

BASIC INFORMATION ON PROPERTY TAXES

The calculation of assessed value of real and tangible personal property and how much of this value is subject to ad valorem taxation varies from state to state. In Florida, each county has an elected Property Appraiser whose office supervises the property valuation process following the appropriate state laws, regulations, and professional guidelines.

EXEMPTIONS

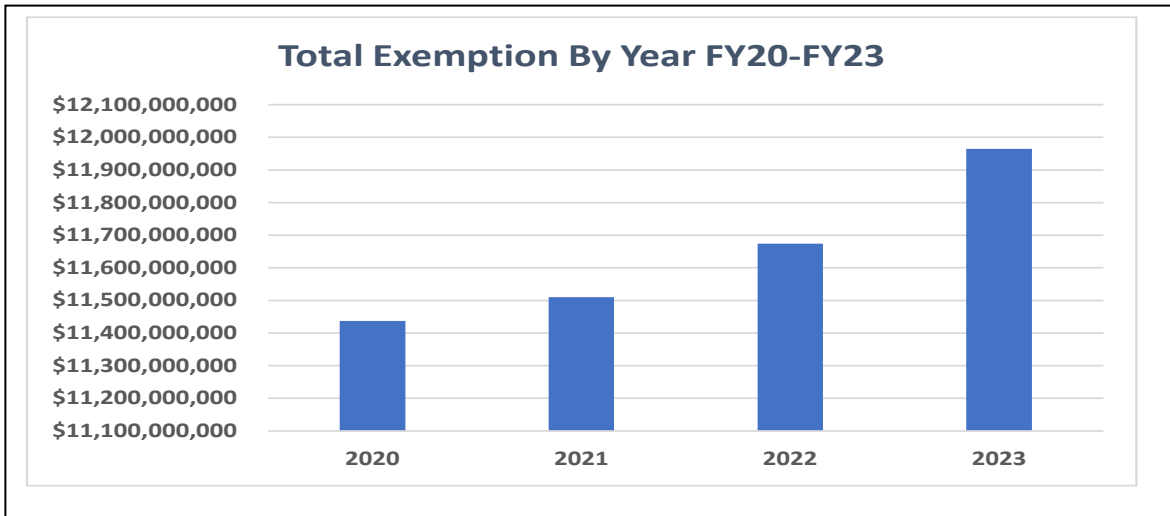
Florida law provides specific exemptions to reduce the value of property subject to taxation. Some of the more frequently used exemptions are:

- Homestead Exemption (Section 196.031, F.S.)
- Homestead Exemption Portability (Section 196.031, F.S.)
- Disabled Veterans Homestead Property Tax Discount (Section 193.461, F.S.)
- \$500 Widow's Exemption (Section 196.202, F.S.)
- \$500 Widower's Exemption (Section 196.202, F.S.)
- \$500 Disability Exemption (Section 196.202, F.S.)
- \$5000 Disabled Veteran (Section 196.24, F.S.)
- \$500 Exemption for blind persons (Section 196.202, F.S.)
- Service-Connected Total and Permanent Disability Exemption (Section 196.081, 196.24 F.S.)
- Exemption for totally and permanently disabled persons (Section 196.101 F.S.)
- Local Option Homestead for Persons 65 and Older (Section 196.075 (4)(d), F.S.)
- Deployed Military Exemption (Section 196.173, F.S.)
- Religious, Literary, Scientific or Charitable Exemption (Sections 196.195 - 196.197, 196.2001, 196.2002 F.S.)
- Charter School Facilities Exemption (Section 196.1983 F.S.)
- Hospitals, Nursing Homes, and Homes for Special Services (Section 196.197 F.S.)
- First Responder Total and Permanent Disability Exemption
- Homestead Property Tax Exemption for Surviving Spouse of Military Veteran or First Responder

Exemptions are filed with the Alachua County Property Appraiser

Phone: (352) 374-5230 <https://www.acpafl.org/>

Exemption Type	2020	2021	2022	2023
Homestead	\$ 1,292,880,730	\$ 1,312,678,989	\$ 1,325,771,947	\$ 1,340,193,607
Add Homestead \$25K	\$ 1,109,222,556	\$ 1,137,695,498	\$ 1,167,155,585	\$ 1,200,414,736
Additional Homestead Age 65 and Older	\$ 32,287,568	\$ 35,389,726	\$ 39,471,236	\$ 42,791,347
Tangible Personal Property Exemption	\$ 76,266,899	\$ 78,207,072	\$ 78,612,101	\$ 83,563,051
Governmental (County Value)	\$ 7,667,823,843	\$ 7,663,169,371	\$ 7,701,121,756	\$ 7,814,904,133
Institutional	\$ 1,160,297,240	\$ 1,172,755,646	\$ 1,226,297,507	\$ 1,291,367,284
Widow/Widowers	\$ 1,685,899	\$ 1,690,002	\$ 1,704,922	\$ 17,881,225
Disability/Blind	\$ 76,783,208	\$ 87,651,752	\$ 110,664,224	\$ 146,116,926
Land Dedicated in Perpetuity for Conservation Purposes	\$ 336,431	\$ 333,831	\$ 667,054	\$ 703,793
Historic Property	\$ 1,233,545	\$ 1,133,883	\$ 984,683	\$ 984,683
Economic Development Exemption	\$ 11,000	\$ 11,000	\$ -	\$ -
Lands Available for Taxes	\$ 1,313,519	\$ 824,942	\$ 51,827	\$ 61,644
Disabled Veterans Discount (County Value)	\$ 7,992,789	\$ 8,103,031	\$ 8,952,708	\$ 10,663,285
Deployed Service Members Homestead Exemption	\$ 181,210	\$ 386,703	\$ 257,218	\$ 949,803
Additional Homestead Age 65 and 25 year Residence	\$ 8,658,264	\$ 10,332,224	\$ 12,357,838	\$ 13,974,756
Total	\$ 11,436,974,701	\$ 11,510,363,670	\$ 11,674,070,606	\$ 11,964,570,273



