

The Alachua County Property Appraiser

Ayesha Solomon, CFA, AAS
Presents

The 2022 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 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 21st 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



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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

Knowledge

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

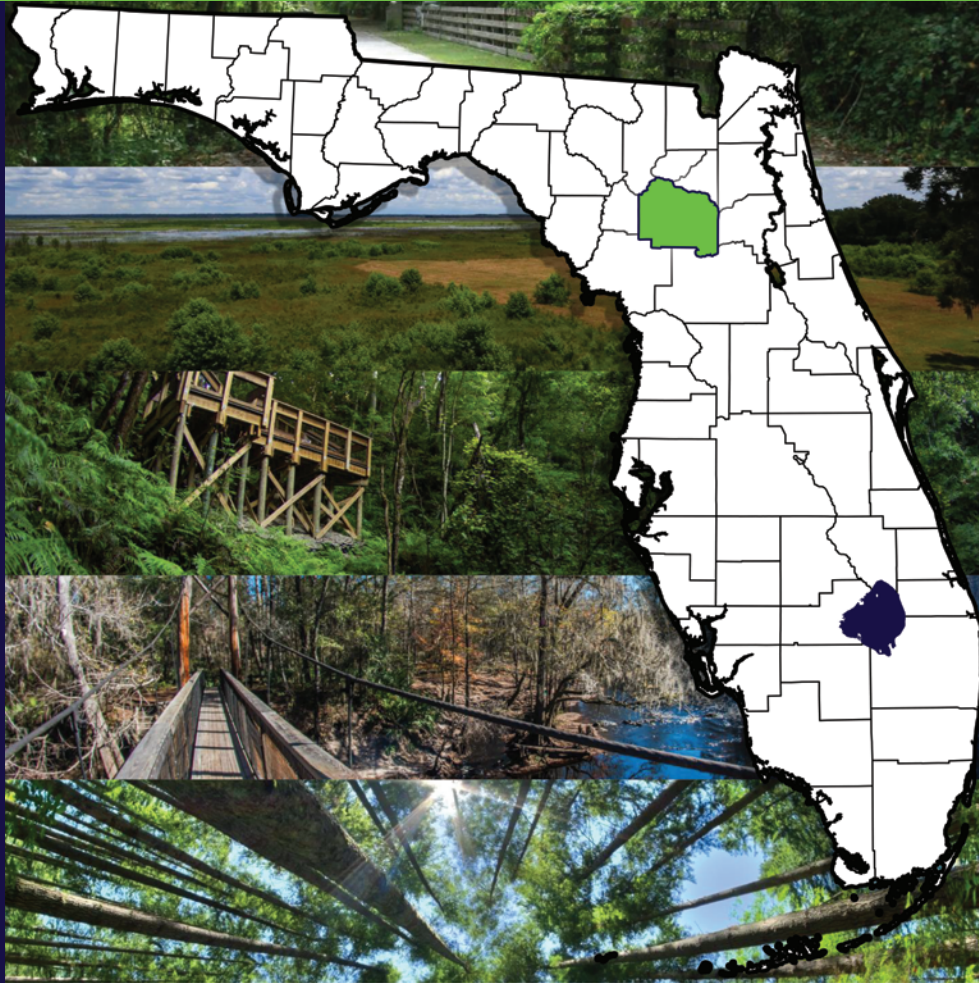
November 1st

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



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ALACHUA COUNTY



Category	Counts
Vacant Residential	8,708
Single Family	62,376
Mobile Homes	5,562
Condominiums	7,200
Multifamily < 10 Units	1,596
Multifamily > 10 Units	341
Vacant Commercial & Industrial	1,367
Improved Commercial & Industrial	4,174
Agricultural	7,927
Institutional	1,048
Governmental	1,941
Other	4,074
Total # of Parcels	106,314



