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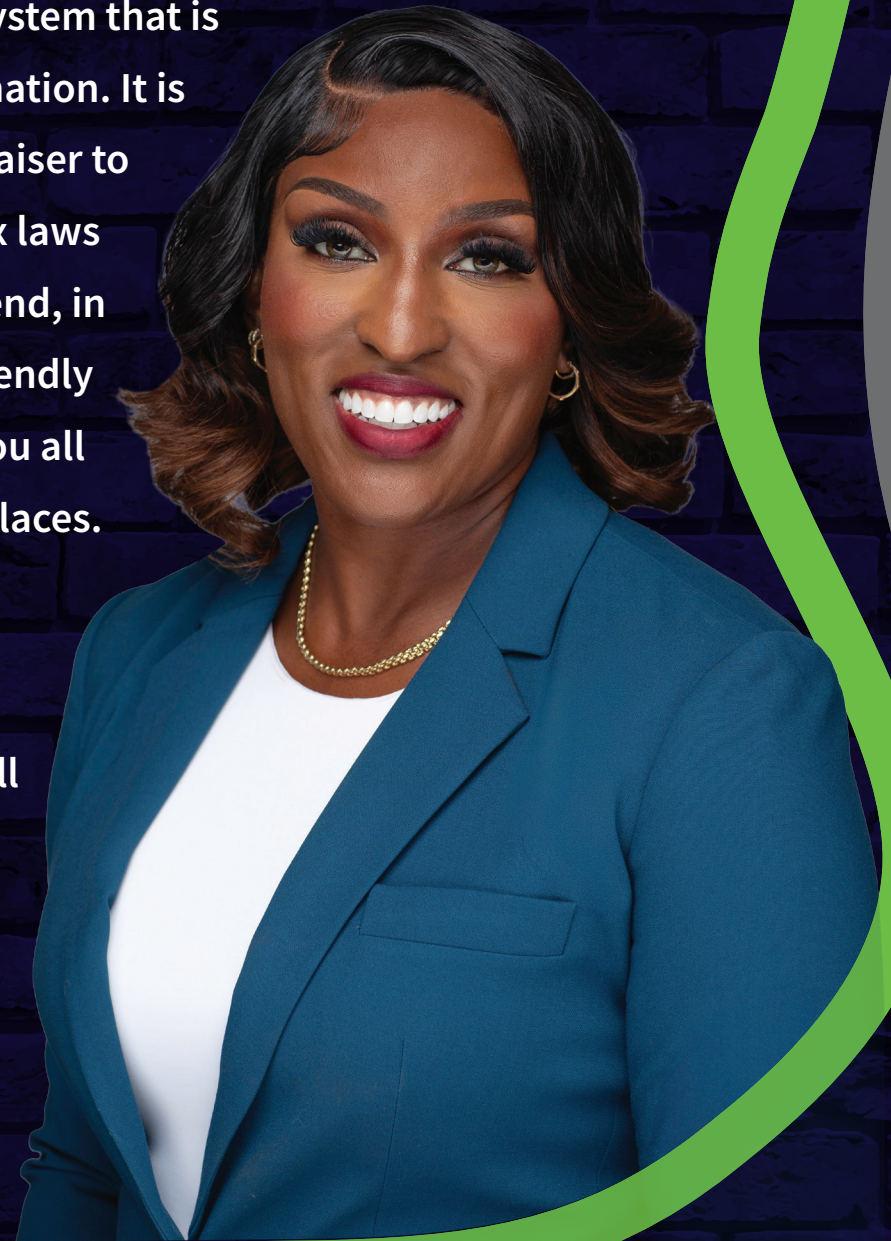
One of my main goals is to provide a fair property tax system that is transparent while providing public access to the information. It is my responsibility as the Alachua County Property Appraiser to update the local population on the current property tax laws which are a product of the Florida Legislature. 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 24th 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
Knowledge



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 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

