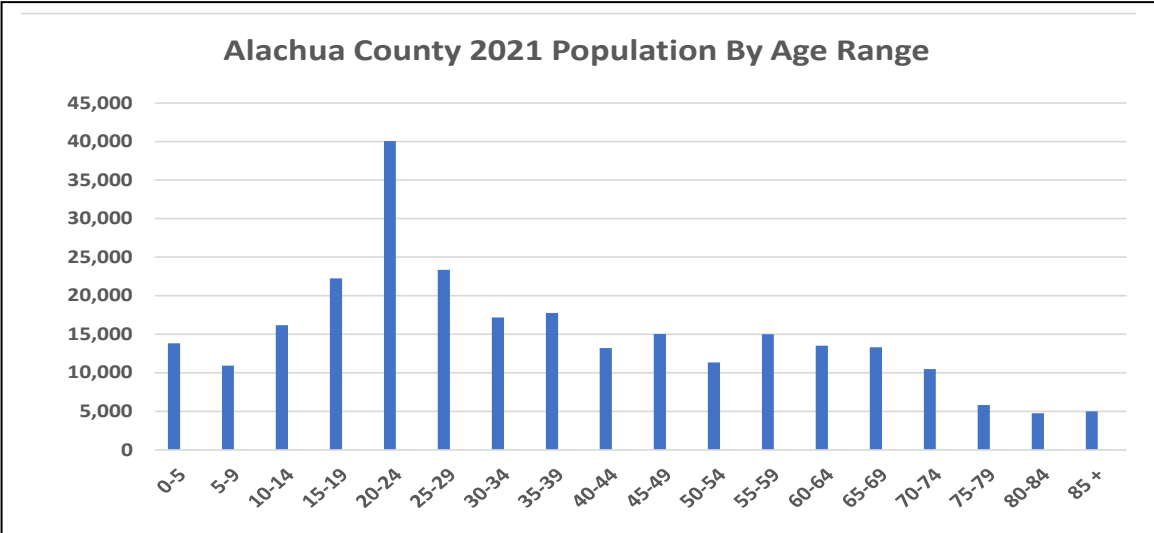


# Appendices

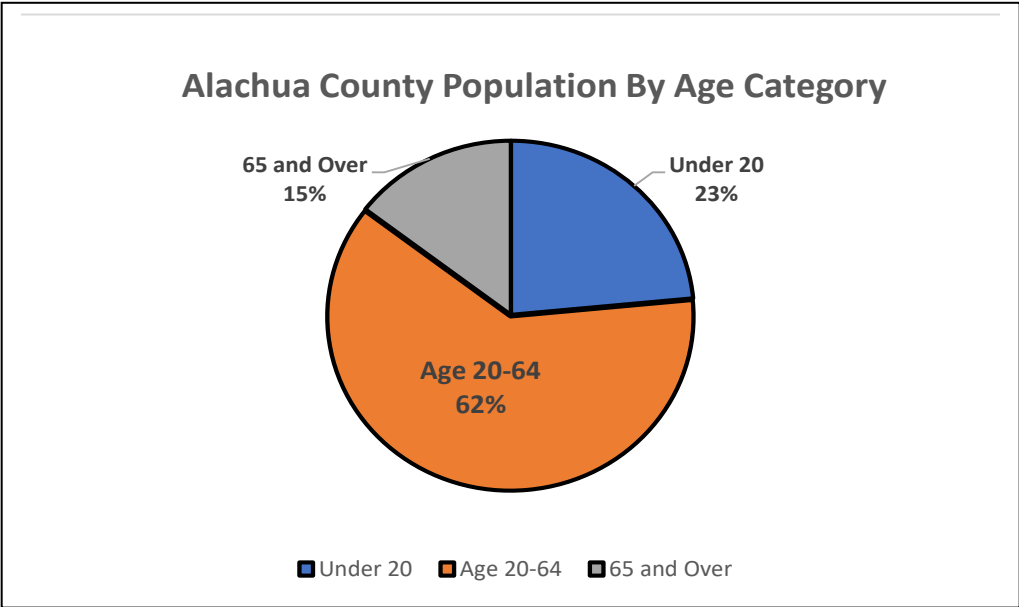
**BUDGET RESEARCH & ECONOMIC FACTORS**

**DEMOGRAPHICS & POPULATION**



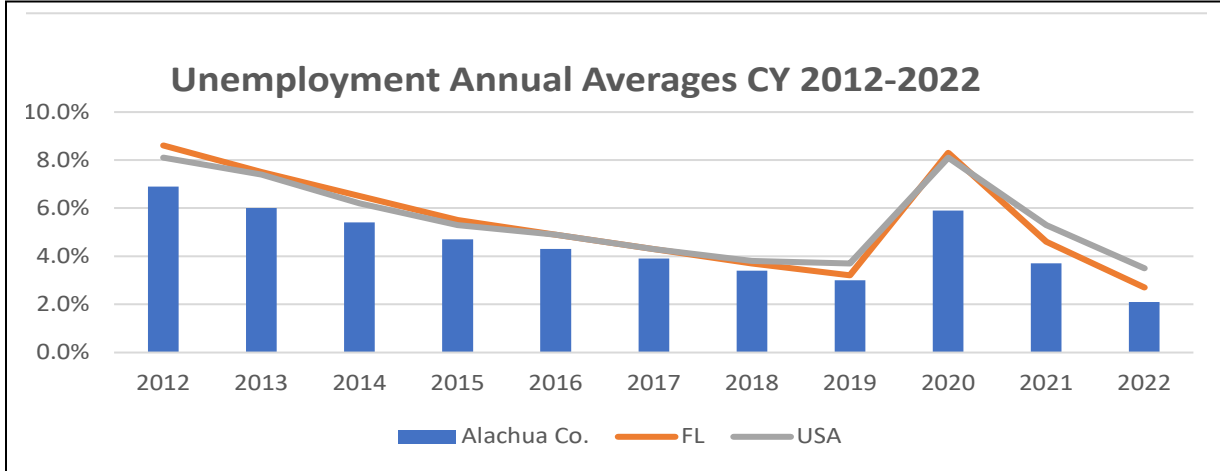
Alachua County’s Population per the 2022 Florida Bureau of Economic Research estimate is 287,872, a 1.1% increase over last year, with 61.13% living in incorporated areas and 38.87% in unincorporated areas. 2020 Total County population increased by 12.6% since the 2010 Census. Alachua County’s 2022 median age is 32.8.

County population of Veteran status consists of 6.9% of the population compared to 8.2% of the state population. *Source: US Census Bureau and Florida Bureau of Economic Research*

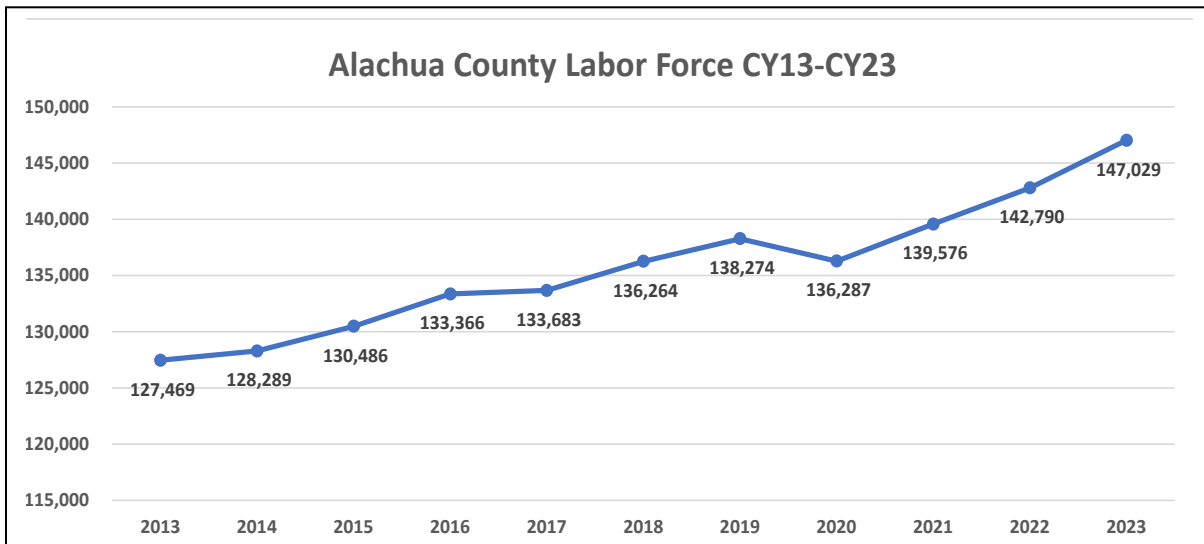


## EMPLOYMENT & LABOR FORCE

County Labor Force chart utilizes data for the month of December, not seasonally adjusted and is taken from the Florida Department of Economic Opportunity, Bureau of Workforce Statistics and Economic Research, Local Area Unemployment Statistics.



Alachua County has a history of lower unemployment rates as compared to the State of Florida and the United States. 2022 the unemployment rate was 2.8%. 2012 was a high of 6.9% and 2020 average was 5.9%. The overall 10-year average is 4.2%. *Source: US Bureau of Labor Statistics*



The 10-year average is 136,604. *Source: Florida Jobs.org*

### Top Employers

Employer	Industry
1. University of Florida	Education
2. UF Health	Healthcare
3. Alachua County School Board	Education
4. Malcolm Randall Veterans Affairs Medical Center	Healthcare
5. City of Gainesville	Government
6. Publix Supermarkets	Grocery
7. North Florida Regional Medical Center	Healthcare
8. Gator Dining Services	Restaurant
9. Nationwide Insurance Company	Insurance
10. Walmart Stores	Retail

