

The Alachua County Property Appraiser

Ayesha Solomon, CFA

Presents

The 2021 Annual Report



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



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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 20th 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

Alachua County Property Appraiser

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

FEBRUARY 1

Automatic Exemption and Classification renewal notices mailed.

Tangible personal property returns mailed to owners.

SEPTEMBER 1

Deadline to appeal market values and denied portability applications to the VAB

NOVEMBER 1

Annual property tax bills mailed by the Alachua County Tax Collector.

JUNE 1

Deadline to submit income information for limited-income seniors 65 or older who have filed for an exemption.



JANUARY 1

Date determines property ownership, value, exemptions and classifications

APRIL 1

Deadline for tangible personal property tax return filing.

MARCH 1

Filing Deadline for:

- Homestead and other exemptions
- Filing deadline for classified use properties.
- Filing deadline for agricultural classification
- Filing deadline for organizational exemptions

JULY 1

Preliminary assessment roll submitted, denial notices mailed for exemptions, agricultural classifications and portability.

AUGUST

Truth in Millage, or 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.

OCTOBER 1

Final Assessment Roll Submission.

ALACHUA COUNTY



Population

278,468*

Real Estate Parcels

105,331

TPP Accounts

11,007

Median Household Income

\$49,689*

Veteran Population

15,162*

Median Age

32*

Homestead Exemptions

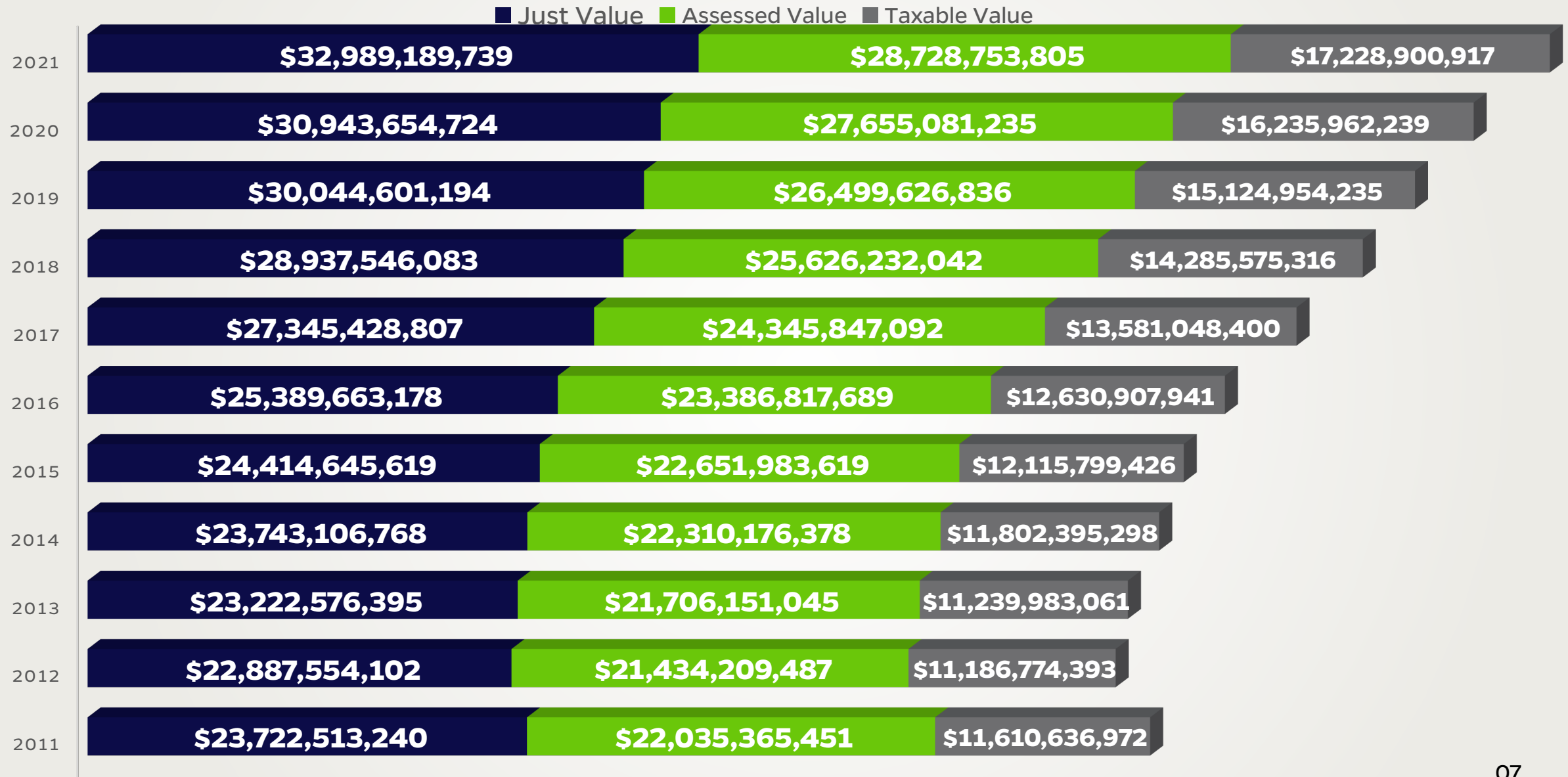
53,004

Registered Voters

193,076*

Category	Counts
Vacant Residential	8399
Single Family	61597
Mobile Homes	5531
Condominiums	7201
Multifamily < 10 Units	1594
Multifamily > 10 Units	337
Vacant Commercial & Industrial	1389
Improved Commercial & Industrial	4170
Agricultural	8013
Institutional	1044
Governmental	1954
Other	4102
Total # of Parcels	105331

TOTAL TAX ROLL 2011-2021



JUST/FAIR MARKET VALUE OF PROPERTY

