



The Alachua County Property Appraiser

Ayesha Solomon, CFA, AAS

Presents

The 2023 Annual Report



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



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Visit us online at WWW.ACPAFL.ORG

Main Office Hours:

**8 a.m. to 5 p.m., Monday – Friday
(except County holidays)**

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 23rd 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



2023 Community Outreach



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

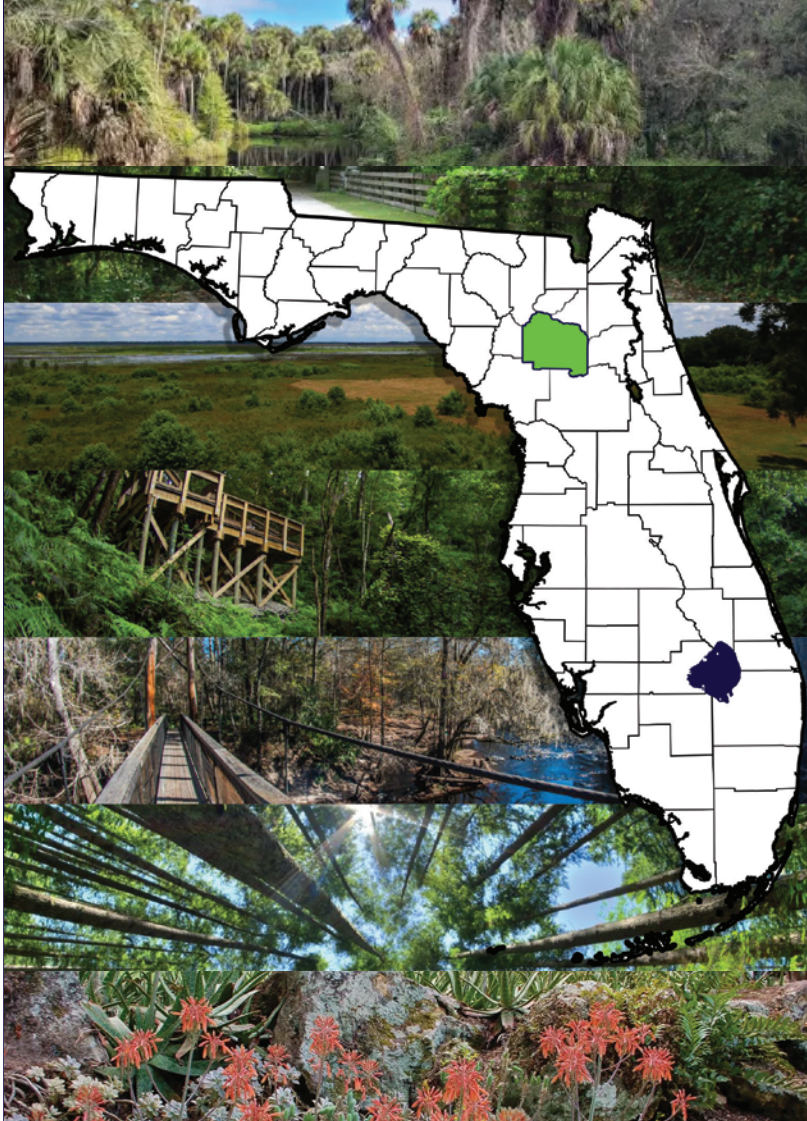
Final Assessment Roll submissions

November

November 1st

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

ALACHUA COUNTY



Category	Counts
Vacant Residential	8,948
Single Family	63,281
Mobile Homes	5,608
Condominiums	7,199
Multifamily < 10 Units	1,609
Multifamily > 10 Units	357
Vacant Commercial & Industrial	1,329
Improved Commercial & Industrial	4,218
Agricultural	7,902
Institutional	1,048
Governmental	1,930
Other	3,874
Total # of Parcels	107,303

