



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

KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

# 2025 Annual Report



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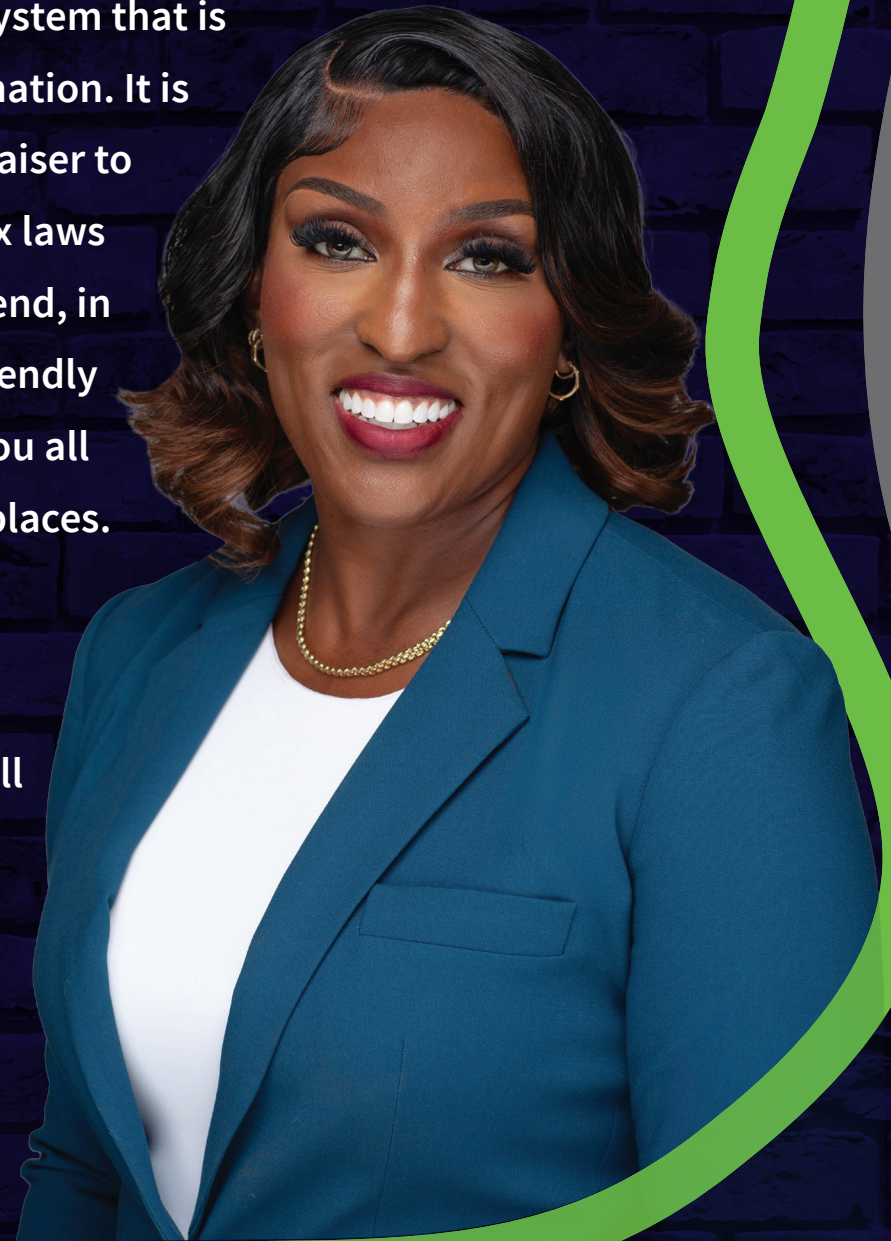
One of my main goals is to provide a fair property tax system that is transparent while providing public access to the information. It is my responsibility as the Alachua County Property Appraiser to update the local population on the current property tax laws which are a product of the Florida Legislature. To that end, in addition to maintaining a very informative and user-friendly website ([www.acpafl.org](http://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 25<sup>th</sup> 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



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



# Important Dates Tax Roll Calendar

## January

The automatic exemption and classification renewal notices are mailed.

### **January 1<sup>st</sup>**

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

## February

### **February 1<sup>st</sup>**

Tangible personal property returns are mailed to the owners.

