

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

2025 Annual Report



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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 the information. It is my responsibility as the Alachua 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 (www.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 25th 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 community, ensuring the equitable assessment of properties and exemptions, and adhering to tax laws and best practices.

OUR VISION

To be recognized as the gold standard of excellence in property valuation and administration through innovation, collaboration, quality service, and community outreach.

OUR VALUES

**Transparency
Integrity
Community Focused
Knowledgeable**



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Important Dates Tax Roll Calendar

January

The automatic exemption and classification renewal notices are mailed.

January 1st

This date determines property ownership, value, exemptions, and classifications.

February

February 1st

Tangible personal property returns are mailed to the owners.

March

March 1st

Filing deadlines for:

- Homestead and other exemptions
- Classified use properties
- Agricultural classification
- Organizational exemptions

April

April 1st

Deadline for tangible personal property tax return filing.

June

June 1st

This is the deadline to submit income information for limited-income seniors 65 or older.

July

July 1st

- Denial notices are mailed for exemptions, agricultural classifications, and portability.
- The preliminary assessment roll is submitted.

August

The Truth in Millage (T.R.I.M.) notices are mailed to property owners.

These notices contain your taxing authorities' proposed property tax rates for the year, their budget hearing locations and times, and also the deadlines for filing petitions with the Value Adjustment Board.

September

Deadline to appeal any market values and denied portability applications to the Value Adjustment Board.

