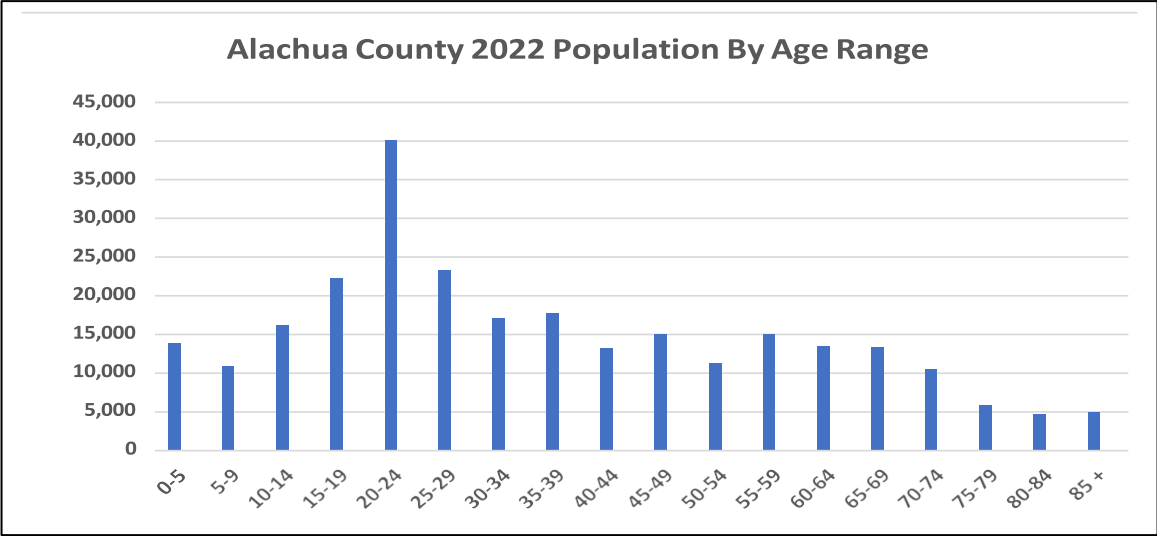


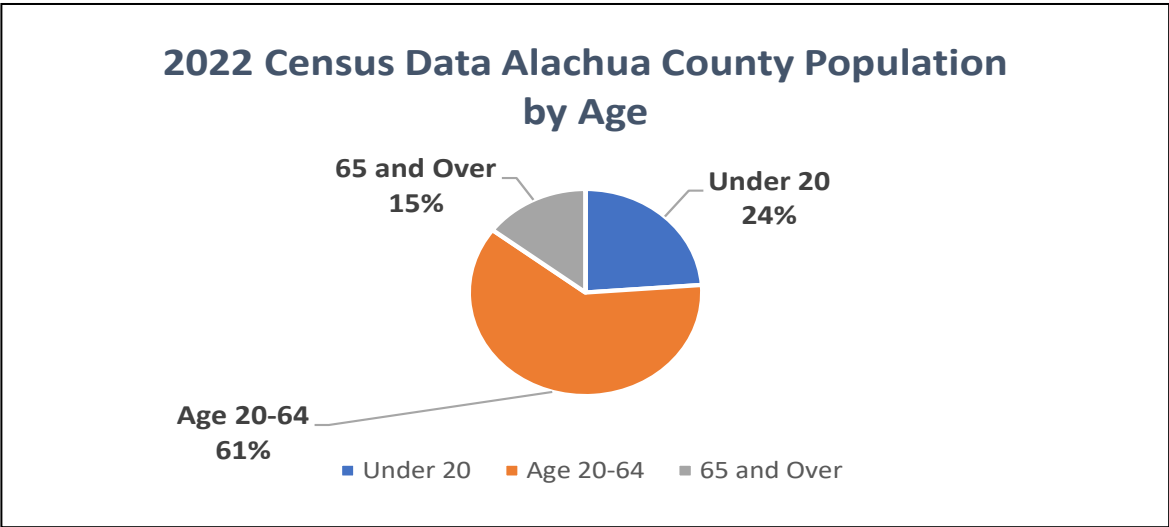
**BUDGET RESEARCH & ECONOMIC FACTORS**

**DEMOGRAPHICS & POPULATION**



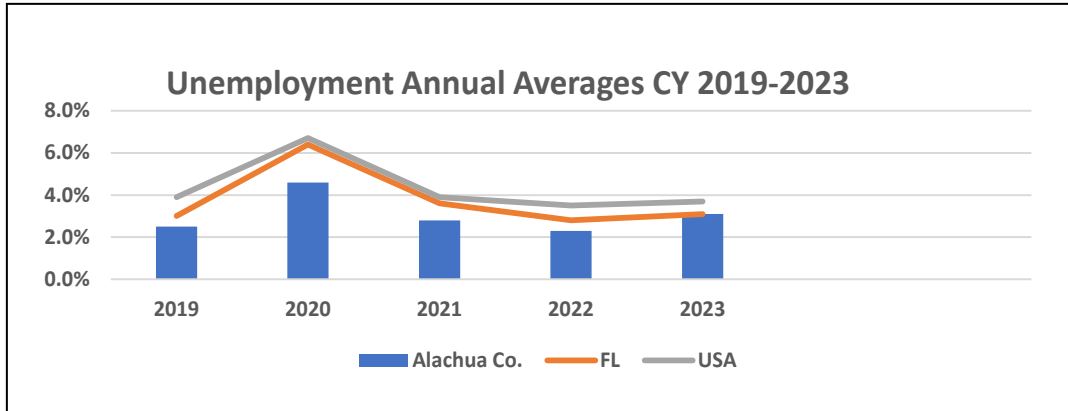
Alochua County’s Population per the 2022 Florida Bureau of Economic Research estimate is 287,872, a 1.1% increase over last year, with 61.13% living in incorporated areas and 38.87% in unincorporated areas. 2020 Total County population increased by 12.6% since the 2010 Census. Alachua County’s 2022 median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



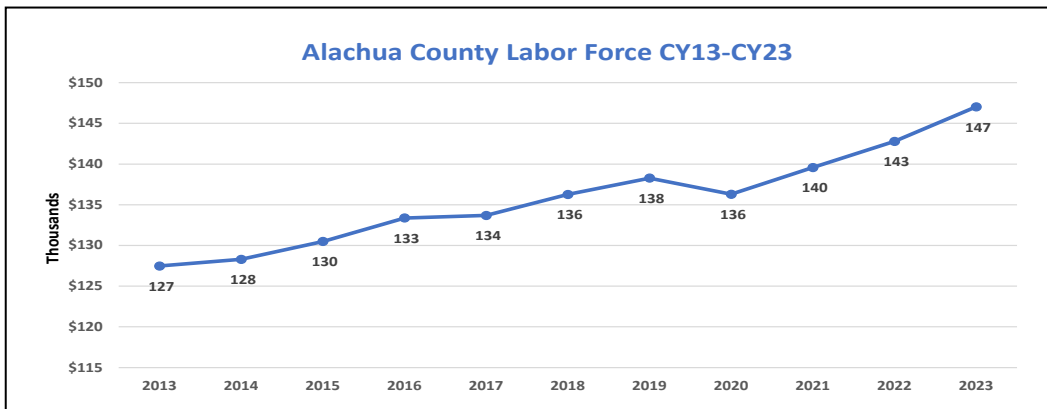
## EMPLOYMENT & LABOR FORCE

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. 2023 the unemployment rate was 3.1%. The five-year County average was 3.1% and Florida was 3.8%. *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. Shands Teaching Hospital	Healthcare
