# ANNUAL REPORT
## 2013 TAX ROLL

**Duval County, Florida**
**Office of the Property Appraiser**

## OUR VISION

To earn the public's trust.

## OUR MISSION

We will produce a fair, equitable and accurate tax roll as required by law. We will focus on our customers - the taxpayers. We will support the continuous personal and professional development of our employees.

## OUR VALUES

We strive to be fair and accurate in everything we do. We are proactive and responsive public servants. We respect our customers and each other. We are accountable for our individual actions and our collective work. We remain flexible, willing to do the work that is needed, when it is needed and show personal initiative. We share our best ideas, data and analyses, and gladly accept those of others when better than our own. We think about and demonstrate ethical behavior always.

## CONTENTS


**About The PAO** 4
**The Value of Property** 5
Total Just Values 5
Total Taxable Values 6
Millage Rates 7
Taxes & Revenue 8
**Real Estate** 9
Exemptions 13
Assessment Limitations 14
Residential Property 15
Commercial Property 17
**Tangible Personal Property** 19
**Largest Combined Assessments** 21
**Parcel Counts and Values** 22
**Important Dates** 23


*Photos courtesy of Dr. Wayne Wood unless otherwise noted.*

Photo by Isabel Pease

Photo by Isabel Pease

The Duval County Property Appraiser's Office is tasked under state law with assessing all real and tangible property for taxation purposes. The vast majority of the tax roll comes from real property – more than 350,000 parcels, most of which include a structure of some sort. With an area of about 918 square miles, there is tremendous diversity in the function and types of buildings that are found throughout the county.

From architectural icons at the beach to horse farms in West Jacksonville, the properties assessed by the Property Appraiser's Office differ greatly. Some neighborhoods offer cohesive architecture representing a set era and similar design while other areas boast a grand mix of styles. In any case, the county as a whole offers everything from historic treasures designed by world-renowned architects to trendy mid-century modern classics to striking - and sometimes quirky - commercial establishments. The myriad of styles combines to add great interest and character to our area - and certainly to the appraisal process. Having survived a great fire at the turn of the century and a serious hurricane in the mid '60s, the rebuilding of neighborhoods just further added to the eclectic architectural mix enjoyed today.

Included in this year's report are just a few examples of the buildings that make our county unique!

# 1 ABOUT THE PROPERTY APPRAISER'S OFFICE

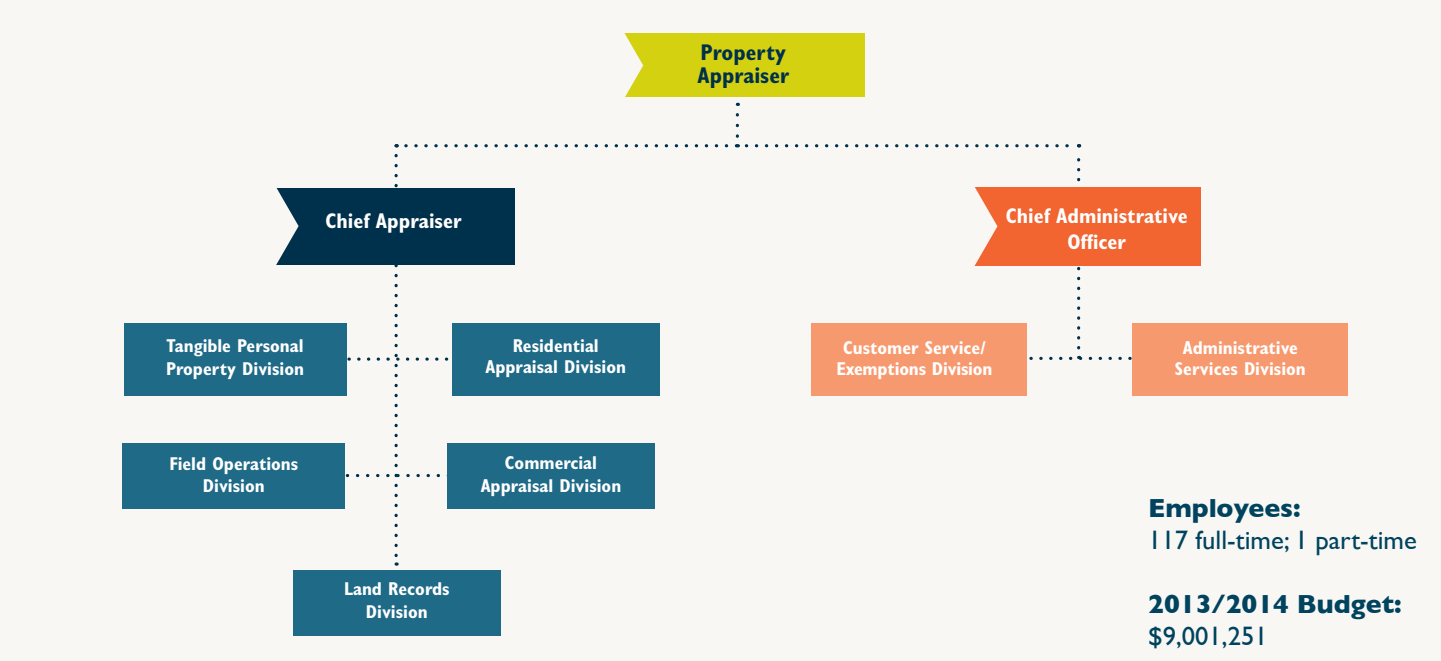
The Florida Constitution calls for a Property Appraiser to be elected in each of the state's 67 counties for the purpose of creating an annual tax roll. The primary mission of the Property Appraiser's Office (PAO) is to assess all property in the county – real and tangible – for ad valorem taxation. Property is assessed at fair market value (just value) as of January 1 and then assessment limitations, classifications and exemptions are applied to determine an applicable taxable value for each taxing authority in the county. The Property Appraiser's Office also maintains property maps and ownership for each real parcel on the tax roll.