October

Final Assessment Roll submissions

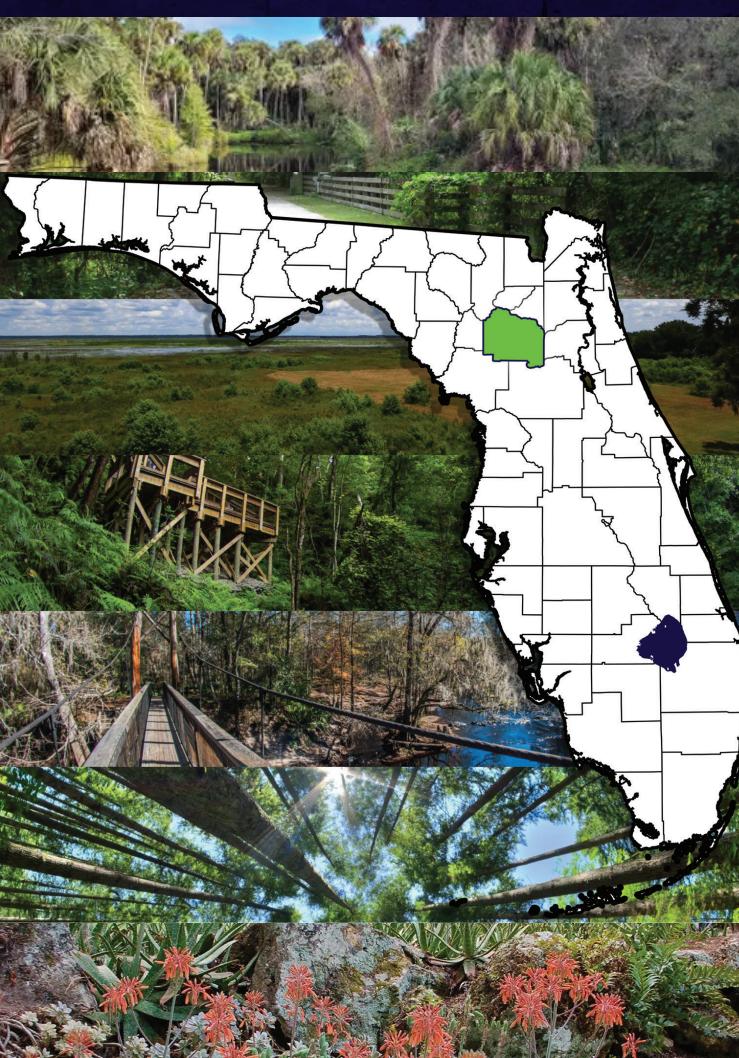
November

November 1st

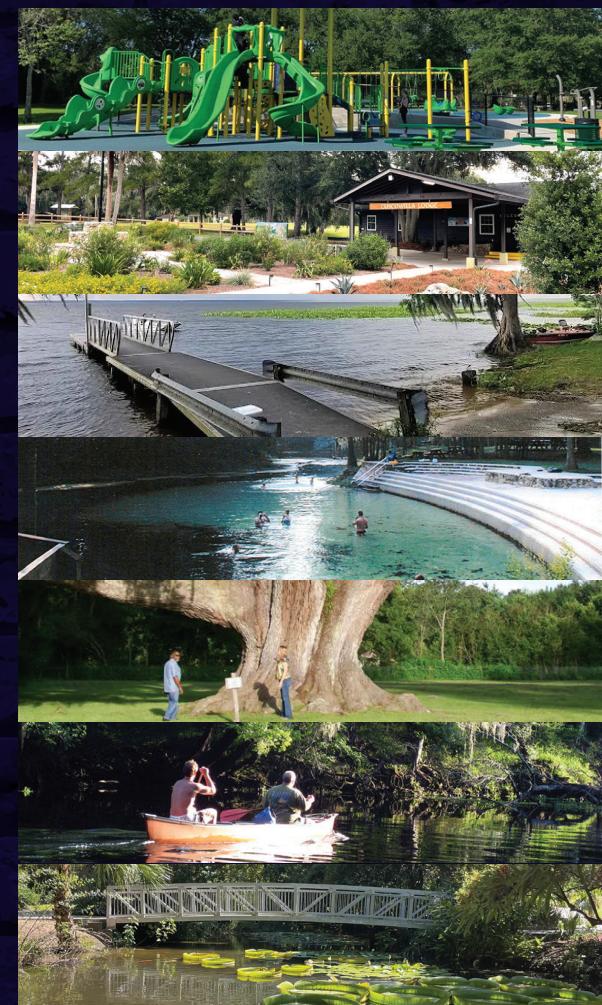
The annual property tax bills are mailed by the Alachua County Tax Collector.