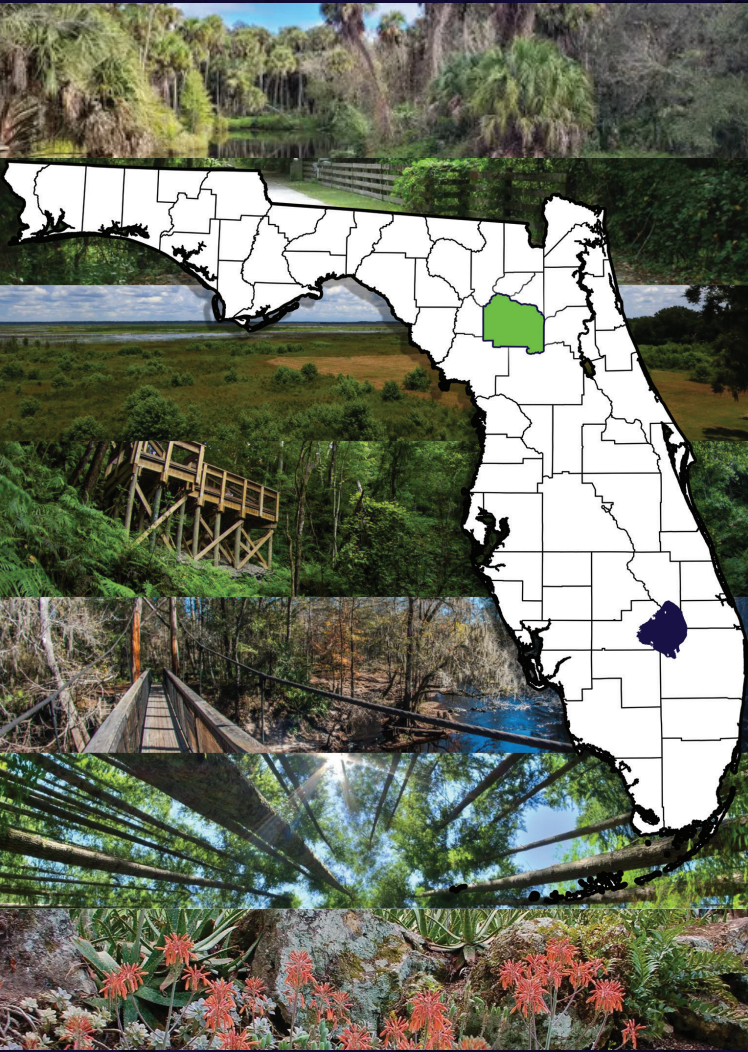
November

November 1st

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



ALACHUA COUNTY



Category	Counts
Vacant Residential	8,456
Single Family	64,875
Mobile Homes	5,638
Condominiums	7,215
Multifamily < 10 Units	1,608
Multifamily > 10 Units	375
Vacant Commercial & Industrial	1,377
Improved Commercial & Industrial	4,216
Agricultural	7,645
Institutional	1,044
Governmental	1,941
Other	3,652
Total # of Parcels	108,042