Population
287,807*

**Real Estate
Parcels**
107,303

**TPP
Accounts**
10,669

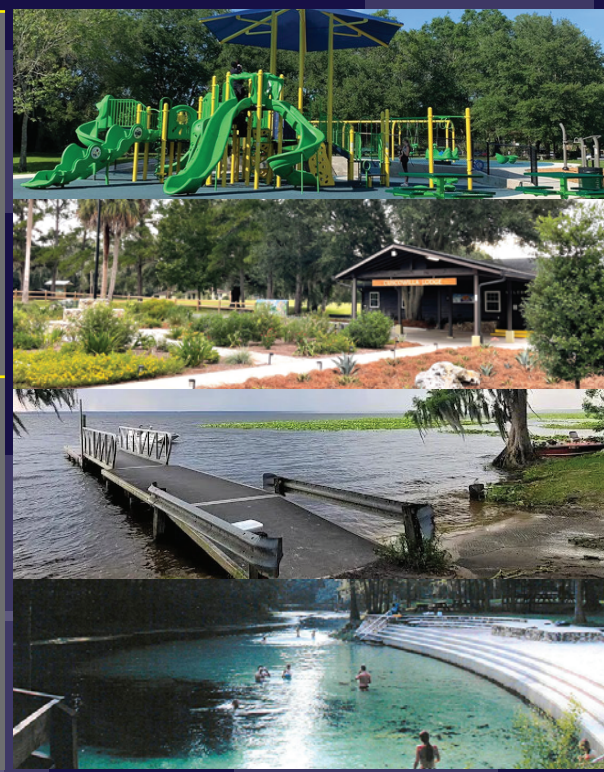
**Median
Household
Income**
\$58,354*

**Veteran
Population**
15,986*

Median Age
32.3*

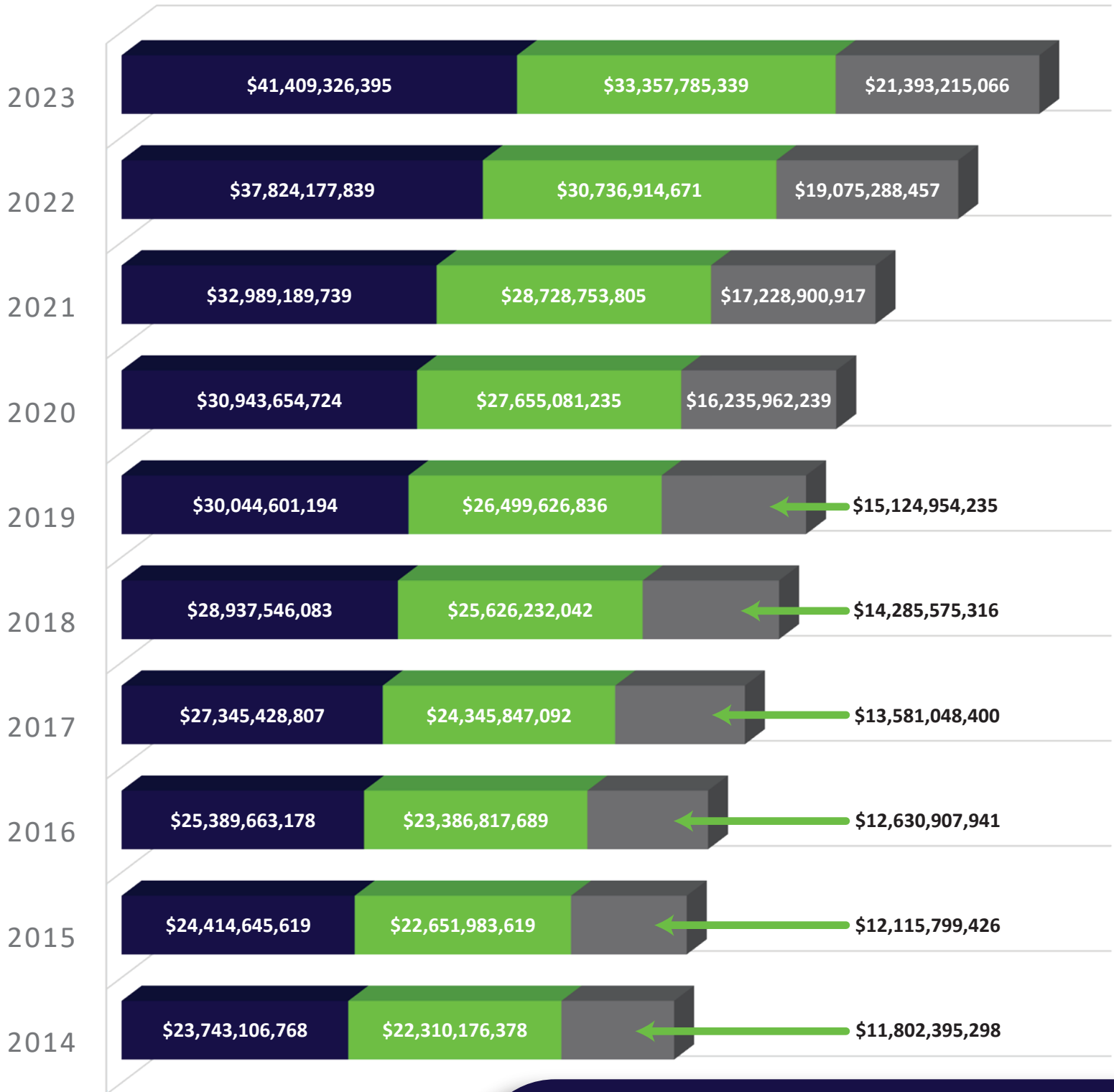
**Homestead
Exemptions**
54,076

**Registered
Voters**
153,038*



Total Tax Roll 2014- 2023

■ Just Value ■ Assessed Value ■ Taxable Value



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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%
2023	\$41,409,326,395	9.5%	\$33,357,785,339	8.5%	\$21,395,215,066	12.2%



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2023 Millage Rates For Alachua County

The Property Appraiser
DOES NOT
set your property tax rates.

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

	OPERATING	DEBT	TOTAL