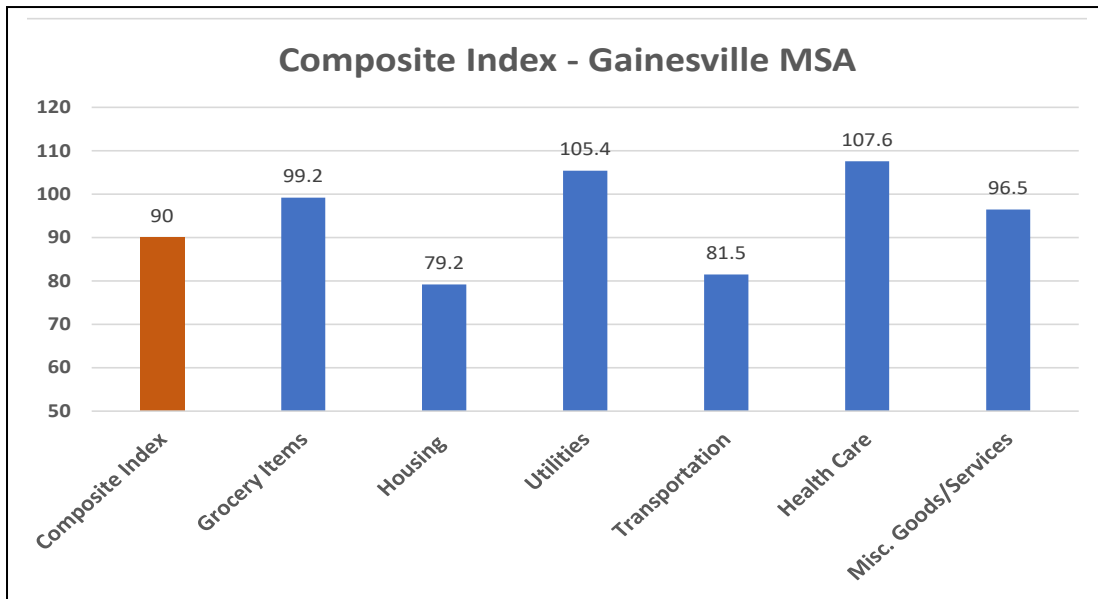
*Source: Guide to Greater Gainesville, Accessed 10/25/2022*

Employment by Industry	Employment	%
1. State Government	30,400	19%
2. Education & Health Services	29,200	19%
3. Professional & Business Services	19,000	12%
4. Leisure & Hospitality	16,300	10%
5. Retail Trade	14,200	9%
6. Local Government	10,400	7%
7. Financial Activities	6,900	4%
8. Mining, Logging & Construction	6,500	4%
9. Federal Government	5,100	3%
10. Manufacturing	4,800	3%
11. Other Services	4,200	3%
12. Transportation, Warehousing & Utilities	3,900	2%
13. Wholesale Trade	3,400	2%
14. Information	2,000	1%
<b>TOTAL</b>	<b>156,300</b>	<b>100%</b>
<i>Source: Floridajobs.org</i>		<b>Through April 2023</b>

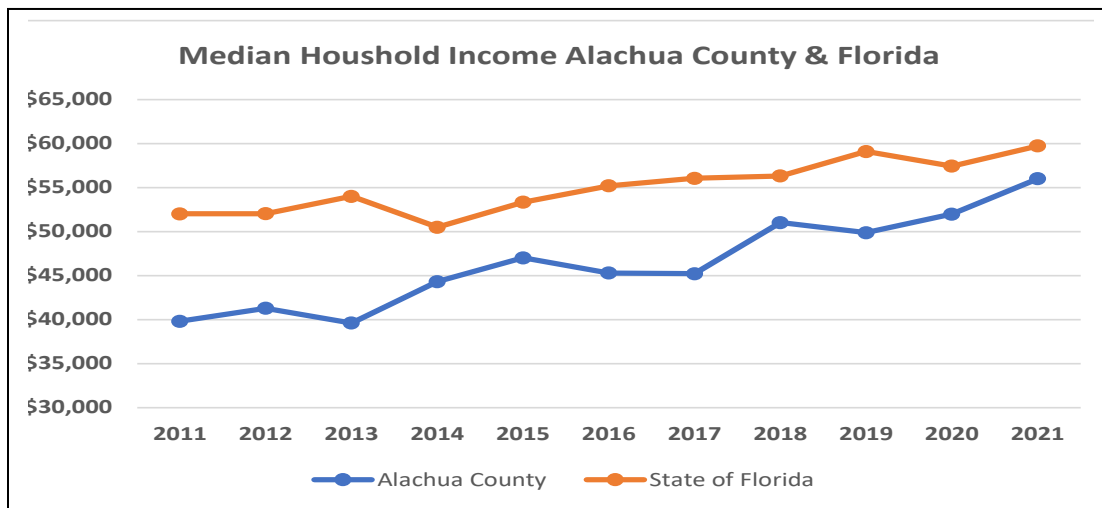
### Over-the-Year Change In Employment Sector April 2022-April 2023

1. Education & Health Services	1700
2. State Government	900
3. Professional & Business Services	900
4. Local Government	500
5. Other Services	300
6. Mining, Logging & Construction	300
7. Federal Government	300
8. Leisure & Hospitality	200
9. Wholesale Trade	100
10. Financial Activities	100
<i>Source: Floridajobs.org</i>	

