

[Like](#) [Share](#) [...](#) [Send Message](#)

 **Alachua County Property Appraiser**
Yesterday at 8:35 AM · 🌐

Exciting news. You DO NOT have to come to Gainesville to visit the Property Appraiser's Office if you live on the West side of the County. We are opening a full service branch in the City of Alachua at the Swick House behind City Hall. 15100 NW 142 Terrace Alachua, FL 32615. Appointments will be available soon for the opening day of February 22, 2021. The branch office will be open Monday through Thursday 9-4. All services will be offered that are offered at the main office in Gainesville, including Homestead applications, Ag classification apps, or any other service we offer. Visit our website or contact 352-374-5230 for more info.

Here is the news article <https://urldefense.com/.../...!ILGX2LR-tWgttPq0ITo1JmDtkxNFM...> and press release: <https://www.acpafl.org/.../City-of-Alachua-Location-Press-Rel...>

ACPAFL.ORG
www.acpafl.org

[Like](#) [Comment](#) [Share](#)

13 9 Shares



Additional Contact Information

E-mail:
acpa@acpafl.org

Website:
<http://www.acpafl.org>



AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