*Census data



Population

278,468*



Real Estate
Parcels

108,042



TPP
Accounts

10,306



Median
Household
Income

\$61,488*



Veteran
Population

16,903*



Median Age

31.7*



Homestead
Exemptions

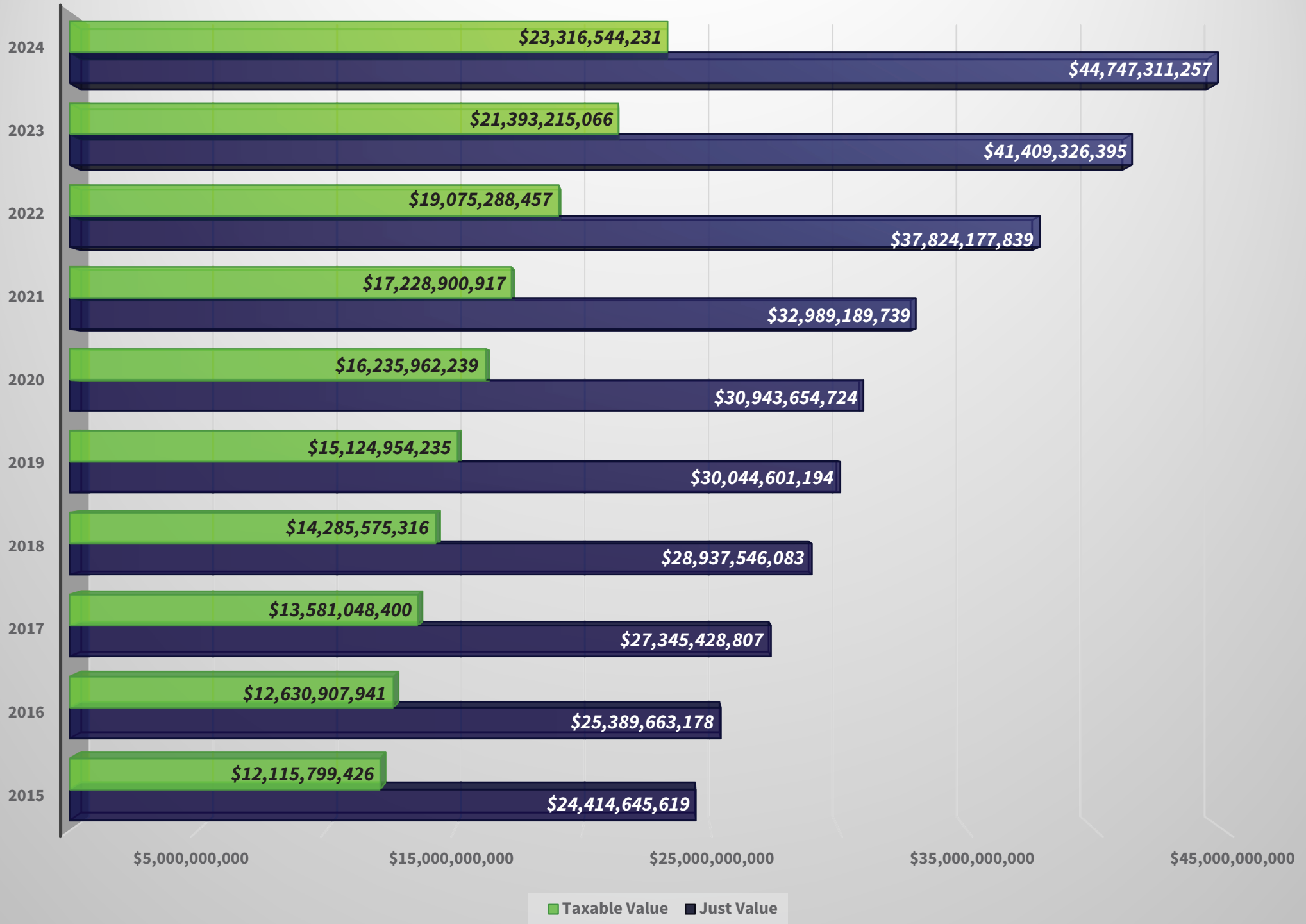
54,495



Registered
Voters

161,859*

Total Tax Roll 2015- 2024



JUST/FAIR Market Value of Property

Year	Just Value	% Change	Assessed Value	% Change2	Taxable Value	% Change3
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%
2024	\$44,747,311,257	8.1%	\$35,463,886,820	6.3%	\$23,316,544,231	9.0%

2024 Millage Rates For Alachua County

	OPERATING	DEBT	TOTAL
COUNTY	7.6180	0.0000	7.6180
LIBRARY	1.0000	0.0000	1.0000
CHILDREN'S TRUST	0.4500		0.4500
SUWANNEE	0.2936		0.2936
ST. JOHNS	0.1793		0.1793
SCHOOL			
DISCRETIONARY	3.2480	0.0000	
REQUIRED LOCAL	3.0130		6.2610