3. Alachua County School District	Education
4. Malcolm Randall Veterans Affairs Medical Center	Healthcare
5. Publix Supermarkets	Grocery
6. City of Gainesville	Government
7. Walmart Stores	Retail
8. North Florida Regional Medical Center	Healthcare
9. Santa Fe College	Education
10. Alachua County Board of County Commissioners	Government

*Source: Career Source North Central Florida Accessed 05/19/24*

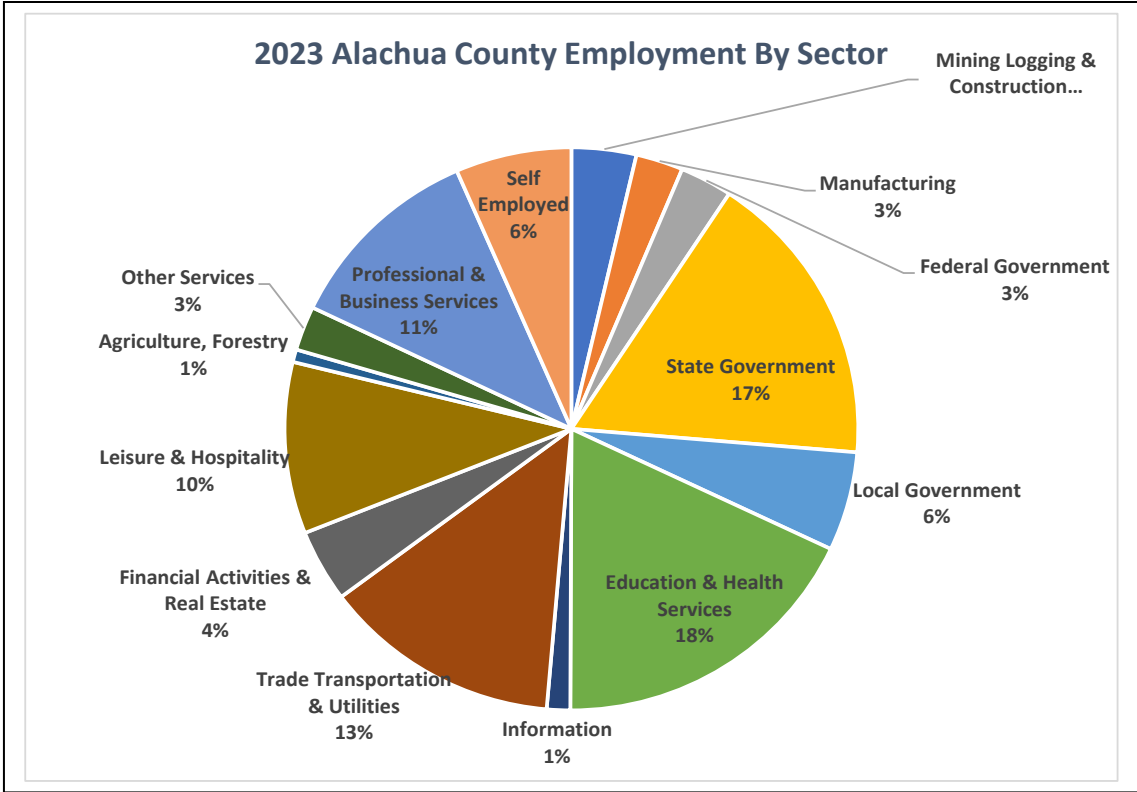
**Career Source North Central Florida is the regional workforce board for Alachua and Bradford Counties offering a vast array of resources for Employers, Job-Seekers, Career Advising, Training Programs, Start-ups and Entrepreneurs**  
<https://careersourcenorthflorida.com/>