Year	Just Value	% Change	Assessed Value	% Change	Taxable Value	% Change
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%
2021	\$ 32,989,189, 739	6.6%	\$ 28,728,753,805	3.9%	\$ 17,228,900,917	6.1%

2021 MILLAGES FOR ALACHUA COUNTY

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

		OPERATING	DEBT	TOTAL
COUNTY		7.8662	0.0000	7.8662
LIBRARY		1.0856	0.0000	1.0856
CHILDREN'S TRUST		0.5000		0.5000
SUWANNEE		0.3615		0.3615
ST. JOHNS		0.2189		0.2189

SCHOOL

DISCRETIONARY		3.2480	0.0000	
REQUIRED LOCAL		3.5950		6.8430

CITIES	CODE				TOTAL MILLAGES	
ALACHUA	17	5.3900		5.3900	22.0463	
ARCHER (Law)	27	5.5176		5.5176	25.7417	
GAINESVILLE	37	5.5000		5.5000	22.1563	
GAINESVILLE	36	5.5000		5.5000		22.0137
HAWTHORNE (Law)	46	5.3194		5.3194		25.4009
HIGH SPRINGS	57	5.9900		5.9900	22.6463	
LACROSSE	67	6.5410		6.5410	23.1973	
MICANOPY	76	5.2281		5.2281		21.7418
NEWBERRY	87	5.9999		5.9999	22.6562	
WALDO	97	7.5180		7.5180	24.1743	
WALDO	96	7.5180		7.5180		24.0317
					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
20.2241	
	20.0815

2021 SOH Cap =
1.4%

NUMBER OF TPP ACCOUNTS

11,007



The Ingenuity Office Building © Image Courtesy Trimark Properties, LLC

TANGIBLE PERSONAL PROPERTY (TPP)

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 TAXABLE VALUE

\$1.358 BILLION

In 2021, Tangible Personal Property was responsible for approximately 7.89% 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.

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.



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**PRINCIPAL
TAXPAYERS
2021**

Tangible Personal Property Principal Taxpayers

Rank	Principal Taxpayer	Taxable Value	% of Total TPP Taxable Value
1	ARGOS USA LLC	\$ 153,802,451	11.32%
2	DUKE ENERGY FLORIDA LLC	\$ 82,795,859	6.09%
3	NORTH FLORIDA REGIONAL MEDICAL CENTER INC	\$ 62,274,591	4.58%
4	CLAY ELECTRIC COOPERATIVE INC	\$ 58,351,409	4.30%
5	AT&T MOBILITY LLC	\$ 45,240,682	3.33%
6	COXCOM LLC	\$ 41,479,005	3.05%
7	BELLSOUTH TELECOMMUNICATIONS LLC	\$ 40,426,309	2.98%
8	WAL MART STORES EAST LP	\$ 35,712,794	2.63%
9	SIVANCE LLC	\$ 29,491,734	2.17%
10	EXACTECH INC	\$ 21,609,989	1.59%
TOTAL		\$ 571,184,823	42.04%