Population

278,468*



**Real Estate
Parcels**

106,314



**TPP
Accounts**

10,671



**Median
Household
Income**

\$56,445*



**Veteran
Population**

15,986*



Median Age

32.8*



**Homestead
Exemptions**

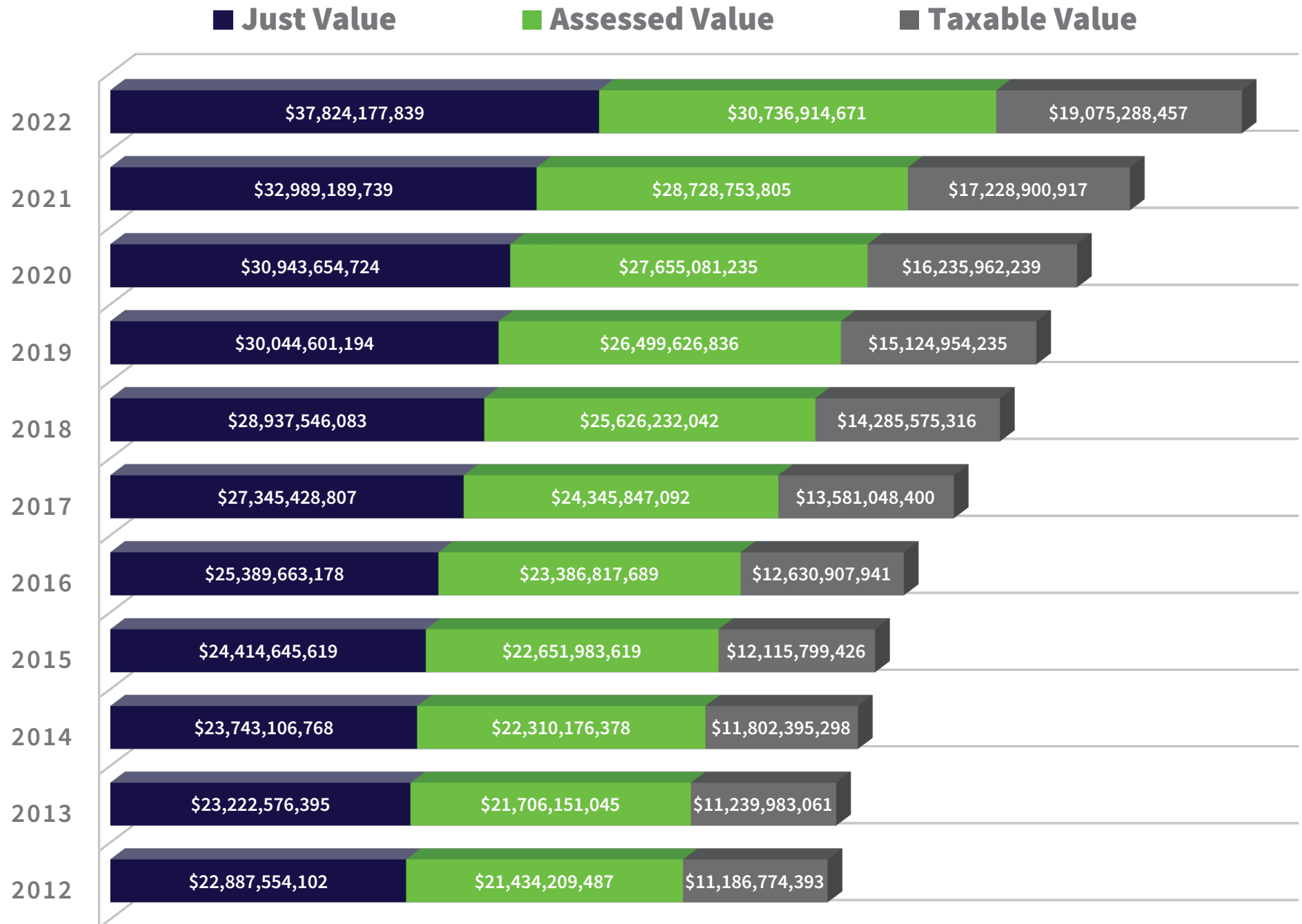
53,446



**Registered
Voters**

180,729*

Total Tax Roll 2012- 2022



JUST/FAIR Market Value of Property

Year	Just Value	% Change	Assessed Value	% Change2	Taxable Value	% Change3
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%
2022	\$37,824,177,839	14.7%	\$30,736,914,671	7.0%	\$19,075,288,457	10.7%