ALACHUA COUNTY

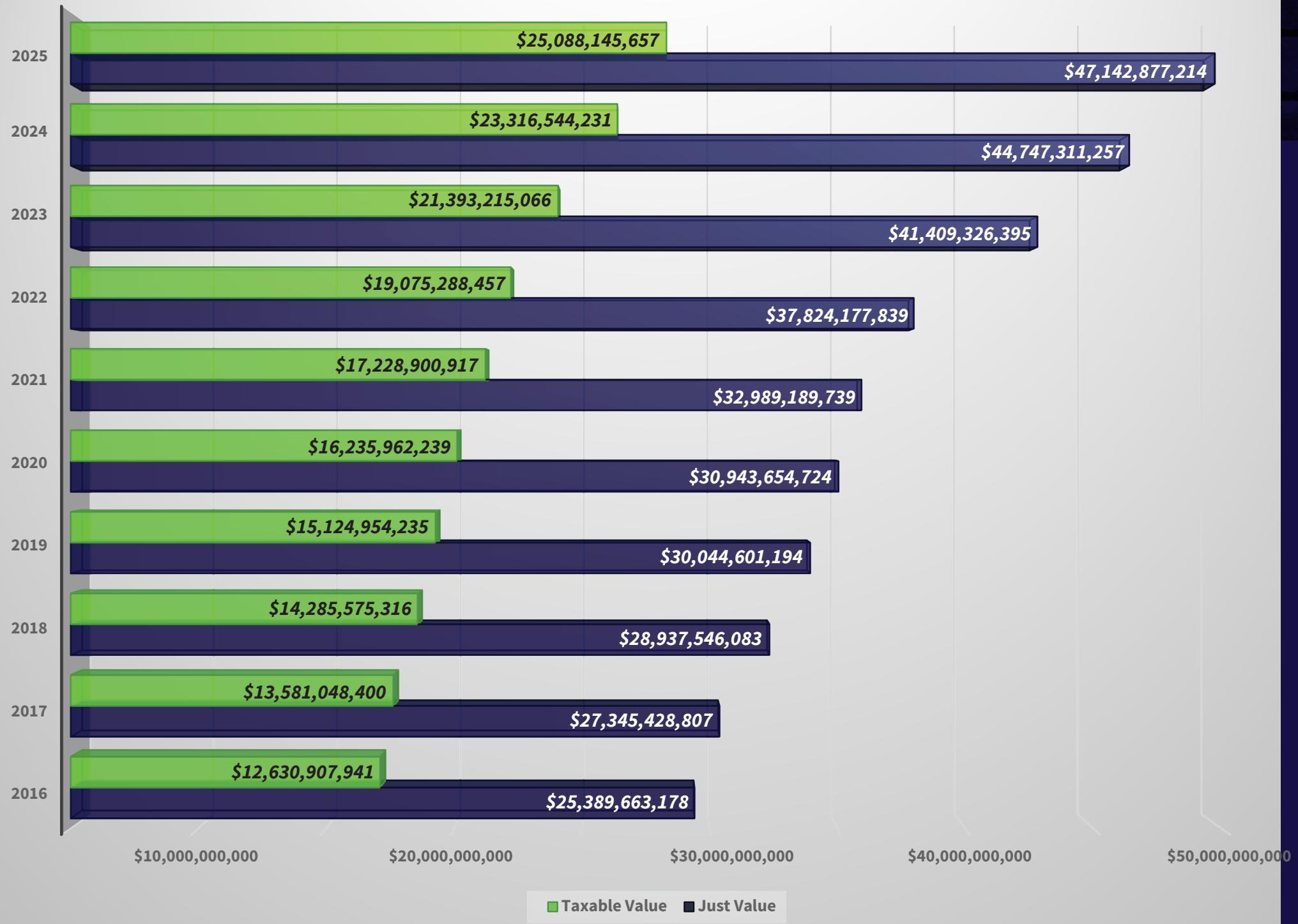


Category	Counts
Vacant Residential	8,574
Single Family	65,589
Mobile Homes	5,731
Condominiums	7,244
Multifamily < 10 Units	1,613
Multifamily > 10 Units	387
Vacant Commercial & Industrial	1,381
Improved Commercial & Industrial	4,233
Agricultural	7,660
Institutional	1,039
Governmental	1,944
Other	3,465
Total # of Parcels	108,860



*Census data

Population	Real Estate Parcels	TPP Accounts	Median Household Income	Veteran Population	Median Age	Homestead Exemptions	Registered Voters
291,782	108,860	10,273	\$65,033	16,132	32.9	55,036	174,388



JUST/FAIR Market Value of Property

Year	Just Value	% Change	Assessed Value	% Change2	Taxable Value	% Change3
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%
2022	\$37,824,177,839	14.7%	\$30,736,914,671	7.0%	\$19,075,288,457	10.7%
2023	\$41,409,326,395	9.5%	\$33,357,785,339	8.5%	\$21,395,215,066	12.2%
2024	\$44,747,311,257	8.1%	\$35,463,886,820	6.3%	\$23,316,544,231	9.0%
2025	\$47,142,877,214	5.4%	\$37,393,909,014	5.4%	\$25,088,145,657	7.6%

2025 Millage Rates For Alachua County



		OPERATING	DEBT	TOTAL
COUNTY		7.6000	0.0000	7.6000
LIBRARY		0.9374	0.0000	0.9374
CHILDREN'S TRUST		0.4500		0.4500
SUWANNEE		0.2812		0.2812
ST. JOHNS		0.1793		0.1793
SCHOOL				
DISCRETIONARY		3.2480	0.0000	
REQUIRED LOCAL		3.0030		6.2510

WHAT'S A "MILL?"