Exemption Comparison to Valuations	2020	2021	2022	2023
Total Taxable Valuation	\$ 16,235,962,239	\$ 17,228,900,917	\$ 19,075,288,457	\$ 21,393,215,066
Total Assessed Valuation	\$ 27,655,081,235	\$ 28,728,753,805	\$ 30,736,914,671	\$ 33,357,785,339
Total Exemption Valuation	\$ 11,436,974,701	\$ 11,510,363,670	\$ 11,674,070,606	\$ 11,964,570,273
Exemption % of Total Taxable Value	70.44%	66.81%	61.20%	55.93%
Exemption % of Total Assessed Value	41.36%	40.07%	37.98%	35.87%

ECONOMIC CONDITIONS TO CONSIDER

Items	Impact	Strategy
Property Values Increase in property values over the past three years has been an average of 9.11%	Increased property values have provided the County the ability to reduce millage rates	Monitoring of home sales throughout the year to determine stability of property values as well as concern for plateau
Property Values Concern that housing market will slow or plateau	Lower property values affect baseline to calculate millage rates.	Monitor trends and evaluate service levels to determine impacts
Property Values Foreclosures	Increased foreclosures can result in lower property values	Monitor foreclosure and home value rates
State Revenue Sharing	Consistent – return to pre-pandemic levels but cautious due to rising food and fuel prices	Monitor monthly trends to watch for mix of purchasing goods and services, savings, and inflation levels
Gas Tax Revenues	Increased gas price does not directly increase gas tax revenue	Monitor monthly revenues taking into account seasonal adjustments for trend analysis
Supply Chain	Impacts on project timelines, vendor hesitancy to commit due to fluctuating labor and materials costs	Review of vehicle and technology assets will occur to determine supply chain delay impacts as well as future project related cost updates
Energy Costs	Rising cost of Gasoline and Diesel	Quarterly review of gasoline and diesel pricing to monitor the impact on County operational expenses
Employment	Multiple impacts, Job Recruitment & Retention, Remote Work, Hybrids, Work-Life Balance	Monitor employment industry changes and unemployment rates

Universal Collection Assessment			
	Code	FY24 Rates	FY25 Rates
Residential Mandatory Collection Area			
approx. 20 gal cart	0120	\$ 203.89	\$ 203.89
35 gal cart	0135	\$ 227.08	\$ 227.08
64 gal cart	0164	\$ 276.86	\$ 276.86
96 gal cart	0196	\$ 330.00	\$ 330.00
Multi Family Residential			
approx. 20 gal cart	0220	\$ 203.89	\$ 203.89
35 gal cart	0235	\$ 227.08	\$ 227.08
64 gal cart	0264	\$ 276.86	\$ 276.86
96 gal cart	0296	\$ 330.00	\$ 330.00
Condo Residential			
approx. 20 gal cart	0320	\$ 203.89	\$ 203.89
35 gal cart	0335	\$ 227.08	\$ 227.08
64 gal cart	0364	\$ 276.86	\$ 276.86
96 gal cart	0396	\$ 330.00	\$ 330.00
Rural Collection Assessment			
	Code	FY24 Rates	FY25 Rates
Rural Collection Area	501	\$ 132.01	\$ 132.01
Solid Waste Management Assessment			
	Code	FY24 Rates	FY25 Rates
Residential Mandatory Collection Area			
Residential (Mandatory and Municipal)	710	\$ 25.27	\$ 25.27
Commercially Collected Residential	720	\$ 25.27	\$ 25.27
Non-Mandatory Residential	730	\$ 15.81	\$ 15.81
Commercially			
0-4.9 tons	801	\$ 23.61	\$ 23.61
5-9.9 tons	802	\$ 71.78	\$ 71.78
10-19.9 tons	803	\$ 144.05	\$ 144.05
20-29.9 tons	804	\$ 240.40	\$ 240.40
30-39.9 tons	805	\$ 336.76	\$ 336.76
40-49.9 tons	806	\$ 433.11	\$ 433.11
50-74.9 tons	807	\$ 601.73	\$ 601.73
75-99.9 tons	808	\$ 842.61	\$ 842.61
100-149.9 tons	809	\$ 1,203.94	\$ 1,203.94
150-199.9 tons	810	\$ 1,685.71	\$ 1,685.71
200-499.9 tons	811	\$ 3,371.90	\$ 3,371.90
500-999.9 tons	812	\$ 7,226.05	\$ 7,226.05
1000-1899.9 tons	813	\$ 13,970.82	\$ 13,970.82
1900 ≥ tons	814	\$ 21,197.84	\$ 21,197.84