## Duval County, Florida

918 Square Miles (land and water) • 885,855 Population (2013 Est.) • 7% Avg. Unemployment Rate 2013* • $48,906 Median Household Income** • 35.9 Median Age* (2014 Est.)

*Sources: JaxUSA (U.S. Census Bureau and DemographicsNow, *Florida Department of Economic Opportunity; **2012 Data)*

### Office of the Property Appraiser - Duval County, Florida



**Jim Overton**
Duval County Property Appraiser

**Kay Ehas**
Chief Administrative Officer

**Keith Hicks**
Chief Appraiser

**Dana Clark**
Chief of Customer Service/Exemptions Division

**Keith Gibson**
Chief of Tangible Personal Property Division

**Harry Guetherman**
Chief of Commercial Appraisal Division

**Keith Hall**
Chief of Residential Appraisal Division

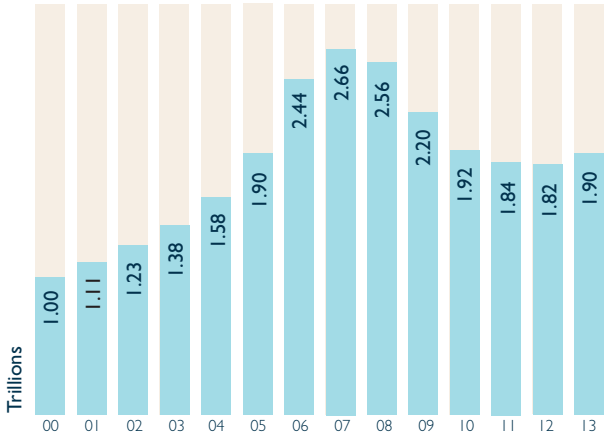
**Jim Lima**
Chief of Land Records Division

**Jim Ogburn**
Chief of Field Operations Division

# 2 THE VALUE OF PROPERTY

## JUST VALUES

### Total Just Value of Property in Florida




*Source: Florida Department of Revenue Data Portal (includes real, tangible and centrally assessed property)*

The combined *just value* of all property on county tax rolls in Florida totaled approximately $1.9 trillion dollars in 2013.