## INCOME & FINANCIAL STATS



Source: <https://www.bestplaces.net/cost-of-living>

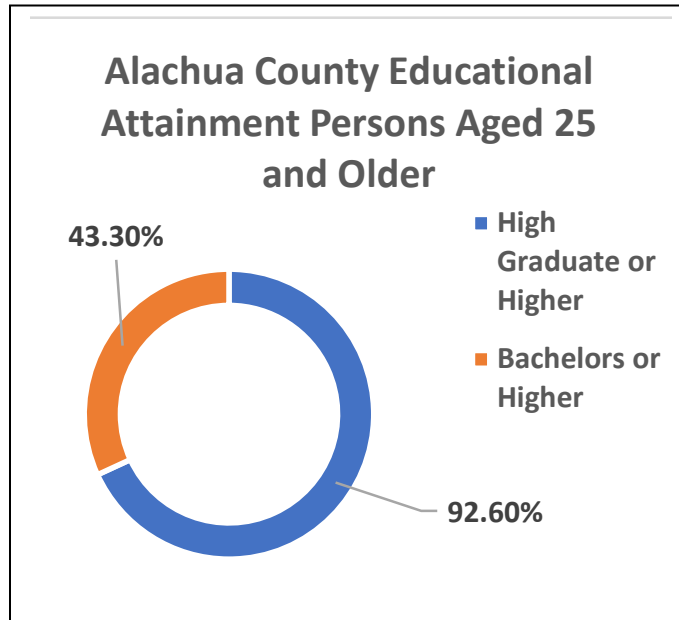
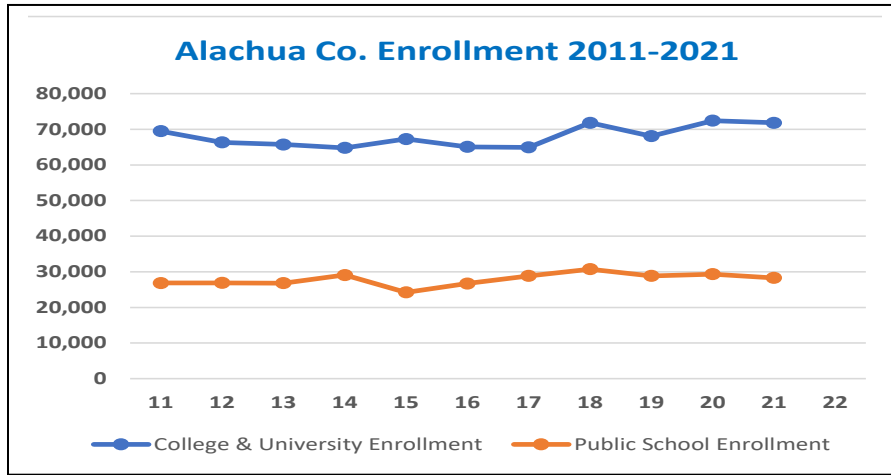


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	AVG
<b>FY21/FY20</b>	1.6%	2.0%	2.9%	4.4%	5.6%	5.8%	5.8%	5.6%	5.8%	6.6%	7.2%	7.4%	5.1%
<b>FY22/FY21</b>	7.8%	8.4%	9.1%	8.8%	9.2%	9.8%	9.4%	8.9%	8.7%	8.1%	7.7%	7.0%	8.6%
<b>FY23/FY22</b>	6.9%	6.4%	5.3%	5.5%									6.0%

Alachua county's median household income is \$53,314 compared to the state median income of \$61,777. The median family income is \$79,712 compared to the state median family income of \$74,237. Source: [Florida Office of Economic & Demographic Research](#)

## EDUCATION

Alachua County is home to the University of Florida and Santa Fe State College.

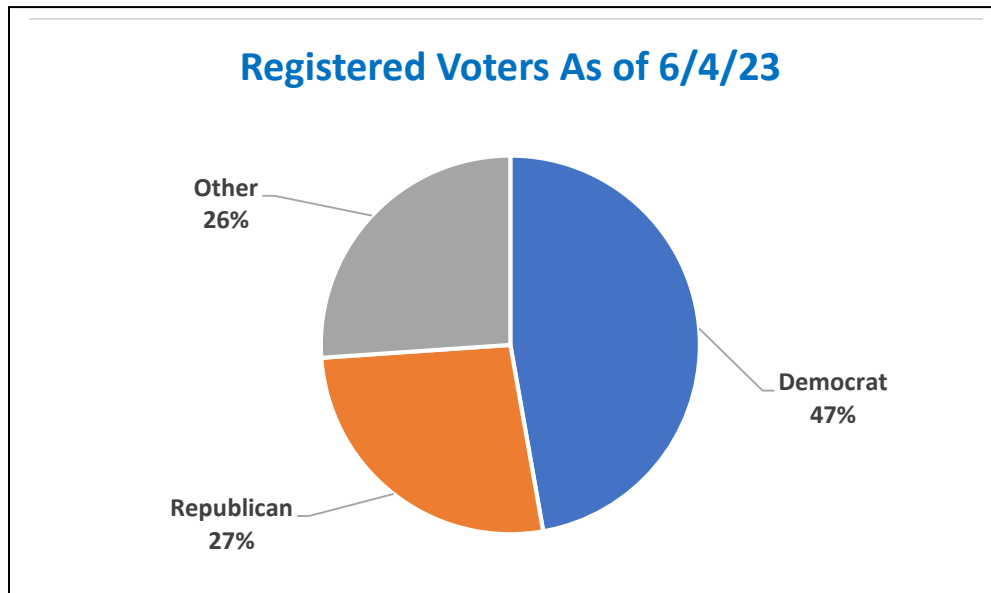


### Alachua County Public Schools District Facts

<b>85</b> Languages Spoken	<b>16:1</b> Student/Instructional Employee Ratio	<b>54%</b> Certified Teachers with Advanced Degrees	<b>29,000+</b> Total Students
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Committed to the success of every student. To find more information visit the school district's website at <https://www.sbac.edu/>.