Employment by Industry	Employment	%
1. State Government	31,700	20%
2. Education & Health Services	30,800	19%
3. Professional & Business Services	18,600	12%
4. Leisure & Hospitality	16,500	10%
5. Retail Trade	14,800	9%
6. Local Government	10,100	6%
7. Financial Activities	6,400	4%
8. Mining, Logging & Construction	6,100	4%
9. Federal Government	5,300	3%
10. Other Services	4,900	3%
11. Manufacturing	4,500	3%
12. Transportation, Warehousing & Utilities	4,300	3%
13. Wholesale Trade	3,500	2%
14. Information	1,900	1%
<b>TOTAL</b>	<b>159,400</b>	<b>100%</b>

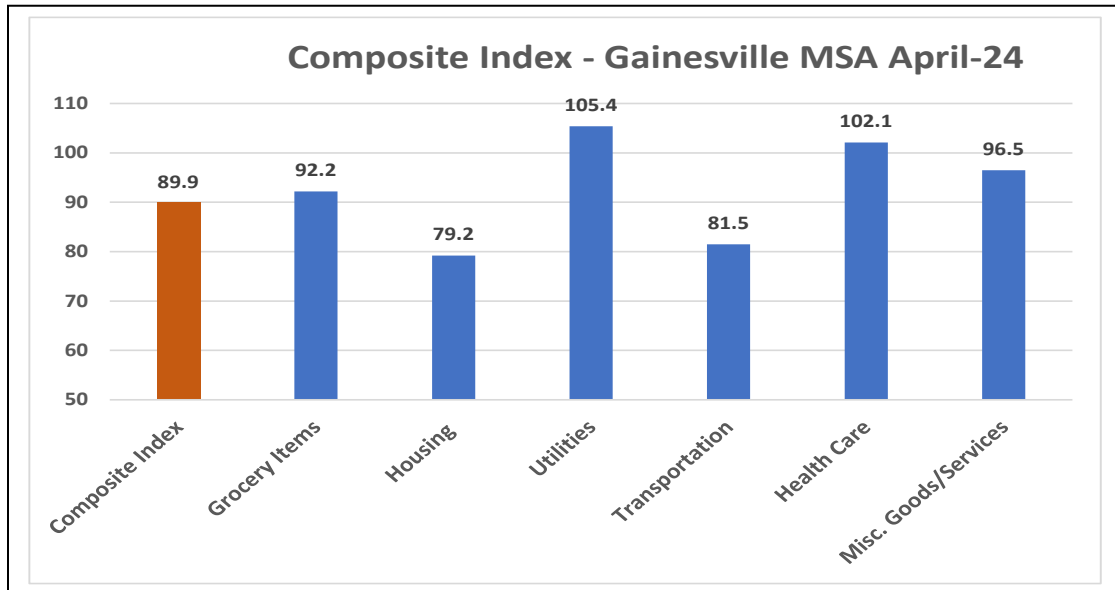
*Source: [Floridajobs.org](https://floridajobs.org) Through April 2024*

<b>Employment By Sector/Industry</b>	
<b>Over-the-Year Change In Employment Sector April 2023-April 2024</b>	
1. State Government	800
2. Education & Health Services	800
3. Retail Trade	600
4. Transportation, Warehousing & Utilities	200
5. Local Government	200
6. Federal Government	200
7. Wholesale Trade	100
8. Other Services	100
9. Mining, Logging & Construction	-100
10. Manufacturing	-100
11. Leisure & Hospitality	-100
12. Information	-100
13. Financial Activities	-100
14. Professional & Business Services	-200