COUNTY	7.6414	0.0000	7.6414
LIBRARY	1.0339	0.0000	1.0339
CHILDREN'S TRUST	0.4612		0.4612
SUWANNEE	0.3113		0.3113
ST. JOHNS	0.1793		0.1793
SCHOOL			
DISCRETIONARY	3.2480	0.0000	
REQUIRED LOCAL	3.1840		6.4320

CITIES	CODE			TOTAL MILLAGES
ALACHUA	17	5.9500	5.9500	21.8298
ARCHER (Law)	27	5.5479	5.5479	24.9955
GAINESVILLE	37	6.4297	6.4297	22.3095
GAINESVILLE	36	6.4297	6.4297	22.1775
HAWTHORNE (Law)	46	5.8594	5.8594	25.1750
HIGH SPRINGS	57	6.9900	5.9900	22.8698
LACROSSE	67	6.5410	6.5410	22.4208
MICANOPY	76	5.2000	5.2000	20.9478
NEWBERRY	87	5.9000	5.9000	21.7798
WALDO (Law)	97	6.4000	6.4000	25.8476
WALDO (Law)	96	6.4000	6.4000	25.7156
				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	19.4476
MSTU	02 & 04	0.0000	3.5678	0.0000	3.5678	19.3156

2023 SOH Cap = 3%

TANGIBLE PERSONAL PROPERTY (TPP)