## VOTING INFORMATION



As of June 4, 2023, there are 184,970 registered voters.

*Source: Alachua County Supervisor of Elections*

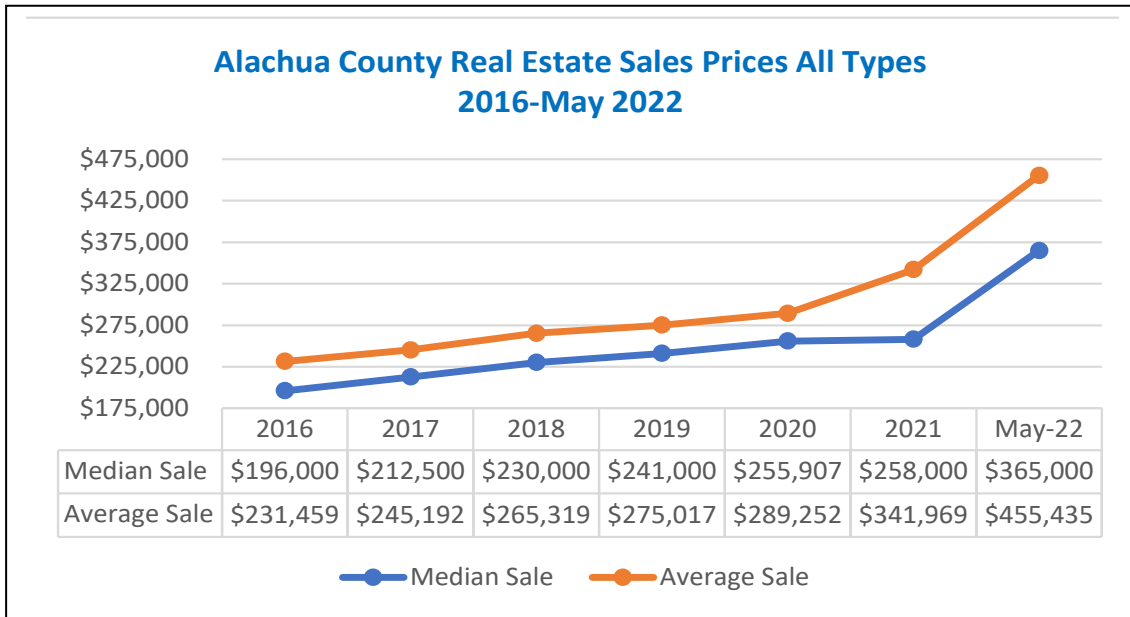
<b>Election</b>	<b>Nov 2014</b>	<b>Nov 2016</b>	<b>Nov 2018</b>	<b>Nov 2020</b>	<b>Nov 2022</b>
Total Voters	157,849	177,952	180,938	190,451	180,902
Ballots Cast	79,236	130,979	116,172	143,633	96,195
% Voting In Election	50.20%	73.60%	64.21%	75.42%	53.18%

For information about voter registration, redistricting boundaries and ballots please contact the Alachua County Supervisor of Elections Office. Phone 352-374-5252 or visit the website: <https://www.votealachua.com/>