CITIES	CODE			TOTAL MILLAGES
ALACHUA	17	5.9500	5.9500	21.5726
ARCHER (Law)	27	5.5479	5.5479	24.7383
GAINESVILLE	37	6.4297	6.4297	22.0523
GAINESVILLE	36	6.4297	6.4297	21.9380
HAWTHORNE (Law)	46	6.4322	6.4322	25.5083
HIGH SPRINGS	57	6.7400	6.7400	22.3626
LACROSSE	67	6.5410	6.5410	22.1636
MICANOPY	76	5.2000	5.2000	20.7083
NEWBERRY	87	5.9000	5.9000	21.5226
WALDO (Law)	97	6.4000	6.4000	25.5904
WALDO (Law)	96	6.4000	6.4000	25.4761
			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	19.1904	
MSTU	02 & 04	0.0000	3.5678	0.0000	3.5678		19.0761

2023 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.

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
\$1.686 BILLION

In 2024, Tangible Personal Property was responsible for approximately 7.2% 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**
9.7%



TPP Total Market Value
\$4,345,851,739

Number of TPP Accounts
10,306

Tangible Personal Property Top 10 Taxpayers

Rank	Top 10 Taxpayers	Taxable Value	% of Total TPP Taxable Value
1	ARGOS USA LLC	\$145,702,993	8.64%
2	DUKE ENERGY FLORIDA LLC	\$124,473,869	7.38%
3	NORTH FLORIDA REGIONAL MEDICAL CENTER INC	\$93,480,946	5.54%
4	CLAY ELECTRIC COOPERATIVE INC	\$67,987,269	4.03%
5	COXCOM LLC	\$54,547,361	3.23%
6	SIVANCE LLC	\$45,221,487	2.68%
7	WAL MART STORES EAST LP	\$44,967,442	2.67%
8	RESILIENCE GOVERNMENT SERVICES INC	\$38,415,777	2.28%
9	BELLSOUTH TELECOMMUNICATIONS LLC	\$38,198,754	2.27%
10	AT&T MOBILITY LLC	\$32,226,726	1.91%
TOTAL		\$685,222,624	40.63%

Total TPP Taxable Value:

\$1,686,298,992

Real Property Top 10 Taxpayers

Rank	Top 10 Taxpayers	Taxable Value	% of Total RP Taxable Value
1	LM GAINESVILLE LLC	\$110,526,900	0.51%
2	HCA HEALTH SERVICES OF FLA INC	\$95,882,317	0.44%
3	STANLEY ROBERT E	\$87,471,048	0.41%
4	UFORA LL LLC	\$74,025,800	0.34%
5	GAINESVILLE PROPERTY INVESTORS LLC	\$69,382,400	0.32%
6	WAL-MART STORES EAST LP	\$63,959,268	0.30%
7	WEST 20 OWNER LLC	\$62,295,200	0.29%
8	WEST UNIVERSITY GAINESVILLE OWNER LLC	\$62,134,200	0.29%
9	CORE GAINESVILLE 13TH & 3RD LLC	\$60,227,700	0.28%
10	RESILIENCE GOVERNMENT SERVICES INC	\$58,496,421	0.27%
TOTAL		\$744,401,254	3.45%

Total RP Taxable Value:

\$21,597,766,481

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

2023 Tax Year

Number of VAB Petitions


455

Number of VAB Hearings

76



New Construction



Year	New Construction Just Value	% Change
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%
2024	\$672,559,326	6.0%