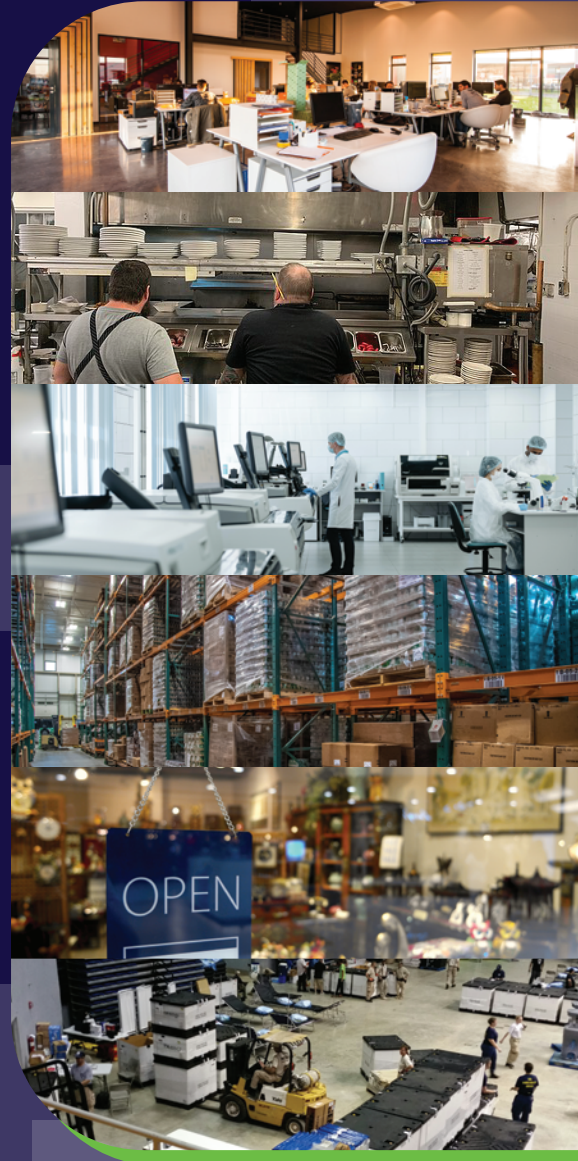
Assets used in a business (such as furniture and equipment) are considered tangible personal property and are taxable in the state of Florida. Annually, all business owners are required to file a tangible personal property tax return with the Alachua County Property Appraiser.

TPP Total Taxable Value **\$1.634 BILLION**

In 2023, Tangible Personal Property was responsible for approximately 10.5% 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
10.5%

TPP Total Market Value
\$4,359,656,506

Number of TPP Accounts
10,669

Tangible Personal Property

Top 10 Taxpayers

Rank	Top 10 Taxpayers	Taxable Value	% of Total TPP Taxable Value
1	ARGOS USA LLC	\$155,044,421	9.49%
2	DUKE ENERGY FLORIDA LLC	\$101,854,228	6.23%
3	NORTH FLORIDA REGIONAL MEDICAL CENTER INC	\$92,802,649	5.68%
4	CLAY ELECTRIC COOPERATIVE INC	\$63,661,835	3.89%
5	COXCOM LLC	\$47,532,984	2.91%
6	WAL-MART STORES EAST LP	\$44,858,149	2.74%
7	AT&T MOBILITY LLC	\$38,104,911	2.33%
8	BELLSOUTH TELECOMMUNICATIONS LLC	\$36,770,816	2.25%
9	SIVANCE LLC	\$33,029,431	2.02%
10	RESILIENCE GOVERNMENT SERVICES INC	\$24,492,652	1.50%
		TOTAL \$638,152,076	39.04%

Total TPP Taxable Value:

\$1,634,477,692

Real Property Top 10 Taxpayers

Rank	Top 10 Taxpayers	Taxable Value	% of Total RP Taxable Value
1	LM GAINESVILLE LLC	\$125,639,600	0.64%
2	SHANDS TEACHING HOSPITAL & CLINICS INC	\$95,659,583	0.48%
3	HCA HEALTH SERVICES OF FLA INC	\$88,066,093	0.45%
4	STANLEY ROBERT E	\$84,513,411	0.43%
5	GAINESVILLE PROPERTY INVESTORS LLC	\$77,590,600	0.39%
6	ST AUGUSTINE PARISH LAND LLC	\$61,901,000	0.31%
7	WAL-MART STORES EAST LP	\$60,911,670	0.31%
8	RESILIENCE GOVERNMENT SERVICES INC	\$58,760,438	0.30%
9	MCI-LIV INVESTORS LLC	\$57,893,300	0.29%
10	LEGACY AT THE STANDARD LLC	\$57,435,000	0.29%
TOTAL		\$768,370,695	3.90%

Total RP Taxable Value:
\$19,726,709,910

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



Number of VAB Petitions: 509
Number of VAB Hearings: 274

New Construction



Year New Construction Just Value % Change

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%
2023	\$634,316,926	13.8%



\$77,043,148

Increase from previous year



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New Construction



Alachua County Sports & Event Center



The Metropolitan @ Gainesville

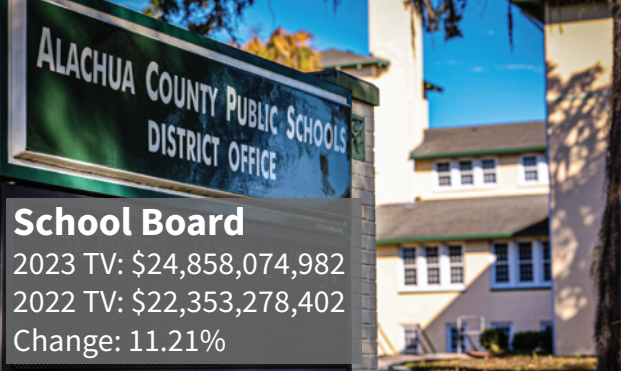


Theory Gainesville

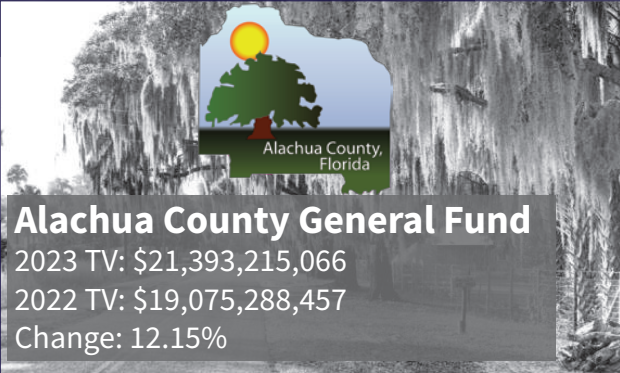
2023 Alachua County Taxable Value by Taxing Authority



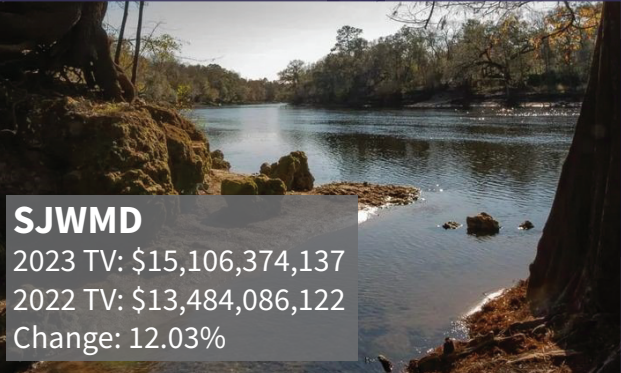
Library District
2023 TV: \$21,450,493,863
2022 TV: \$19,127,039,225
Change: 12.15%



School Board
2023 TV: \$24,858,074,982
2022 TV: \$22,353,278,402
Change: 11.21%



Alachua County General Fund
2023 TV: \$21,393,215,066
2022 TV: \$19,075,288,457
Change: 12.15%