2022 Millage Rates For Alachua County

	OPERATING	DEBT	TOTAL
COUNTY	7.7662	0.0000	7.7662
LIBRARY	1.0565	0.0000	1.0565
CHILDREN'S TRUST	0.4612		0.4612
SUWANNEE	0.3368		0.3368
ST. JOHNS	0.1974		0.1974
SCHOOL			
DISCRETIONARY	3.2480	0.0000	
REQUIRED LOCAL	3.2500		6.4980

CITIES	CODE				TOTAL MILLAGES	
ALACHUA	17	5.3900		5.3900	21.5087	
ARCHER (Law)	27	5.5203		5.5203	25.2068	
GAINESVILLE	37	5.5000		5.5000	21.6187	
GAINESVILLE	36	5.5000		5.5000		21.4793
HAWTHORNE (Law)	46	5.8594		5.8594		25.4065
HIGH SPRINGS	57	5.9900		5.9900	22.1087	
LACROSSE	67	6.5410		6.5410	22.6597	
MICANOPY	76	5.2281		5.2281		21.2074
NEWBERRY	87	5.9244		5.9244	22.0431	
WALDO (Law)	97	6.4000		6.4000	26.0865	
WALDO (Law)	96	6.4000		6.4000		25.9471
					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

2022 SOH Cap = 3%

WHAT'S A "MILL?"

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

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

SUWANNEE	ST. JOHNS
19.6865	
	19.5471

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
\$1.426 BILLION

In 2022, Tangible Personal Property was responsible for approximately 8.1% 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 more 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.

Markets West at Tower Road



Number of TPP Accounts
10,671

TPP Total Market Value
\$4,038,801,731

TPP % of Total County MARKET VALUE
10.68%

Tangible Personal Property Top 10 Taxpayers

Total TPP Taxable Value:
\$1,426,248,599

Rank	Top 10 Taxpayers	Taxable Value	% of Total TPP Taxable Value
1	ARGOS USA LLC	\$139,340,625	9.77%
2	DUKE ENERGY FLORIDA LLC	\$90,169,825	6.32%
3	NORTH FLORIDA REGIONAL MEDICAL CENTER INC	\$75,970,832	5.33%
4	CLAY ELECTRIC COOPERATIVE INC	\$60,436,940	4.24%
5	COXCOM LLC	\$45,790,348	3.21%
6	BELLSOUTH TELECOMMUNICATIONS LLC	\$42,345,923	2.97%
7	AT&T MOBILITY LLC	\$40,402,803	2.83%
8	WAL MART STORES EAST LP	\$35,829,645	2.51%
9	SIVANCE LLC	\$30,662,913	2.15%
10	EXACTECH INC	\$21,654,615	1.52%
TOTAL		\$582,604,469	40.85%



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Real Property Top 10 Taxpayers

Total RP Taxable Value:
\$17,616,505,915

Rank	Top 10 Taxpayers	Taxable Value	% of Total RP Taxable Value
1	LM GAINESVILLE LLC	\$116,266,360	0.61%
2	SHANDS TEACHING HOSPITAL & CLINICS INC	\$88,762,277	0.47%
3	STANLEY ROBERT E	\$80,951,829	0.42%
4	HCA HEALTH SERVICES OF FLA INC	\$80,852,372	0.42%
5	WEST SHORE UPTOWN LLC	\$62,135,134	0.33%
6	ST AUGUSTINE PARISH LAND LLC	\$61,817,200	0.32%
7	WAL-MART STORES EAST LP	\$61,371,306	0.32%
8	OAKS MALL GAINESVILLE LTD PARTNERSHIP	\$57,831,029	0.30%
9	FLORIDA POWER & LIGHT COMPANY	\$52,210,503	0.27%
10	OAK HAMMOCK AT THE UNIVERSITY OF FL INC	\$51,412,880	0.27%
TOTAL		\$713,610,890	3.74%



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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: 393
Number of VAB Hearings: 70



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.