\$38,242,400
Increase from previous year

New Construction



UFORA Gainesville



***UF Health Internal Medicine
- Kanapaha***

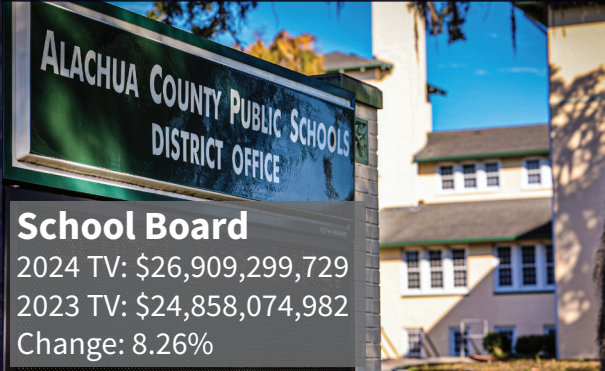


RISE 34 apartments

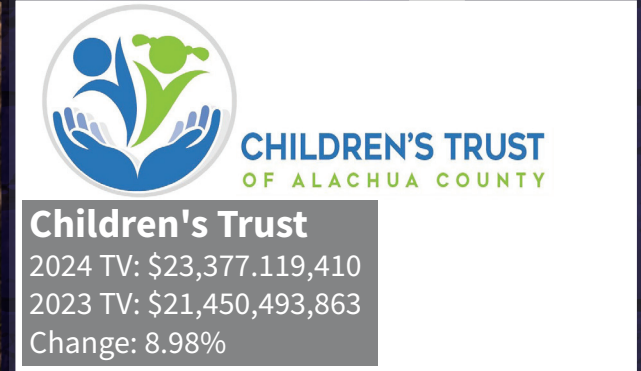
2024 Alachua County Taxable Value by Taxing Authority



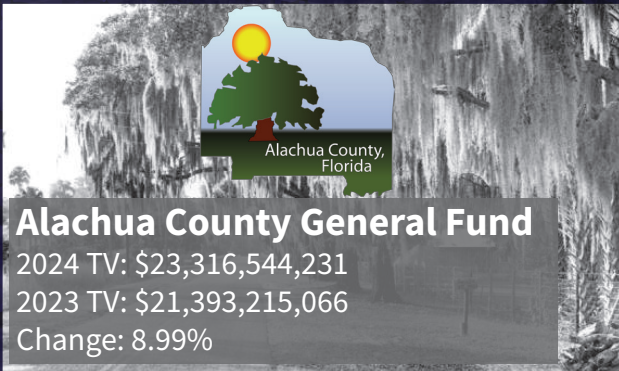
Library District
2024 TV: \$23,377,119,410
2023 TV: \$21,450,493,863
Change: 8.98%



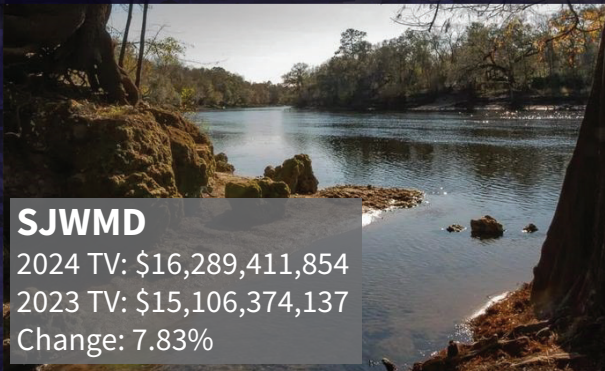
School Board
2024 TV: \$26,909,299,729
2023 TV: \$24,858,074,982
Change: 8.26%



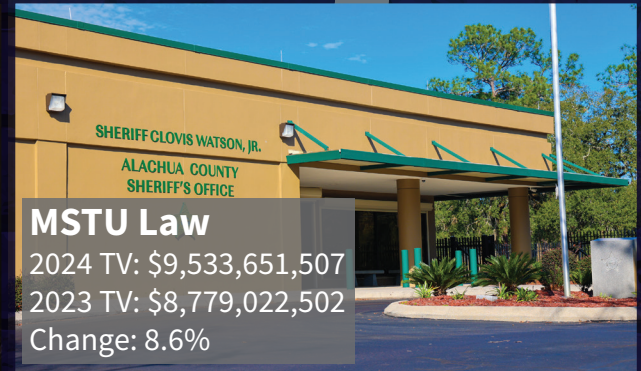
Children's Trust
2024 TV: \$23,377,119,410
2023 TV: \$21,450,493,863
Change: 8.98%



Alachua County General Fund
2024 TV: \$23,316,544,231
2023 TV: \$21,393,215,066
Change: 8.99%