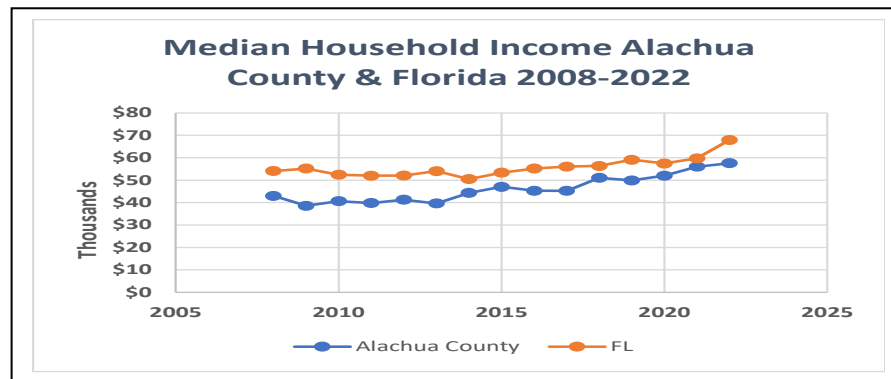
*Source: [Floridajobs.org](http://floridajobs.org)*



## INCOME & FINANCIAL STATS



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

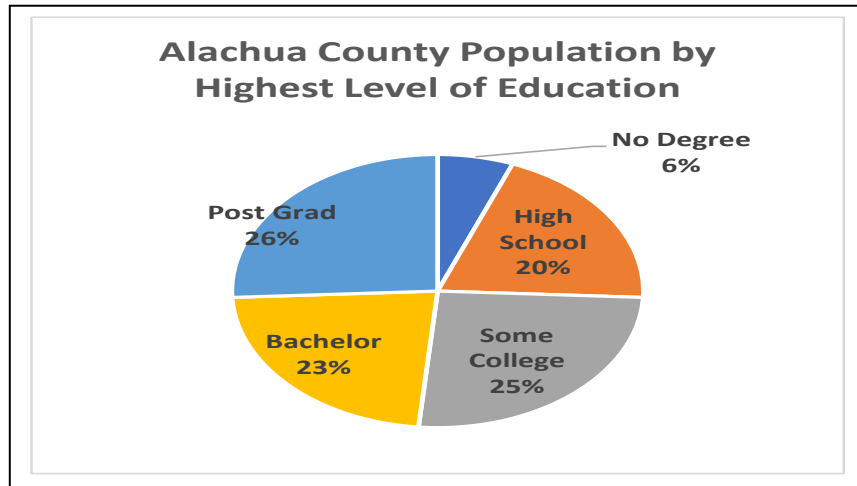
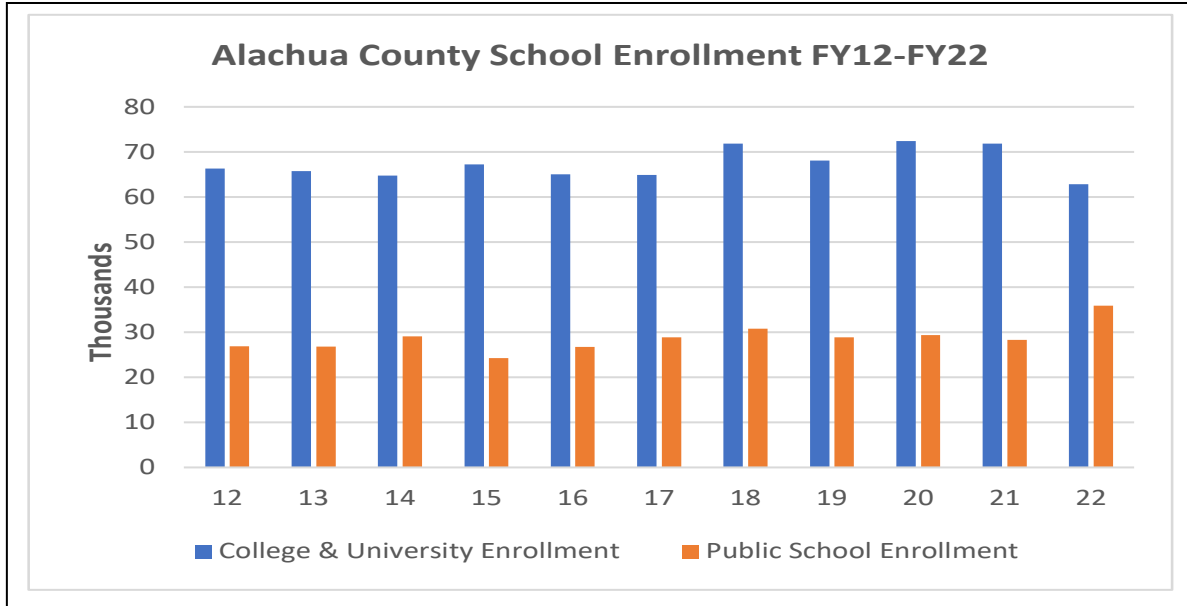