**PRINCIPAL
TAXPAYERS
2021**

Real Property Principal Taxpayers

Rank	Principal Taxpayer	Taxable Value	% of Total RP Taxable Value
1	LM GAINESVILLE LLC	\$ 105,696,700	0.61%
2	HCA HEALTH SERVICES OF FLA INC	\$ 82,656,111	0.48%
3	OAKS MALL GAINESVILLE LTD PARTNERSHIP	\$ 54,651,029	0.32%
4	OLOGY BIOSERVICES HOLDINGS LLC	\$ 53,792,591	0.31%
5	CORE GAINESVILLE 13TH & 3RD LLC	\$ 52,797,300	0.31%
6	FLORIDA POWER & LIGHT COMPANY	\$ 52,175,637	0.30%
7	OAK HAMMOCK AT THE UNIV. OF FL INC	\$ 50,494,535	0.29%
8	SHANDS TEACHING HOSPITAL & CLINICS INC	\$ 48,723,412	0.28%
9	CROCKER GAINESVILLE 1031 TIC LLC	\$ 41,539,200	0.24%
10	DOLGENCORP LLC	\$ 41,345,079	0.24%
Total		\$ 583, 871, 594	3.39%

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:

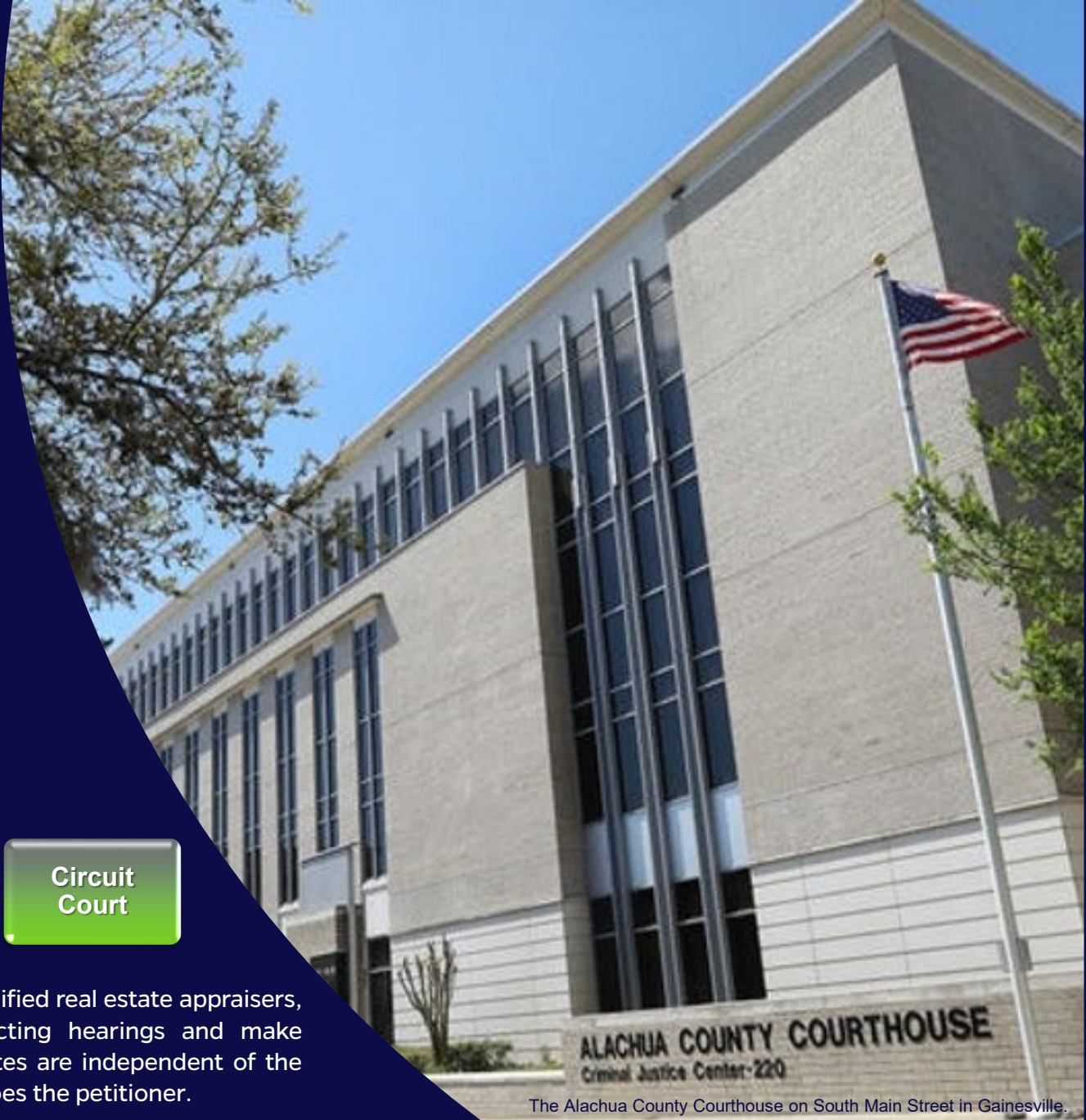
- Two (2) members of the Alachua County Board of County Commissioners
- One (1) member of the Alachua County School Board
- Two (2) citizen members

NUMBER OF VAB PETITIONS: **407**

NUMBER OF VAB HEARINGS: **87**



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.