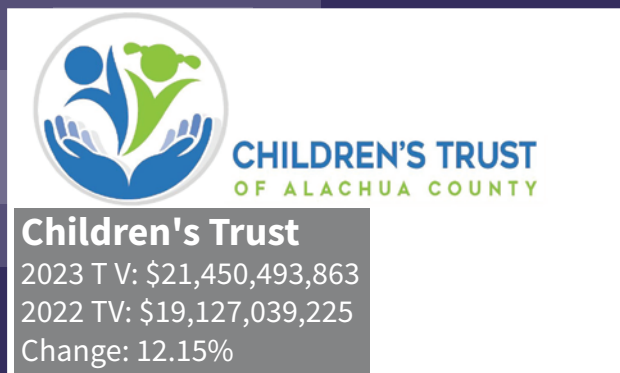
SJWMD
2023 TV: \$15,106,374,137
2022 TV: \$13,484,086,122
Change: 12.03%



MSTU Fire
2023 TV: \$8,779,022,502
2022 TV: \$7,969,490,149
Change: 10.16%



MSTU Law
2023 TV: \$8,779,022,502
2022 TV: \$7,969,490,149
Change: 10.16%



Children's Trust
2023 T V: \$21,450,493,863
2022 TV: \$19,127,039,225
Change: 12.15%



Gainesville
2023 TV: \$10,178,769,348
2022 TV: \$8,975,139,971
Change: 13.41%

Taxing Authority cont.



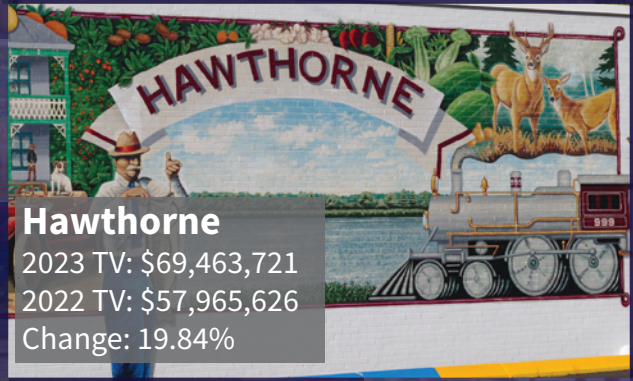
SRWMD
2023 TV: \$6,344,119,726
2022 TV: \$5,642,953,103
Change: 12.43%




Alachua
2023 TV: \$1,220,241,357
2022 TV: \$1,070,706,479
Change: 13.97%



High Springs
2023 TV: \$473,722,230
2022 TV: \$410,606,223
Change: 15.37%



Hawthorne
2023 TV: \$69,463,721
2022 TV: \$57,965,626
Change: 19.84%



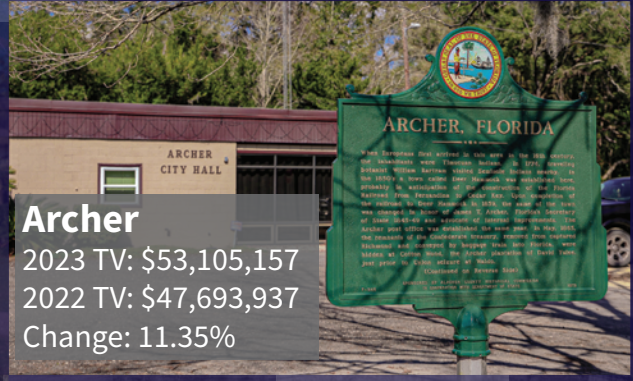
Micanopy
2023 TV: \$44,361,131
2022 TV: \$40,807,029
Change: 8.71%