## March

### **March 1<sup>st</sup>**

Filing deadlines for:

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

## April

### **April 1<sup>st</sup>**

Deadline for tangible personal property tax return filing.

## June

### **June 1<sup>st</sup>**

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

## July

### **July 1<sup>st</sup>**

- 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

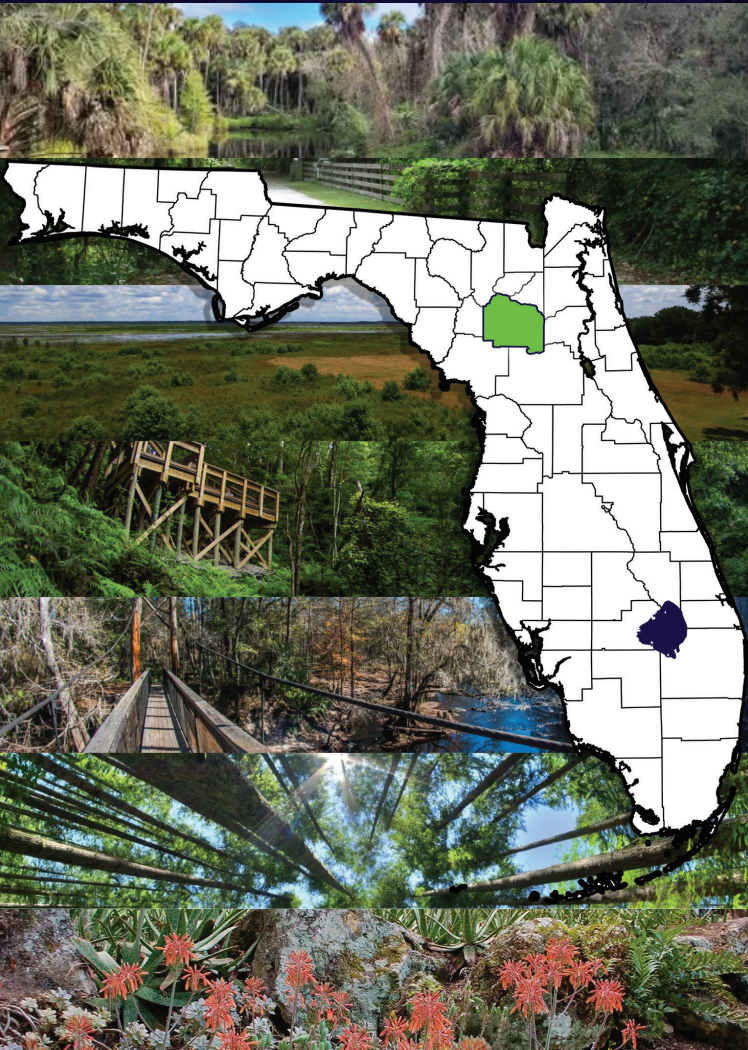
### **November 1<sup>st</sup>**

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

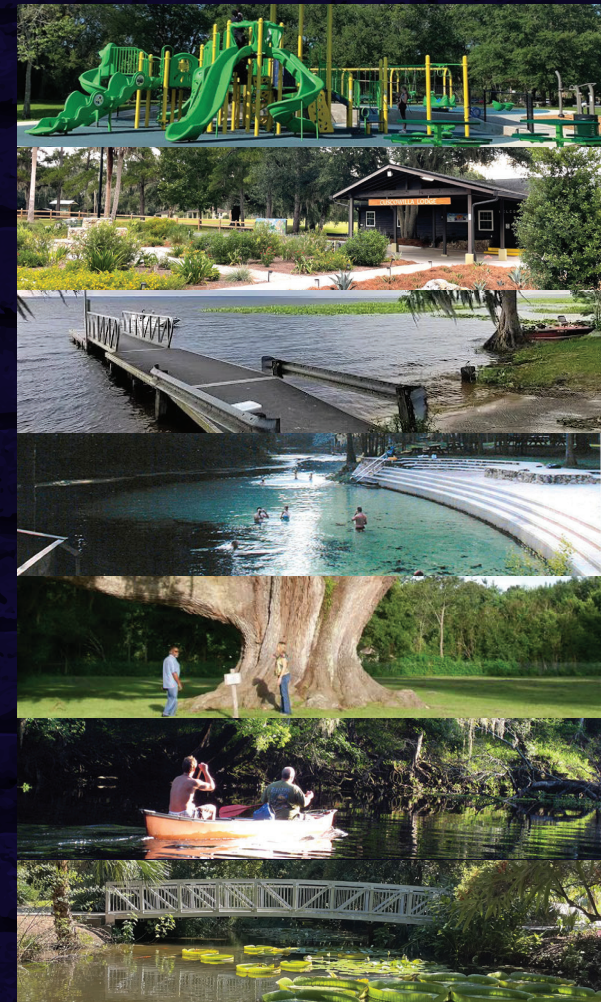