Consumer Price Index - South Bureau of Labor Statistics													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	AVG
<b>FY21/FY20</b>	1.6%	2.0%	2.9%	4.4%	5.6%	5.8%	5.8%	5.6%	5.8%	6.6%	7.2%	7.4%	5.1%
<b>FY22/FY21</b>	7.8%	8.4%	9.1%	8.8%	9.2%	9.8%	9.4%	8.9%	8.7%	8.1%	7.7%	7.0%	8.6%
<b>FY23/FY22</b>	6.9%	6.4%	5.3%	5.5%	4.4%	3.3%	4.3%	4.1%	4.2%	3.7%	3.4%	3.7%	4.5%

Alachua county's median household income is \$57,566 compared to the state median income of \$67,917. The median family income is \$89,713 compared to the state median family income of \$81,514. *Source: Florida Office of Economic & Demographic Research*

## EDUCATION

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

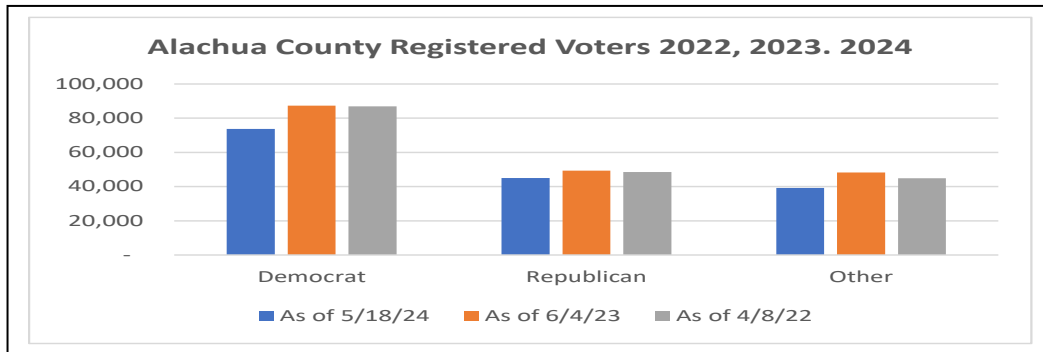


### Alachua County Public Schools District Facts



Committed to the success of every student. To find more information visit the school district's website at <https://www.sbac.edu/>.

## VOTING INFORMATION



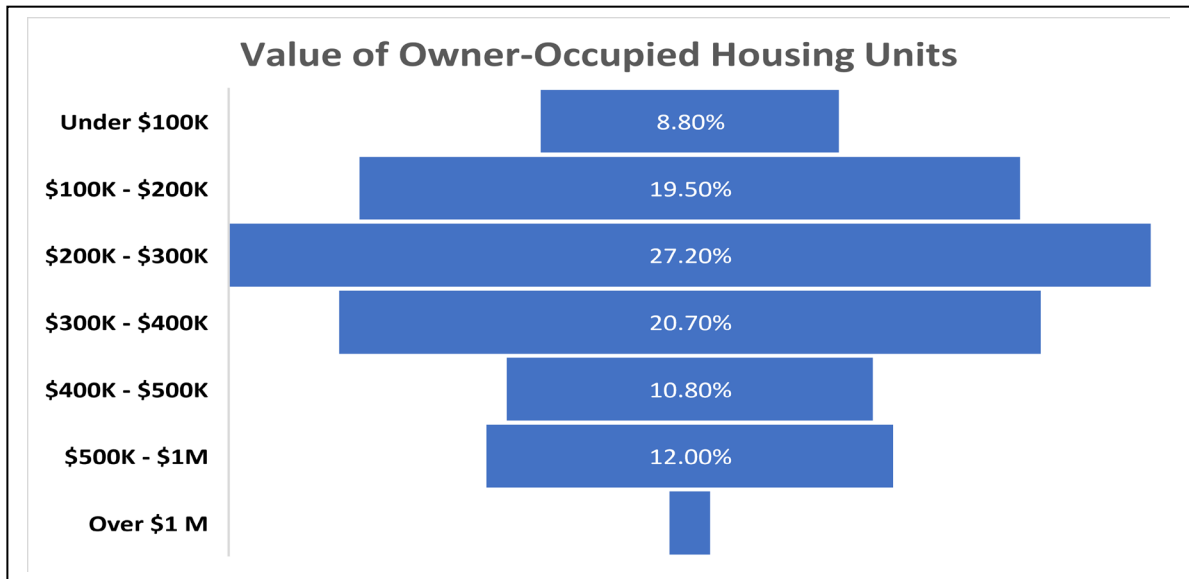
As of May 18, 2024, there are 157,866 registered voters, 27,084 less than June 4, 2023.