### Total Just Value of Property in Duval County, Florida

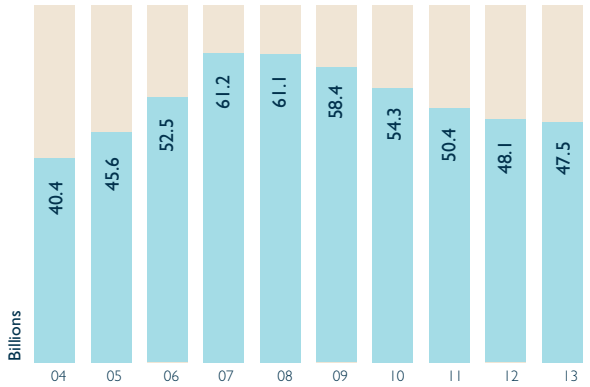
| ROLL YEAR | REAL PROPERTY | TANGIBLE PERSONAL PROPERTY | CENTRALLY ASSESSED* | TOTAL JUST VALUE |
|---|---|---|---|---|
| 2013 | $65,202,327,092 | $13,041,221,082 | $163,558,772 | $78,407,106,946 |
| 2012 | 66,155,915,693 | 12,696,033,990 | 162,410,906 | 79,014,360,589 |
| 2011 | 69,701,644,708 | 12,378,011,033 | 158,707,004 | 82,238,362,745 |
| 2010 | 76,111,884,819 | 12,439,237,304 | 142,277,638 | 88,693,399,761 |
| 2009 | 82,960,136,759 | 12,241,327,799 | 199,380,633 | 95,400,845,191 |
| 2008 | 87,363,797,070 | 11,721,689,614 | 201,755,408 | 99,287,242,092 |
| 2007 | 83,997,280,652 | 8,457,086,844 | 178,738,152 | 92,633,105,648 |
| 2006 | 70,096,836,631 | 8,052,180,826 | 168,318,235 | 78,317,335,692 |
| 2005 | 60,428,124,115 | 8,084,847,397 | 148,553,947 | 68,661,525,459 |
| 2004 | 53,188,556,283 | 8,280,225,485 | 207,378,261 | 61,676,160,029 |

*Source: 2004-2013 Certified Tax Rolls*
**railroad property assessed by the Florida Department of Revenue*

# TAXABLE VALUES OF DUVAL COUNTY PROPERTY

## Total Operating Taxable Value for County (City of Jacksonville) Taxes

(Includes Real, Tangible and Centrally Assessed Property)

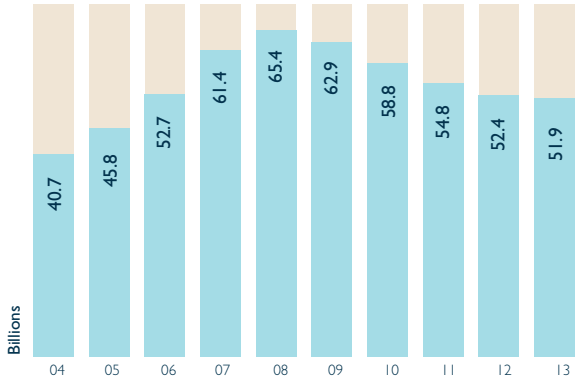



*Source: 2004 - 2013 Certified Tax Rolls*
**Represents the City of Jacksonville Operating Taxable Value. There are different taxable values for different taxing authorities.*

| ROLL YEAR | TAXABLE VALUE | PERCENT CHANGED |
|---|---|---|
| 2013 | $ 47,523,995,949 | -1.17 |
| 2012 | 48,085,091,497 | -4.57 |
| 2011 | 50,390,226,313 | -7.18 |
| 2010 | 54,287,100,815 | -7.01 |
| 2009 | 58,382,480,195 | -4.40 |
| 2008 | 61,069,329,546 | -0.18 |
| 2007 | 61,177,744,704 | 16.61 |
| 2006 | 52,461,413,629 | 14.99 |
| 2005 | 45,623,990,950 | 12.83 |
| 2004 | 40,436,667,471 | |

## Total Operating Taxable Value for School Taxes

(Includes Real, Tangible and Centrally Assessed Property)