# ALACHUA COUNTY



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

291,782



Real Estate  
Parcels

108,860



TPP  
Accounts

10,273



Median  
Household  
Income

\$65,033



Veteran  
Population

16,132



Median Age

32.9



Homestead  
Exemptions

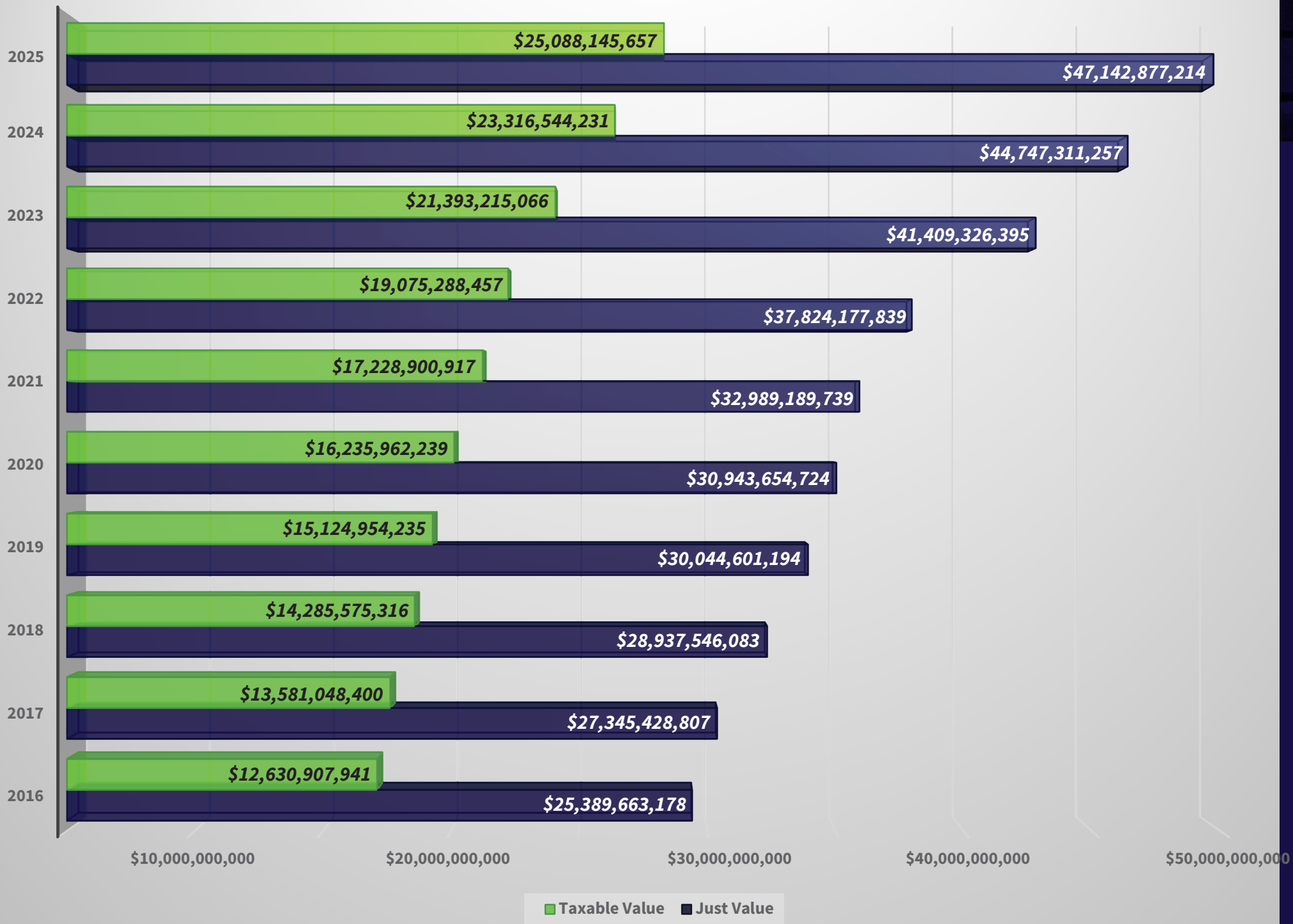
55,036



Registered  
Voters

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

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

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

2025 SOH Cap = 2.9%

## 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

**The Property Appraiser  
DOES NOT  
set your property tax rates.**