## PROPERTY & REAL ESTATE

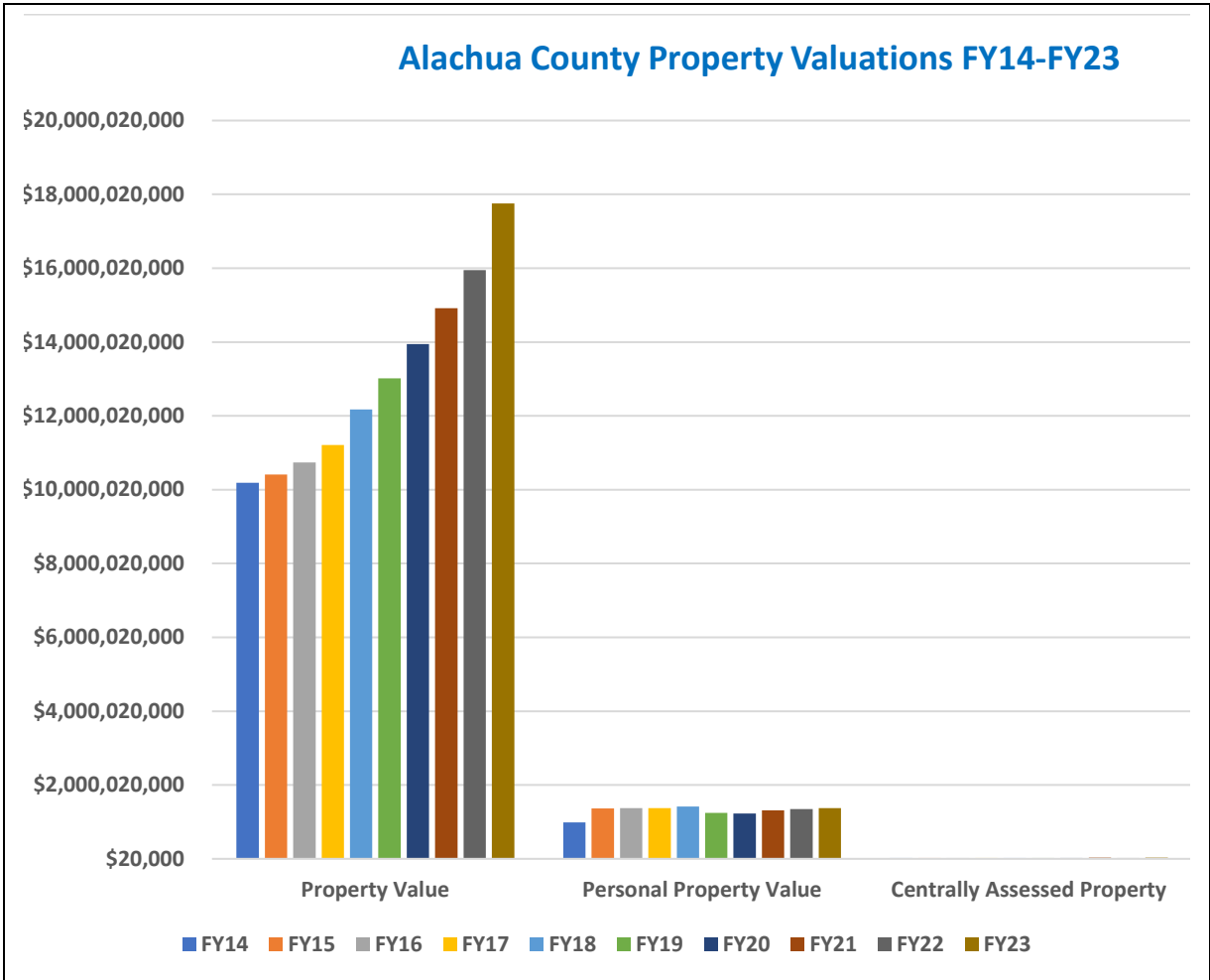
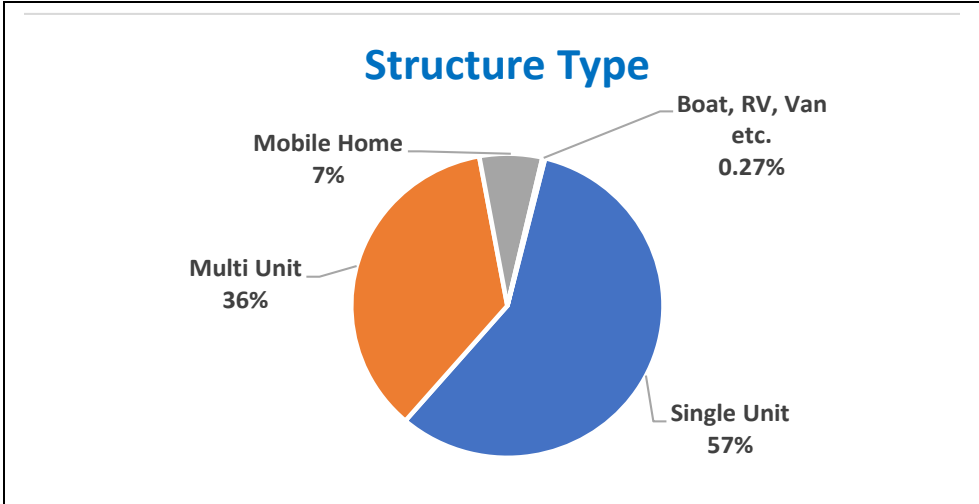
Summary Statistics	2018	2019	2020	2021	3/31/2022
Closed Sales	3,045	3,177	3,285	3,534	766
Paid in Cash	695	647	606	732	210
Median Sale Price	\$ 230,000	\$ 241,000	\$ 255,907	\$ 300,000	\$ 313,490
Average Sale Price	\$ 265,319	\$ 275,017	\$ 289,252	\$ 341,969	\$ 357,570
Dollar Volume	\$807.9 Million	\$873.7 Million	\$955.3 Million	\$1.2 Billion	\$273.9 Million
Median Percent of Original List Price Received	97.60%	97.80%	98.25%	100.00%	100.00%
Median Time to Contract	38 Days	33 Days	21.5 Days	9 Days	10 Days
Median Time to Sale	76 Days	76 Days	71 Days	59 Days	57 Days
New Pending Sales	3,592	3,533	3,530	3,717	935
New Listings	3,724	3,687	3,659	3,800	976
Pending Inventory	300	325	402	406	532
Inventory (Active Listings)	774	682	434	305	318
Months Supply of Inventory	3.1	2.6	1.6	1	1.1

Information provided from the Gainesville-Alachua County Association of Realtors shows a 2.2% increase of closed sales over May 2021 with an 18.9% increase in the median sale price and a 35.6% increase in the average sale price.