*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/>

## REAL ESTATE AND PROPERTY VALUES



*Source: Census Reporter.org*

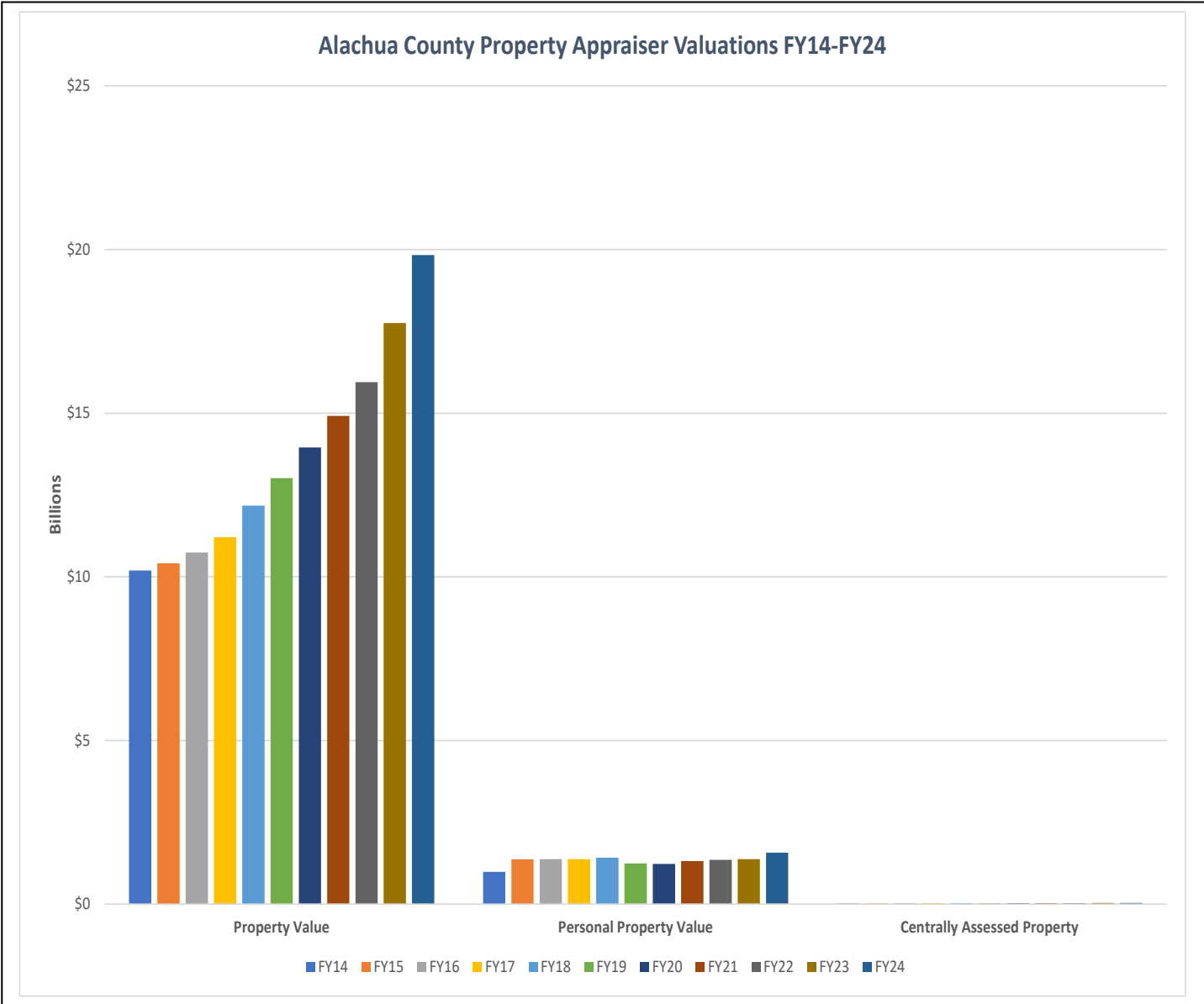
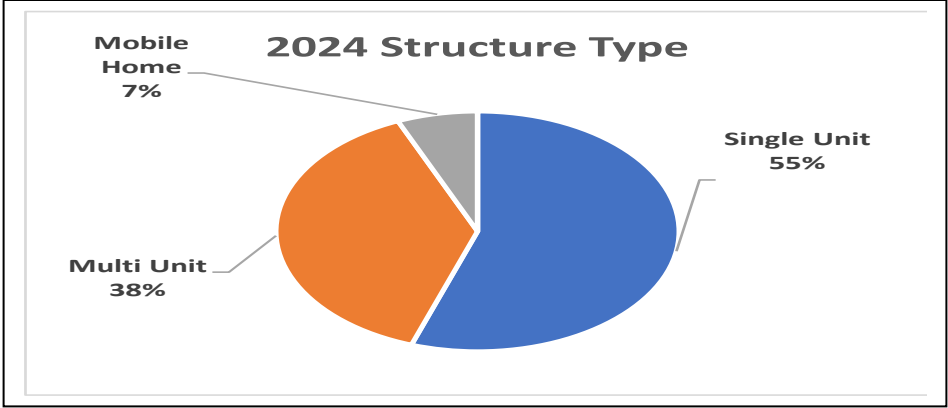
The median listing home price in Alachua County, FL was \$335K in April 2024, trending down -11.6% year-over-year. The median listing home price per square foot was \$197.