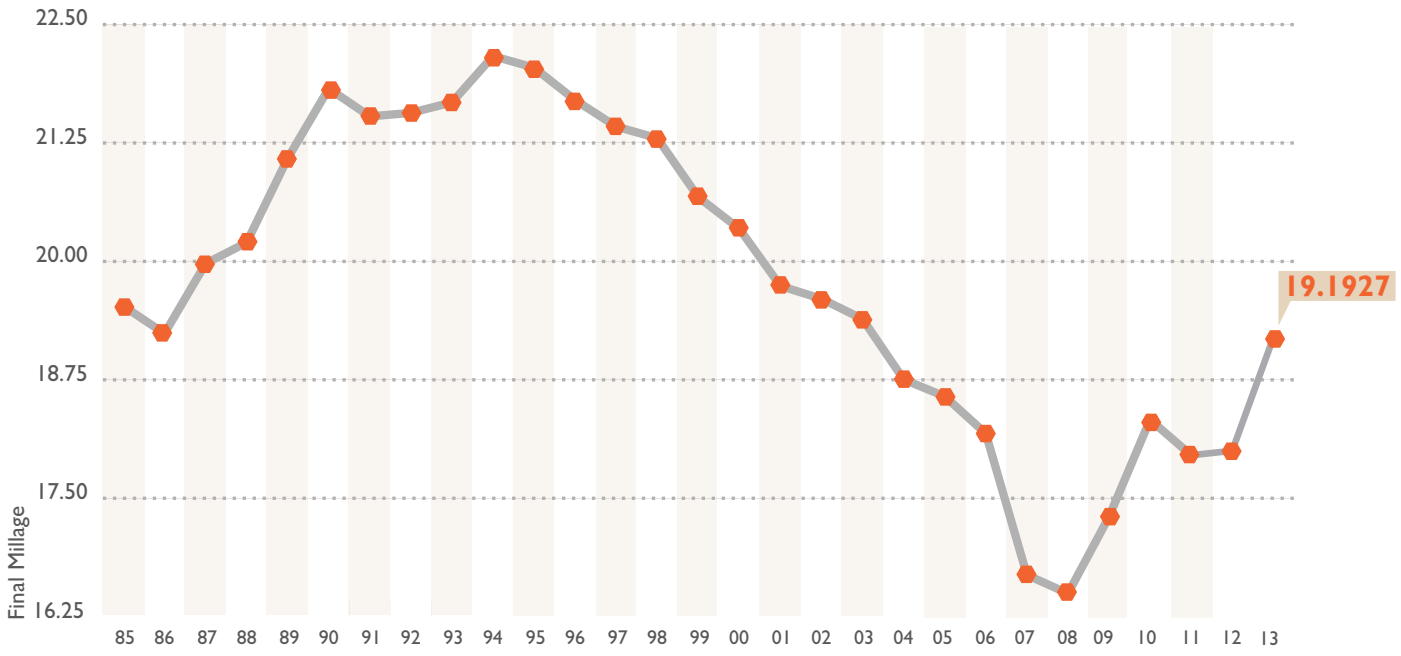

*Source: 2004 - 2013 Certified Tax Rolls*
**Represents the Schools Operating Taxable Value. There are different taxable values for different taxing authorities.*

| ROLL YEAR | TAXABLE VALUE | PERCENT CHANGED |
|---|---|---|
| 2013 | $ 51,882,830,650 | -1.08 |
| 2012 | 52,449,458,209 | -4.34 |
| 2011 | 54,829,339,484 | -6.80 |
| 2010 | 58,831,009,628 | -6.61 |
| 2009 | 62,992,703,663 | -3.68 |
| 2008 | 65,401,744,384 | 6.45 |
| 2007 | 61,436,184,809 | 16.62 |
| 2006 | 52,682,843,070 | 14.93 |
| 2005 | 45,840,730,147 | 12.77 |
| 2004 | 40,650,916,704 | |

# MILLAGE RATES

## Total Millage

(Jacksonville General Services District)




*Source: 1985 - 2013 Certified Tax Rolls*
**The chart above represents the General Services District. Local millages vary slightly by districts within Duval County. See chart at bottom right for all local millage rates.*

## Taxing Authorities

Millage rates (tax rates) are set by the taxing authorities that receive property taxes:

- The City of Jacksonville
- Duval County School Board
- The Cities of Atlantic Beach, Jacksonville Beach, Neptune Beach and the Town of Baldwin
- The St. Johns River Water Management District
- The Florida Inland Navigation District

Taxes are determined by applying each Taxing Authority's millage rate to the applicable taxable value on the property. One mill equals $1 per $1,000 in value (.001).