Estimated Number of Housing Units is 125,518 with 86% occupied and 57% being owner occupied.





Parcels By Type	2021	2022
<b>Vacant Residential</b>	<b>8,399</b>	<b>8,708</b>
<b>Single family</b>	<b>61,597</b>	<b>62,376</b>
<b>Mobile Homes</b>	<b>5,531</b>	<b>5,562</b>
<b>Condos</b>	<b>7,201</b>	<b>7,200</b>
<b>Multi &lt; 10 Units</b>	<b>1,594</b>	<b>1,596</b>
<b>Multi &gt; 10 Units</b>	<b>337</b>	<b>341</b>
<b>Vacant Commercial &amp; Industrial</b>	<b>1,389</b>	<b>1,367</b>
<b>Improved Commercial &amp; Industrial</b>	<b>4,170</b>	<b>4,174</b>
<b>Agricultural</b>	<b>8,013</b>	<b>7,927</b>
<b>Institutional</b>	<b>1,044</b>	<b>1,048</b>
<b>Governmental</b>	<b>1,954</b>	<b>1,941</b>
<b>Other</b>	<b>4,102</b>	<b>4,074</b>
<b>Total Parcels</b>	<b>105,331</b>	<b>106,314</b>
<b>Homestead Exemptions</b>	<b>53,004</b>	<b>53,446</b>

Source: Alachua County Property Appraiser

In 2022, Tangible Personal Property was responsible for approximately 8.1% of the total taxable value for Alachua County. There are 10,671 accounts with a total market value of \$4,038,801,731.

Alachua County			
	Top Ten Tangible Personal Property Principal Taxpayers	Overall Taxable Value	% of Total Tax. 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	COXOM 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	WALMART STORES EAST LP	\$35,829,645	2.51%
9	SIVANCE LLC	\$30,662,913	2.15%
10	EXACTECH INC.	\$21,654,615	1.52%
	<b>TOTALS</b>	<b>\$582,604,469</b>	<b>40.85%</b>
Source: Tangible Personal Property Alachua County Property Appraiser 2022 Annual Report.			

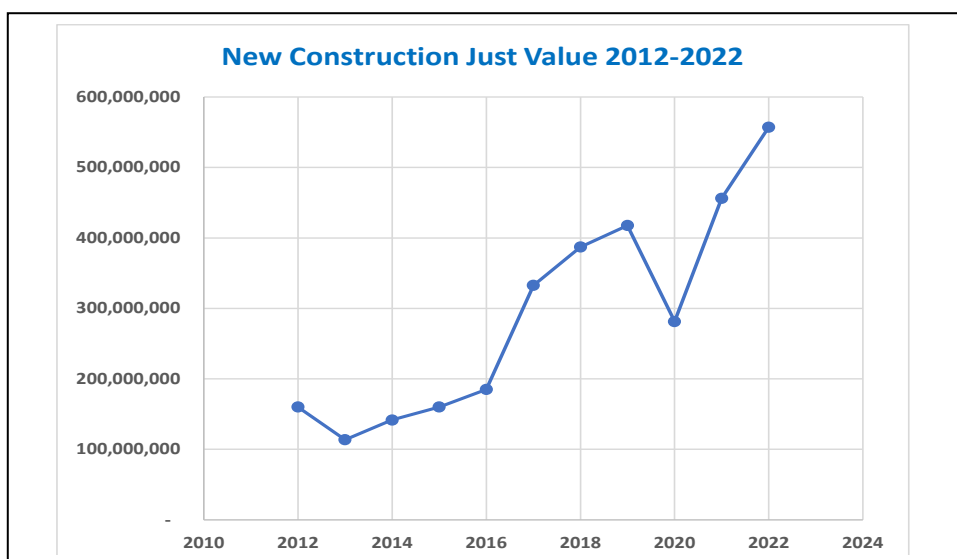
In 2022, the total real property taxable value was \$17,616,505,915.

Alachua County		
Top Ten Real Property Taxpayers	Overall Taxable Value	% of Total Tax. Value
1 LM Gainesville LLC	\$116,266,360	0.61%
2 Shands Teaching Hospital & Clinics Inc.	\$88,762,277	0.47%
3 Robert E Stanley	\$80,951,829	0.42%
4 HCA Health Services of Florida 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 LT Partnership	\$57,831,029	0.30%
9 Florida Power & Light Company	\$52,210,503	0.27%
10 Oak Hammock at the University of Florida Inc.	\$51,412,880	0.27%
<b>TOTALS</b>	<b>\$713,610,890</b>	<b>3.73%</b>