Waldo
2023 TV: \$37,547,947
2022 TV: \$34,996,794
Change: 7.38%



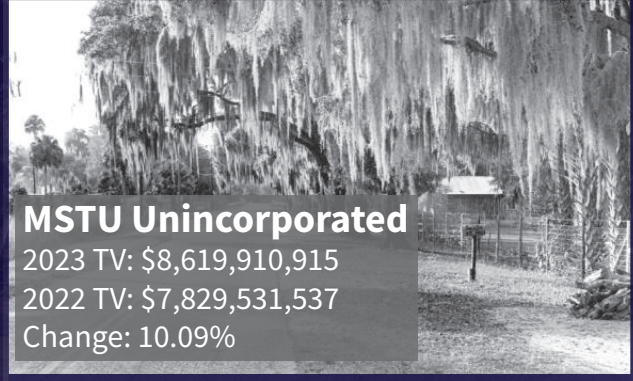
Newberry
2023 TV: \$690,478,300
2022 TV: \$601,477,427
Change: 14.80%



Archer
2023 TV: \$53,105,157
2022 TV: \$47,693,937
Change: 11.35%



La Crosse
2023 TV: \$13,974,356
2022 TV: \$12,385,403
Change: 12.83%



MSTU Unincorporated
2023 TV: \$8,619,910,915
2022 TV: \$7,829,531,537
Change: 10.09%

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
- \$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)



TrueRoll was founded in 2018 with the goal of improving property tax accuracy by empowering governments with data science and automation. TrueRoll works with more than 80 government offices in 10+ states to help modernize their homestead monitoring processes, improve compliance, return millions of dollars in revenue, and save office staff time. TrueRoll has achieved the highest recognition in their industry, having been named chair of an IAAO Standards Committee, and landing on the GovTech's Top 100 list of companies making a difference in government 3 years in a row.