The median home sold price was \$345K.

Homes in Alachua County, FL sold for 1.39% below asking price on average in April 2024.

*Source: Realtor.com*





Parcels By Type	2021	2022	2023
Vacant Residential	8,399	8,708	8,948
Single family	61,597	62,376	63,281
Mobile Homes	5,531	5,562	5,608
Condos	7,201	7,200	7,199
Multi < 10 Units	1,594	1,596	1,609
Multi > 10 Units	337	341	357
Vacant Commercial & Industrial	1,389	1,367	1,329
Improved Commercial & Industrial	4,170	4,174	4,218
Agricultural	8,013	7,927	7,902
Institutional	1,044	1,048	1,048
Governmental	1,954	1,941	1,930
Other	4,102	4,074	3,874
<b>Total Parcels</b>	<b>105,331</b>	<b>106,314</b>	<b>107,303</b>
<b>Homestead Exemptions</b>	<b>53,004</b>	<b>53,446</b>	<b>54,076</b>

Source: Alachua County Property Appraiser

In 2023, Tangible Personal Property was responsible for approximately 10.5% (up from 8.1%) of the total taxable value for Alachua County. There are 10,669 accounts with a total market value of \$4,356,656,506.

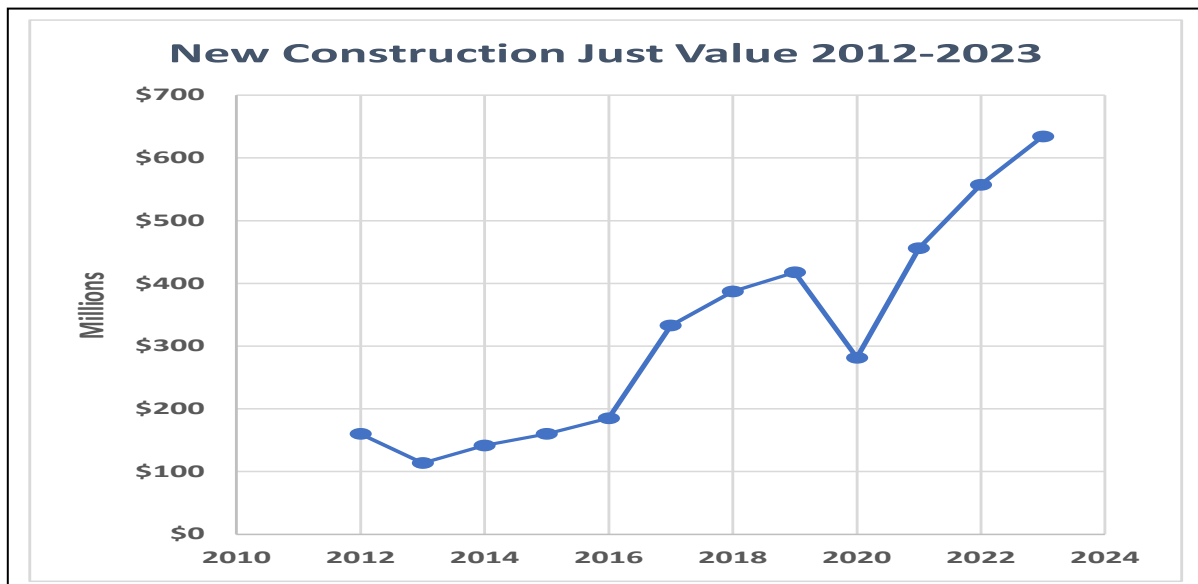
Alachua County			
	Top Ten Real Property Taxpayers	Overall Taxable Value	% of Total Tax. Value
1	LM Gainesville LLC	\$125,639,600	0.64%
2	Shands Teaching Hospital & Clinics Inc.	\$95,659,583	0.48%
3	HCA Health Services of Florida Inc.	\$88,066,093	0.45%
4	Robert E Stanley	\$84,513,411	0.43%
5	Gainesville 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%
	<b>TOTALS</b>	<b>\$768,370,695</b>	<b>3.89%</b>
Source: Real Property Alachua County Property Appraiser 2023 Annual Report.			

In 2023, the total real property taxable value was \$19,726,709,910.