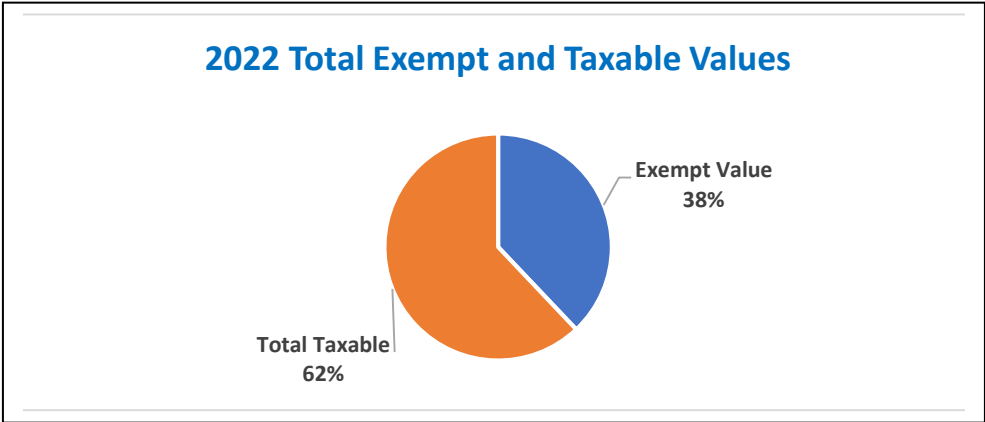
Source: Real Property Alachua County Property Appraiser 2022 Annual Report.

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. In 2022, the number of Value Adjustment Board petitions was 393 and there were 70 Value Adjustment Board Hearings.

In 2022, new construction values increased \$101,052,733, 22.15% over 2021. The trend history demonstrates the 79.85% increase in 2017 and the 62.05% increase in 2021. The 11-year average is 11.51%.



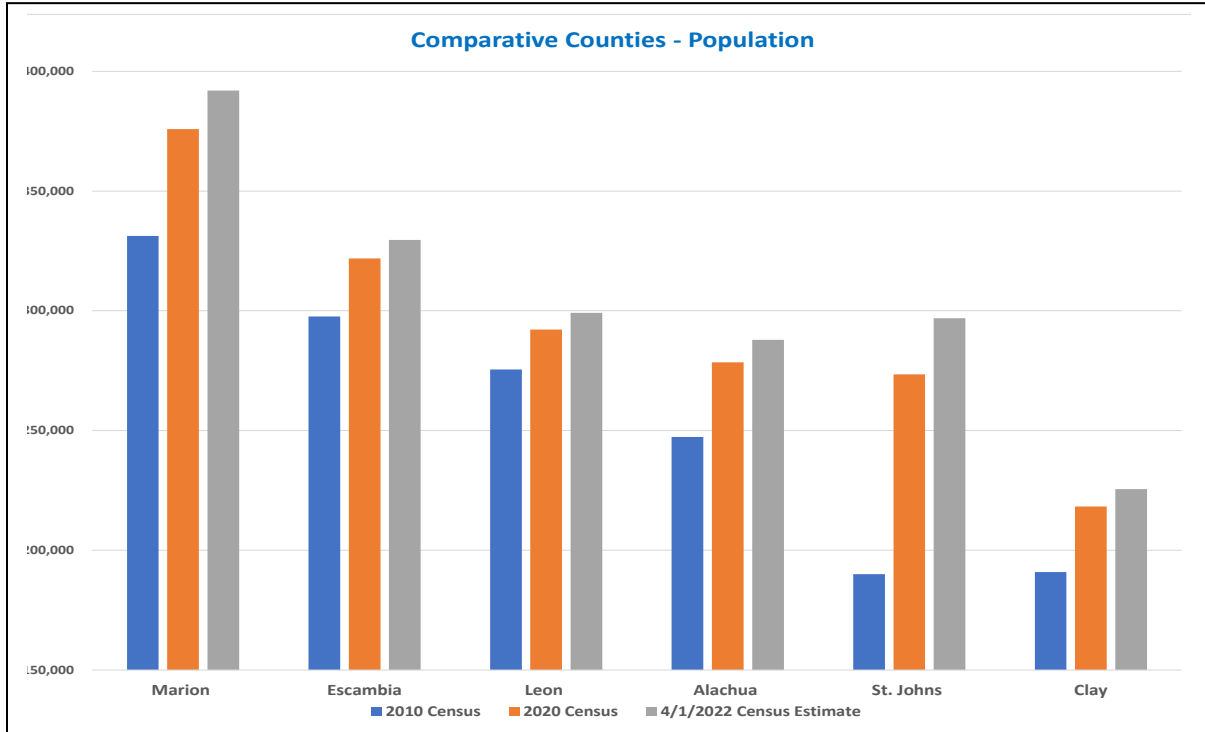
Property owners in Florida may be eligible for exemptions and additional benefits that can reduce their property tax liability. The homestead exemption and Save Our Homes assessment limitation help thousands of Florida homeowners save money on their property taxes every year. Further benefits are available to property owners with disabilities, senior citizens, veterans, and active-duty military service members, disabled first responders, and properties with specialized uses.



For more information, you can contact the Alachua County Property Appraiser at 352- 374-5230 or their website <https://www.acpaf1.org/>

## COMPARABLE & SURROUNDING COUNTIES

To provide comparison information, we utilize the following counties:  
Marion, Escambia, Leon St. John's, and Clay.



The growth rate of neighboring counties since the 2010 Census is Bradford -.8%, Columbia 3.2%, Gilchrist 5.5%, Levy 5.2%, Putnam -1.4% and Union 3.9%.

*Source: US Census Bureau and UF Bureau of Economic & Business Research*