44 Improper Exemptions Found

\$88,343

Non-Renew Savings to these tax payers by finding improper exemptions early

\$173,486

Cost to the 44 properties if they went to 1 year lien

\$105,143

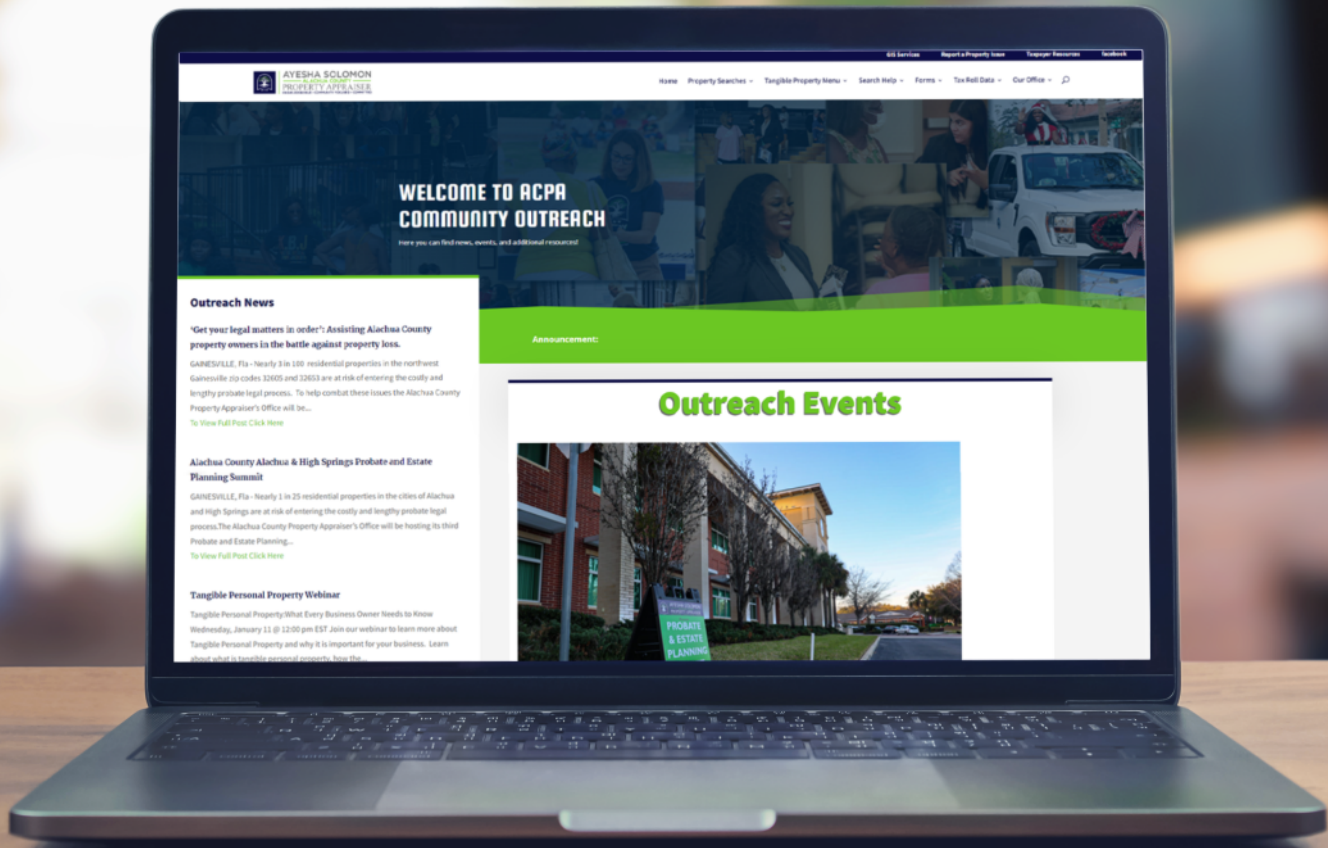
Total Recoup

\$648,024

**ALACHUA COUNTY
ESTIMATED RE-COOPED
AMOUNT**

Website Upgrade

New Community Outreach and Taxpayer Resource pages



Up to date info about Outreach Events

Outreach and ACPA News

Request ACPA to attend Events

Updated Taxpayer resources page

RSVP to ACPA workshop and ACPA Events

WWW.ACPAFL.ORG/COMMUNITY-OUTREACH/



UPDATED FEATURES!

Sign up for Property Watch @
www.acpafl.org/PropertyWatch

Or use our QR Code



Property Watch is a **free automated monitoring service** to help prevent property fraud. We will notify the owner by email and/or text when any changes are made in our system, such as owner name, mailing address, exemptions, splitting/combining parcels, and/or ag classification changes.

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.

Why should I sign up for Property Watch?

Property fraud is a very serious issue. Criminals can record fraudulent deeds transferring ownership and then try to mortgage, sell, or rent your property. Property Watch helps stop such unlawful acts by notifying you if there is a change of ownership on your property. Property Watch also serves as an early warning and transparency that something has changed with your property. As stated above on this page we are alerting on exemptions, owner name, owner mailing address, agriculture classification changes, exemption changes, and splits/combines of property. These changes may happen for many reasons such as you are initiating the change or the event of rare errors that could be recorded by any agency involved in the entire transaction of transferring titles, exemptions changes and much more.

Who is eligible to sign up for Property Watch?

The Alachua County Property Appraiser's Office provides this service to property owners in Alachua County at no cost. Our systems work seamlessly with Florida ID records. Each person that signs up must have a valid email address to receive the alerts. Once signed up, you will receive a confirmation email. If you do not receive this confirmation email, check your spam folder or re-sign up and make sure you have your correct email address in the correct field. If you DO NOT have a valid email address, you will NOT be signed up for Property Watch.

Connect With Us

Email: acpa@acpafl.org

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

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

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

Sign up for email updates
from our office by going to:

www.acpafl.org/email-sign-up/

Or use our
QR Code



Visit Us



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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

Visit us online at WWW.ACPAFL.ORG