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

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 La Crosse
- The St. Johns & Suwannee Water Management Districts

CITIES	CODE				TOTAL MILLAGES
ALACHUA	17	6.2500		6.2500	21.7696
ARCHER (Law)	27	6.4322		6.4322	25.5196
GAINESVILLE	37	6.7297		6.7297	22.2493
GAINESVILLE	36	6.7297		6.7297	22.1474
HAWTHORNE (Law)	46	6.4322		6.4322	25.4177
HIGH SPRINGS	57	6.9900		6.9900	22.5096
LACROSSE	67	6.5410		6.5410	22.0606
MICANOPY	76	5.2000		5.2000	20.6177
NEWBERRY	87	5.8800		5.8800	21.3996
WALDO (Law)	97	6.4000		6.4000	25.4874
WALDO (Law)	96	6.4000		6.4000	25.3855
					SUWANNEE
					ST. JOHNS

The Property Appraiser

DOES NOT

set your property tax rates

UNINCORPORATED	MSTU-Unincorp	MSTU-Law	MSTU-Fire	TOTAL	SUWANNEE	ST. JOHNS
MSTU	03 & 05	0.0000	3.5678	0.0000	3.5678	19.0874
MSTU	02 & 04	0.0000	3.5678	0.0000	3.5678	18.9855

TANGIBLE PERSONAL PROPERTY (TPP)

Assets used in a business (such as 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
\$1.710 BILLION**

In 2025, Tangible Personal Property was responsible for approximately 6.8% 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, Coxcom, and other businesses, 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.



**TPP % of
Total County
MARKET VALUE
9.2%**

**TPP Total Market Value
\$4,331,387,352**

**Number of TPP Accounts
10,273**

Tangible Personal Property Top 10 Taxpayers

Rank	Top 10 Taxpayers	Taxable Value	% of Total TPP Taxable Value
1	ARGOS USA LLC	\$142,444,623	8.33%
2	DUKE ENERGY FLORIDA LLC	\$135,698,963	7.93%
3	NORTH FLORIDA REGIONAL MEDICAL CENTER INC	\$95,066,721	5.56%
4	CLAY ELECTRIC COOPERATIVE INC	\$75,325,814	4.40%
5	COXCOM LLC	\$50,167,628	2.93%
6	SIVANCE LLC	\$45,221,487	2.68%
7	WAL MART STORES EAST LP	\$44,586,790	2.61%
8	RESILIENCE GOVERNMENT SERVICES INC	\$38,606,201	2.26%
9	BELLSOUTH TELECOMMUNICATIONS LLC	\$36,660,880	2.14%
10	AT&T MOBILITY LLC	\$26,616,307	1.56%

TOTAL \$686,188,721

40.11%

Total TPP Taxable Value:

\$1,710,589,672

Real Property Top 10 Taxpayers

Rank	Top 10 Taxpayers	Taxable Value	% of Total RP Taxable Value
1	LM GAINESVILLE LLC	\$121,359,959	0.52%
2	HCA HEALTH SERVICES OF FLA INC	\$104,373,215	0.45%
3	UFORA LL LLC	\$94,022,500	0.40%
4	STANLEY ROBERT E	\$92,280,019	0.40%
5	NW FIFTH AVENUE PROPERTY LLC	\$86,213,337	0.37%
6	GAINESVILLE PROPERTY INVESTORS LLC	\$75,491,603	0.32%
7	WAL-MART STORES EAST LP	\$67,355,162	0.29%
8	WEST 20 OWNER LLC	\$62,846,900	0.27%
9	INDUSTRIAL PLANTS CORP	\$60,419,860	0.26%
10	WEST UNIVERSITY GAINESVILLE OWNER LLC	\$60,240,400	0.26%
TOTAL		\$824,602,955	3.53%

Total RP Taxable Value:

\$23,343,420,306

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.

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 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



2024 Tax Year

Number of VAB Petitions

495

Number of VAB Hearings

62

New Construction

Year	New Construction Just Value	% Change
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	62.10%
2022	\$557,273,778	22.10%
2023	\$634,316,926	13.8%
2024	\$672,559,326	6.0%
2025	\$556,592,119	-17.2%