# 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%
		<b>TOTAL \$686,188,721</b>	<b>40.11%</b>

**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***



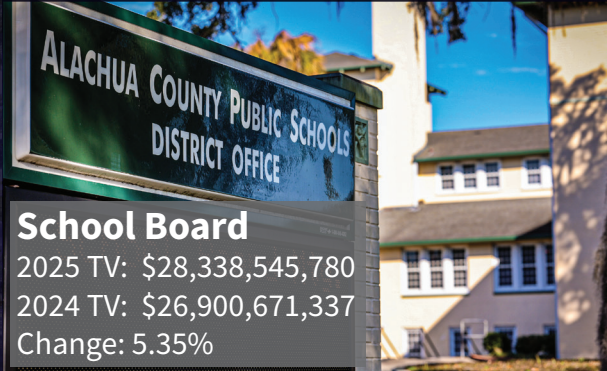
***Theory Apartments***



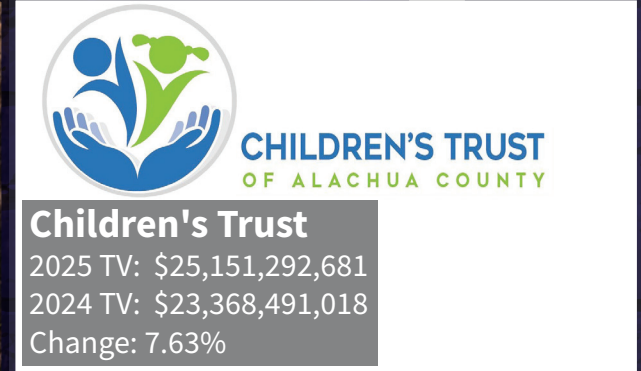
# 2025 Alachua County Taxable Value by Taxing Authority



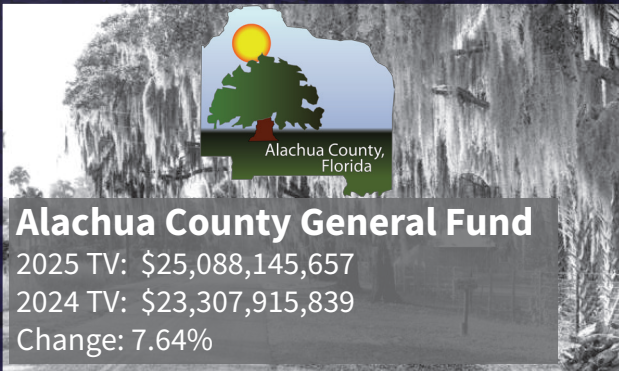
**Library District**  
2025 TV: \$25,151,292,681  
2024 TV: \$23,368,491,018  
Change: 7.63%



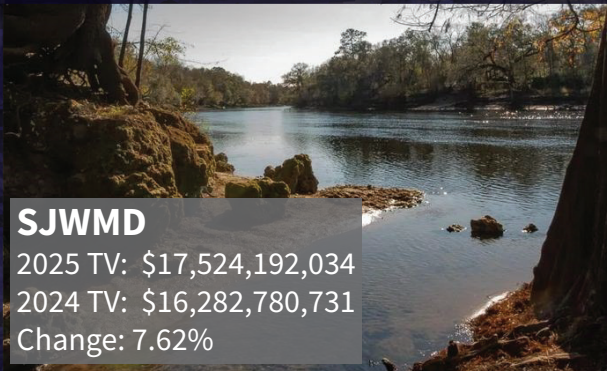
**School Board**  
2025 TV: \$28,338,545,780  
2024 TV: \$26,900,671,337  
Change: 5.35%