SJWMD
2024 TV: \$16,289,411,854
2023 TV: \$15,106,374,137
Change: 7.83%



MSTU Law
2024 TV: \$9,533,651,507
2023 TV: \$8,779,022,502
Change: 8.6%



MSTU Fire
2024 TV: \$9,533,651,507
2023 TV: \$8,779,022,502
Change: 8.6%

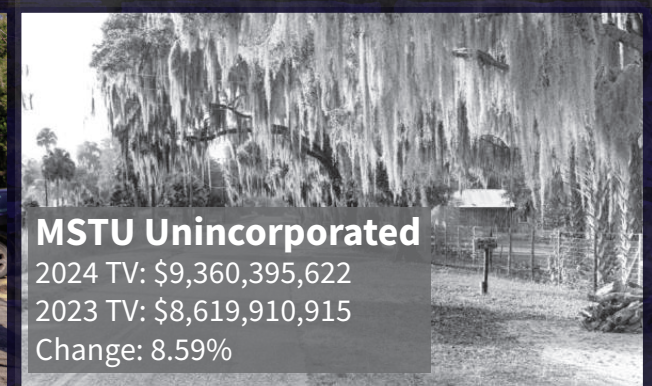
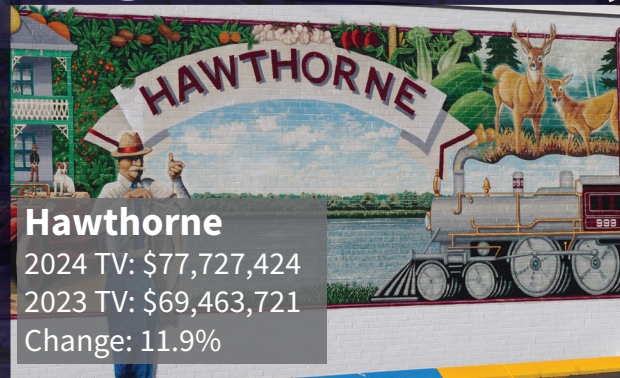
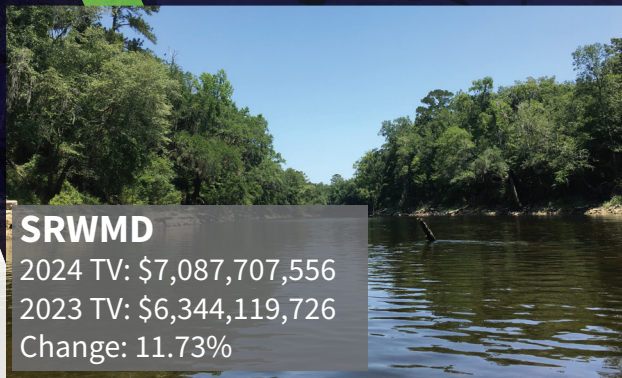


Gainesville
2024 TV: \$11,035,618,173
2023 TV: \$10,178,769,348
Change: 8.42%



Alachua
2024 TV: \$1,356,484,439
2023 TV: \$1,220,241,357
Change: 11.22%

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 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)



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.

 **217** **Total Improper Exemptions Found (2023-2024)**

 **148** **Improper Exemptions Found in 2024**

\$1,884,653

**ALACHUA COUNTY
ESTIMATED RECOOPED
AMOUNT TO DATE (2023-2024)**

\$1,236,629

**ALACHUA COUNTY
ESTIMATED RECOOPED
AMOUNT IN 2024**

Community Outreach



665 Total hours our office spent on community outreach by the end of 2024.

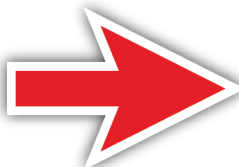
324 Hours spent on community outreach, specifically in 2024.

77 of those hours were after-hours

247 of those hours were during office hours



Total 2024 events: 62 unique events



ALACHUA COUNTY
PROPERTY APPRAISER



The Alachua County Property Appraiser's Office has relaunched its **free property monitoring service**, now called **Title Alert**. It replaces the previous Property Watch program and is now available to everyone—not just property owners. However, those who reside on a confidential parcel must be verified in person in order to register for this service.

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/

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>

Visit Us



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QR Code*



Visit us online at WWW.ACPAFL.ORG