\$115,967,207
Decrease from previous year

New Construction

Nine 31 Apartments

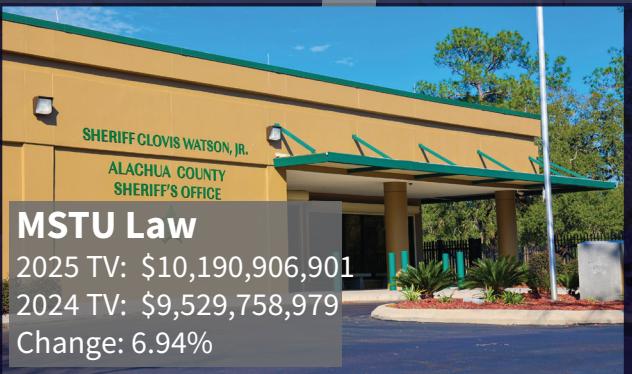
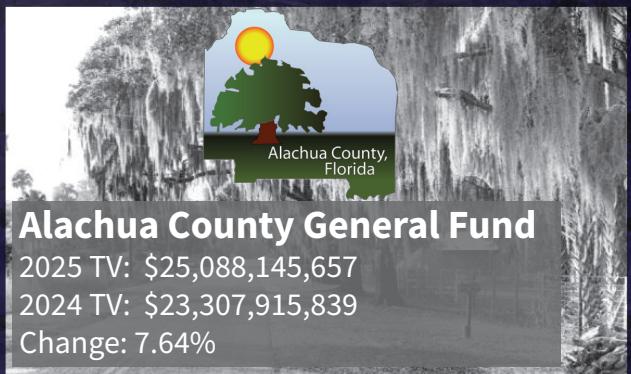


Monarch Apartments

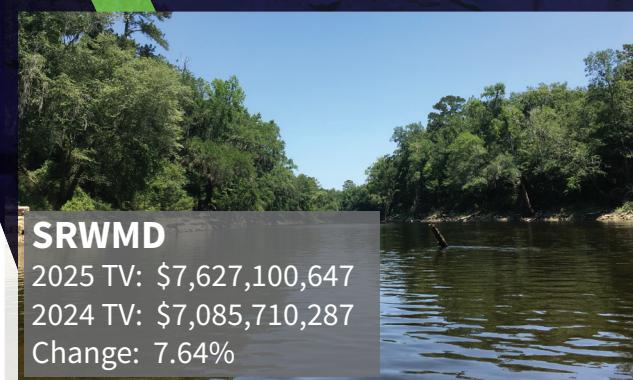


Theory Apartments

2025 Alachua County Taxable Value by Taxing Authority

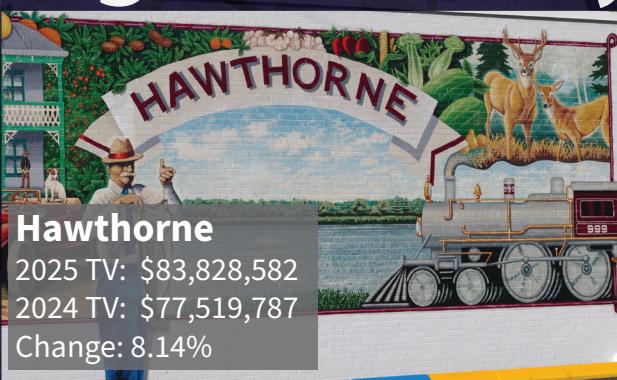


Taxing Authority cont.