The Alachua County Courthouse on South Main Street in Gainesville.
Image Courtesy of Brad McClenny



NEW CONSTRUCTION

Year	New Construction Just Value	% Change
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%
2021	\$456,221,045	62.1%

\$456.2 MILLION
IN NEW CONSTRUCTION
62.1% INCREASE OVER 2020



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Hub on Campus 3rd Ave, 1258 NW 3rd Ave.



Integra Twenty Four, 3970 SW 24th Ave.



Aero on 24th, 3658 SW 24th Ave.



Life Storage, 6589 SW Archer Road



New Construction

2021 ALACHUA COUNTY TABXABLE VALUE BY TAXING AUTHORITY

Library District: \$17.2 Billion , 6.13% Increase

School Board: \$19.3 Billion, 7.14% Increase

Children's Trust: \$17.2 Billion, 6.13% Increase

Alachua County General Fund: \$17.2 Billion, 6.12% Increase

SJWMD: 12.2 Billion, 5.24% Increase

Gainesville: 8 Billion, 5.56% Increase



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2021 ALACHUA COUNTY TABXABLE VALUE BY TAXING AUTHORITY

MSTU Fire: \$7.2 Billion, 5.94% Increase

MSTU Law: \$7.1 Billion, 5.92% Increase

MSTU Unincorporated: \$7 Billion, 5.96% Increase

SRWMD: \$5 Billion, 8.38% Increased

Alachua: \$975.5 Million, 7.58% Increase

Newberry: \$547.6 Million, 10.90% Increase



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2021 ALACHUA COUNTY TABXABLE VALUE BY TAXING AUTHORITY

High Springs: \$354.9 Million, 11.82% Increase

Hawthorne: \$52.7 Million, 2.99% Increase

Archer: \$45.1 Million, 4.32% Increase

Micanopy: \$37 Million, 4.80% Increase

Waldo: \$31.4 Million, 10.56% Increase

Lacrosse: \$11.7 Million, 4.83% Increase



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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.

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.

When applying for homestead exemptions, please bring:

- **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**



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Deputy Highlights



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SIMONE

Exemptions Processor



ROSA

Exemptions Processor



NANCY

Public Service Support
Representative



LALLY

Director of Exemptions, Public
Service & Investigations



ANGELA

Exemptions & Public
Service Specialist

Recognitions & Comments

Simone was extremely kind helpful
- Ben

Simone went out of her way to help,
and it was greatly appreciated.
- Derek

Rosa was very knowledgeable,
personable and polite. Mostly, she
was very patient. - Paul

Nancy was timely and very helpful.
She explained everything and made
sure we understood. - Luiz

Nancy helped us through every step
of the process. She was extremely
kind, courteous and knowledgeable.
We had a great experience. - Kim

Lally showed great customer service
and we were very satisfied. - Odell

Angela was very helpful with the
homestead application process.
- David

Deputy Highlights



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CHARLOTTE

Lead GIS Analyst



SAMI

GIS Analyst



SHERRY

Lead Title Specialist



MICHAEL

Lead Tax Roll Analyst



FRANK

Human Resources & Talent Management

Recognitions & Comments

Charlotte went out of her way to get things done for us when we could not find help anywhere else. - Derek

Sami was outstanding and was a great person to work with. - Dennis

Sherry was intelligent, patient, and very helpful. I can't thank her enough. She has walked me through the whole process. - Lee

Michael was instrumental in assisting my Tax Department with the 2021 Tax Roll conversion. This year my team had the pleasure of working with Michael. They shared with me that he went above and beyond to provide everything we needed in a timely and professional manner. - John

Frank did an amazing job on the previous annual report. Great work. - John

SOCIAL MEDIA COMMUNICATIONS

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

Additional Contact Information

E-mail:
acpa@acpafl.org

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



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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://uridefense.com/.../...!!LGX2LR-tWgtPq0lTo1JmDtkxNFM...> and press release: <https://www.acpafl.org/.../City-of-Alachua-Location-Press-Rel...>

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