Assessment

Notice

Property
Appraiser

Value
Adjustment
Board

Circuit
Court

New Construction

Year	New Construction Just Value	% Change
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	62.10%
2022	\$557,273,778	22.10%



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\$101,052,733

Increase from previous year



New Construction



Dave & Busters



City Place Luxury Apartments



Noble on Newberry

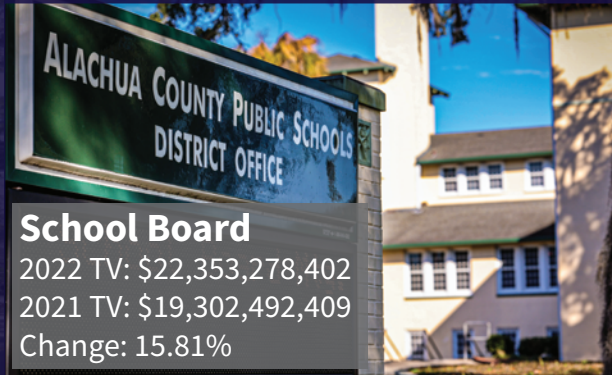


The Flats at Tioga Town Center Apartments

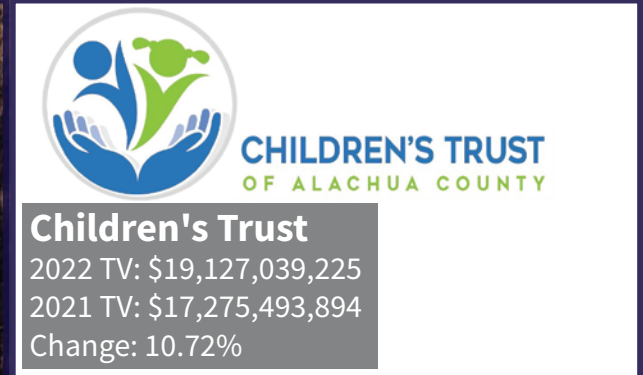
2022 Alachua County Taxable Value by Taxing Authority



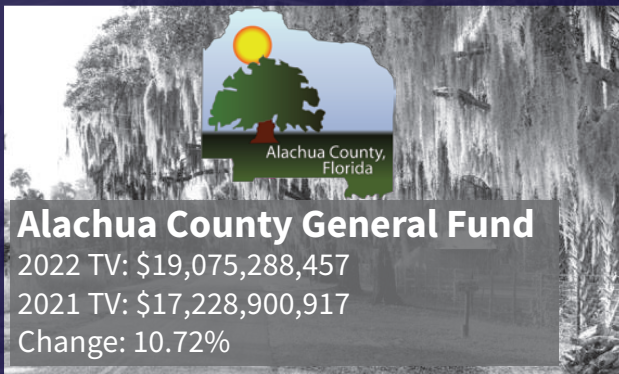
Library District
2022 TV: \$19,127,039,225
2021 TV: \$17,275,493,894
Change: 10.72%



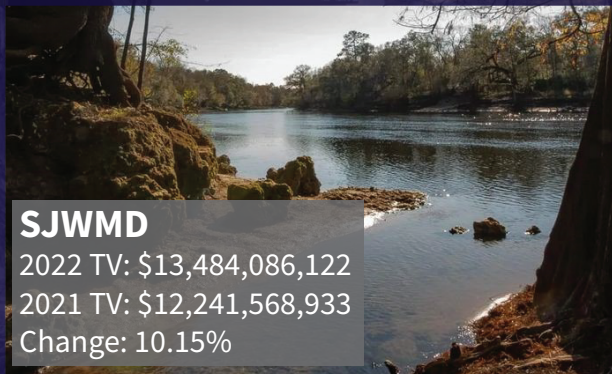
School Board
2022 TV: \$22,353,278,402
2021 TV: \$19,302,492,409
Change: 15.81%



Children's Trust
2022 TV: \$19,127,039,225
2021 TV: \$17,275,493,894
Change: 10.72%



Alachua County General Fund
2022 TV: \$19,075,288,457
2021 TV: \$17,228,900,917
Change: 10.72%