SRWMD

2025 TV: \$7,627,100,647
2024 TV: \$7,085,710,287
Change: 7.64%



Hawthorne

2025 TV: \$83,828,582
2024 TV: \$77,519,787
Change: 8.14%



Newberry

2025 TV: \$865,160,587
2024 TV: \$794,332,547
Change: 8.92%



High Springs

2025 TV: \$583,731,833
2024 TV: \$541,267,107
Change: 7.85%



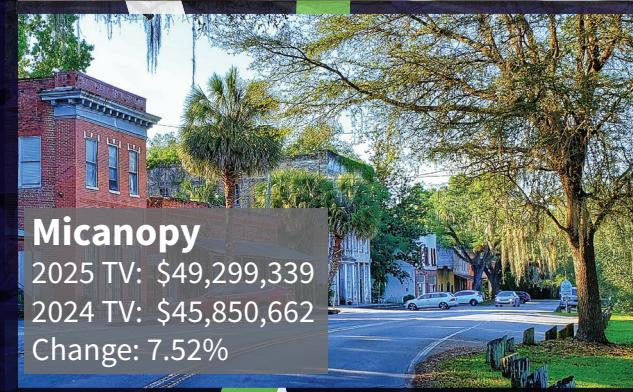
Waldo

2025 TV: \$43,645,463
2024 TV: \$40,834,559
Change: 6.88%



La Crosse

2025 TV: \$16,173,318
2024 TV: \$14,940,065
Change: 8.25%



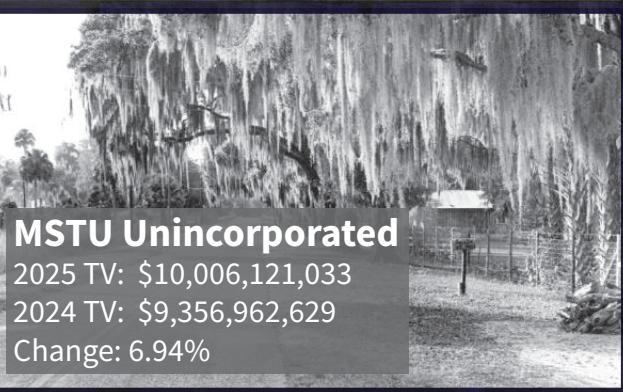
Micanopy

2025 TV: \$49,299,339
2024 TV: \$45,850,662
Change: 7.52%



Archer

2025 TV: \$58,448,030
2024 TV: \$55,618,705
Change: 5.09%



MSTU Unincorporated

2025 TV: \$10,006,121,033
2024 TV: \$9,356,962,629
Change: 6.94%

EXEMPTIONS DEPARTMENT

Exemptions, Classifications, and Assessment Reductions

- Homestead Exemption up to \$50,000
- Veteran's Service-Connected Total and Permanent
- \$5,000 Exemption for Disabled Ex-Service member or Surviving Spouse
- 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
- Senior Citizen Exemption for Persons 65 and Older up to \$25,000
- Totally and Permanently Disabled Person
- \$5,000 Exemptions for Widows, Widowers, Blind Persons and Totally and Permanently Disabled Persons
- Educational Property Exemption
- Real Property Dedicated in Perpetuity for Conservation Exemption
- Exemption for First responders totally and permanently disabled in the line of duty
- 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.

The most common real property exemption is the homestead exemption. Florida residents who have legal or equitable title to property, have the intention, in good faith, of making the property their permanent residence as of January 1, and complete an application, might be 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 Exemption,
please bring:

Documents should reflect the address of your homestead property

- • Florida's Driver's License or Florida ID
- • Florida's Voter Registration Card
- • Florida Car Registration
- • Immigration documents (if not a U.S. citizen)

Community Outreach



1039 Total hours our office spent on community outreach by the end of 2025.

369 Hours spent on community outreach, specifically in 2025.

175 of those hours were after-hours

194 of those hours were during office hours

Total 2025 events: **70** unique events

ALACHUA COUNTY
PROPERTY APPRAISER



TITLE ALERT

DON'T FALL VICTIM TO DEED FRAUD

23,327

users subscribed to Title Alert rewrite

Key Features of Title Alert

- Provides automated notifications when there are recorded changes in property ownership.
 - Open to anyone; requires Prop ID and contact information for registration.

Notification Methods: Registrants can select to be notified by phone call, text message, email, or postal mail. Please note that if postal mail is selected as the preferred notification method, these notifications will be delayed as they are not suitable for automatic updates. Additionally, if postal mail is selected, the mailing address on file for the parcel ID provided will be the address the mailed notification will be sent.

How to Register

Go to Title-Alert/

Connect With Us



Email: acpa@acpafl.org



Facebook: <https://www.facebook.com/AlachuaCountyPropertyAppraiser>



Instagram: <https://www.instagram.com/alachuacountypropertyappraiser/>



YouTube: <https://www.youtube.com/@alachuacountypropertyappraiser7362>

Visit Us



Main Office

515 North Main Street, Suite 200
Gainesville, FL 32601

Phone: (352) 374 - 5230

Fax: (352) 374 - 5278



Alachua Office (Swick House)

15010 NW 142 Ter

Alachua, FL 32615

Phone: (386) 418 - 6157

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