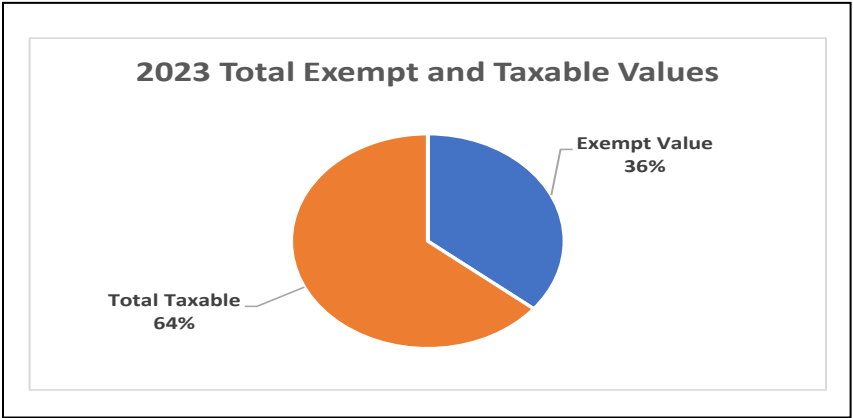
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<b>TOTALS</b>		<b>\$768,370,695 3.89%</b>
Source: Real Property Alachua County Property Appraiser 2023 Annual Report.		

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 2023, the number of Value Adjustment Board petitions was 509 up from 393 in 2022 and there were 274 Value Adjustment Board Hearings, up from 70 the previous year.

In 2023, new construction values increased \$77,043,148 over 2022. The trend history demonstrates the 79.85% increase in 2017 and the 62.05% increase in 2021. The 12-year average is 11.71%.



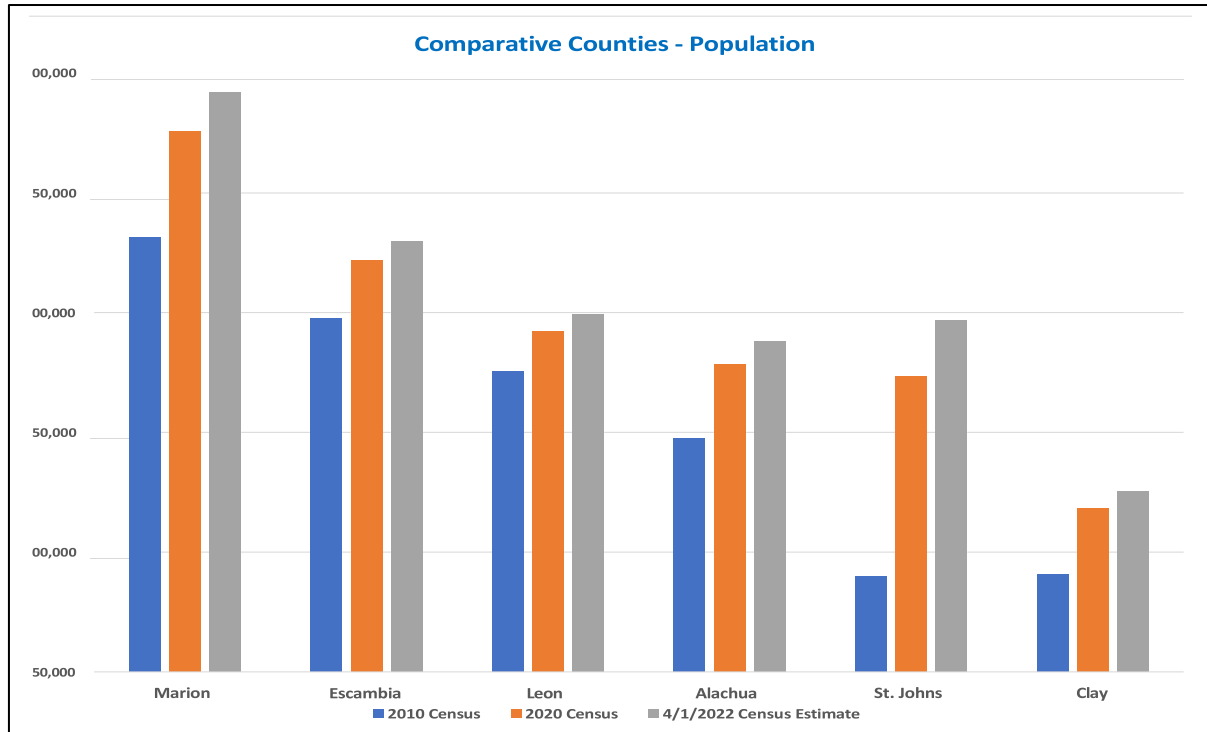
Property owners in Florida may be eligible for exemptions and additional benefits that can reduce their property tax liability. The homestead exemption and Save Our Homes assessment limitation help thousands of Florida homeowners save money on their property taxes every year. Further benefits are available 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.acpafl.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 -0.8%, 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