SJWMD
2022 TV: \$13,484,086,122
2021 TV: \$12,241,568,933
Change: 10.15%



Gainesville
2022 TV: \$8,975,139,971
2021 TV: \$8,086,350,133
Change: 10.99%



MSTU Fire
2022 TV: \$7,969,490,149
2021 TV: \$7,220,185,848
Change: 10.38%

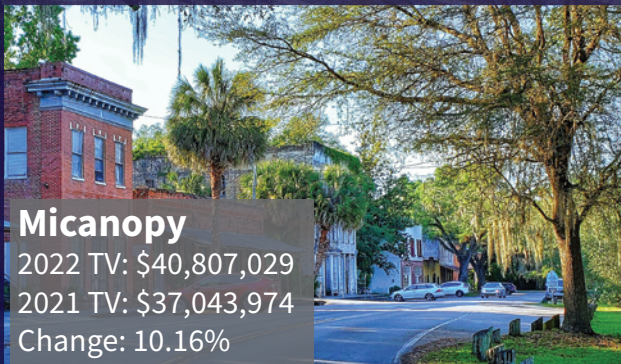
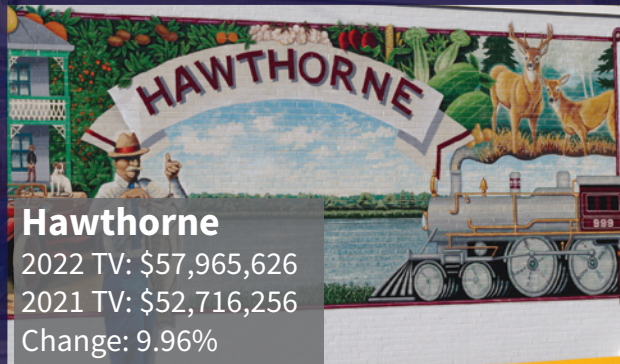
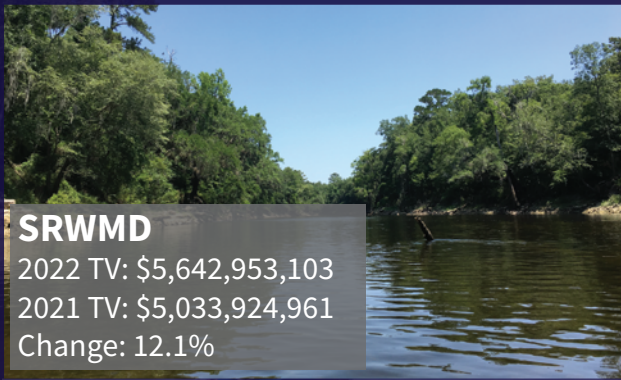


MSTU Law
2022 TV: \$7,969,490,149
2021 TV: \$7,188,803,404
Change: 10.86%



MSTU Unincorporated
2022 TV: \$7,829,531,537
2021 TV: \$7,091,451,605
Change: 10.41%

2022 Alachua County Taxable Value by Taxing Authority cont.



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 for \$50,000
- Totally and Permanently Disabled Person
- \$500 Exemptions for Widows, Widowers, Blind Persons and Totally and Permanently Disabled Persons (for 2023 this has been increased to \$5,000)
- 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)



**Property
Watch**
— ALACHUA COUNTY —
PROPERTY APPRAISER

Sign up for Property Watch @
[**www.acpafl.org/PropertyWatch**](http://www.acpafl.org/PropertyWatch)



Property Watch is a free automated email monitoring service designed to alert property owners of any changes made in our system such as change in ownership, address and/or exemption status to prevent fraudulent activity.

What is home title fraud and how can Property Watch help me guard my property against it?

Home title fraud describes the act of a scammer changing the ownership of your property in a fraudulent way such as forging your name on a deed. Historically, property owners check the Property Appraiser's website as well as updated documents from the Clerk of Court to verify they have not been a victim of home title fraud. With Property Watch, owners no longer need to parse through documents, instead, they will receive email alerts in the event a change is detected by our office.

Connect With Us



Email: acpa@acpafl.org



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



Twitter: <https://mobile.twitter.com/Alachuaassessor>



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

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QR Code



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