**Children's Trust**  
2025 TV: \$25,151,292,681  
2024 TV: \$23,368,491,018  
Change: 7.63%



**Alachua County General Fund**  
2025 TV: \$25,088,145,657  
2024 TV: \$23,307,915,839  
Change: 7.64%



**SJWMD**  
2025 TV: \$17,524,192,034  
2024 TV: \$16,282,780,731  
Change: 7.62%



**MSTU Law**  
2025 TV: \$10,190,906,901  
2024 TV: \$9,529,758,979  
Change: 6.94%



**MSTU Fire**  
2025 TV: \$10,190,906,901  
2024 TV: \$9,529,758,979  
Change: 6.94%



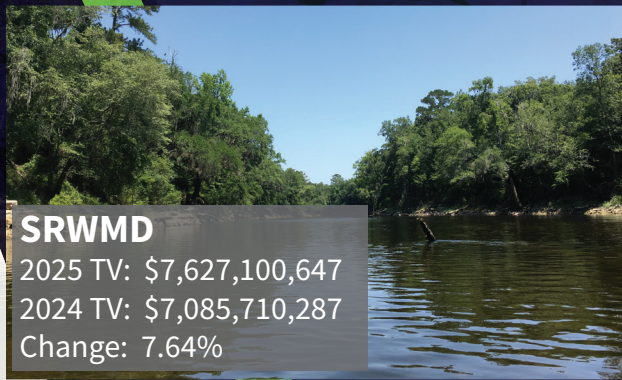
**Gainesville**  
2025 TV: \$11,931,277,579  
2024 TV: \$11,031,584,114  
Change: 8.16%



**Alachua**  
2025 TV: \$1,458,068,051  
2024 TV: \$1,356,210,396  
Change: 7.51%

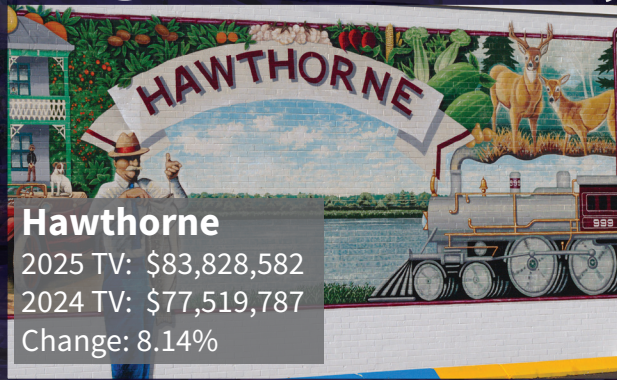


# Taxing Authority cont.



## 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%



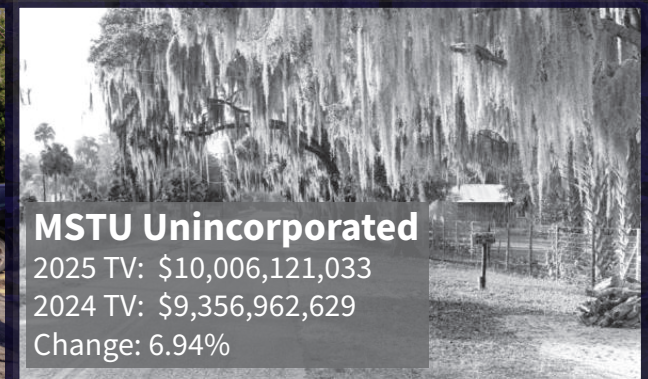
## Micanopy

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 [www.acpafl.org/Title-Alert/](http://www.acpafl.org/Title-Alert/)

# Connect With Us



Email: [acpa@acpafl.org](mailto:acpa@acpafl.org)



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



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



YouTube: <https://www.youtube.com/@alachuacountypropertyappra7362>

## Visit Us



### Main Office

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Gainesville, FL 32601

Phone: (352) 374 - 5230

Fax: (352) 374 - 5278



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15010 NW 142 Ter  
Alachua, FL 32615

Phone: (386) 418 - 6157

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