## 2013 Millages by Taxing Authority

(General Services District)

| MILLAGE | TAXING AUTHORITY |
|---|---|
| 11.4419 | Duval County/City of Jacksonville |
| 7.3880 | Duval County School Board |
| 0.0345 | Florida Inland Navigation District |
| 0.3283 | St. Johns River Water Management District |
| 19.1927 | Total Millage |

*Source: Duval County Taxing Authorities*

## 2013 Total Millages by District

| DISTRICT | MILLAGE |
|---|---|
| General Services District | 19.1927 mills |
| Old Core City of Jacksonville | 19.1927 mills |
| Jacksonville Beach | 19.9967 mills |
| Atlantic Beach | 19.2305 mills |
| Neptune Beach | 19.2776 mills |
| Baldwin | 20.5376 mills |

*Source: Duval County Taxing Authorities*

## Property Tax Levies for 2013 Certified Tax Roll

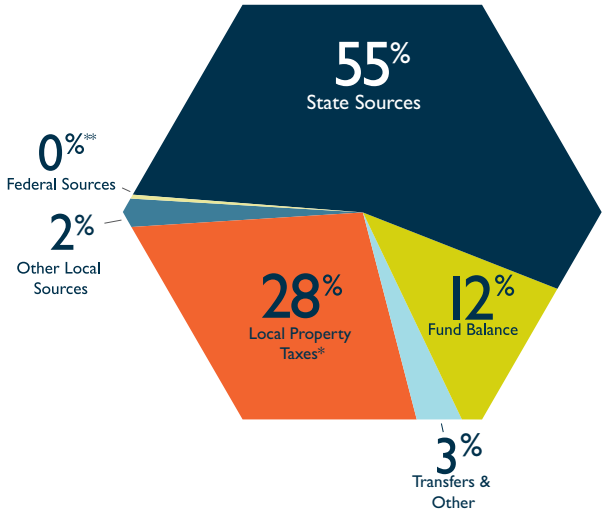
| | |
|---|---|
| City of Jacksonville, General Government (excluding Beaches & Baldwin) | $494,061,220.88 |
| Duval County Public Schools | 383,569,274.02 |
| City of Jacksonville (General Government - Beaches & Baldwin) | 35,755,430.10 |
| City of Jacksonville Beach | 10,206,254.64 |
| City of Atlantic Beach | 4,009,794.38 |
| City of Neptune Beach | 2,162,447.38 |
| Town of Baldwin | 129,994.72 |
| St. Johns River Water Management District | 15,682,917.29 |
| Florida Inland Navigation District | 1,648,069.57 |
| **Total Gross Taxes** | **$947,225,402.98** |

*Source: 2013 Certified Tax Roll*
**Actual taxes collected may vary from levies as a result of appeals, adjustments, liens and other factors.*

Of the estimated property tax levy in 2013, approximately 56% was projected for the City of Jacksonville and 40% for Duval County Schools.

# BUDGETED REVENUE

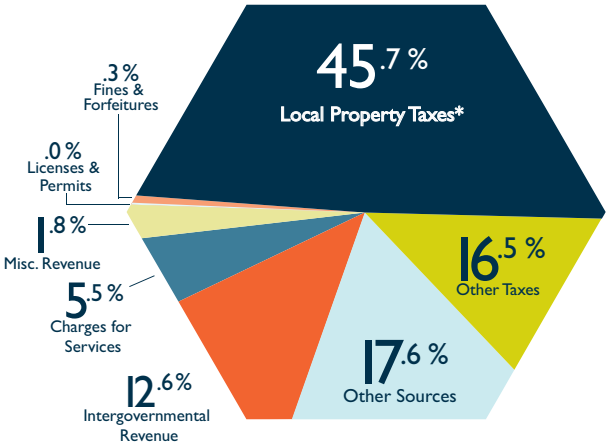
**Duval County Public Schools**
**FY 2013/2014 General Fund**




**FY 2013/2014**
**Duval County Schools**
**General Fund Budget**
**$1,054,673,904**

*Source: Duval County Public Schools, Budget Services*
**Ad valorem taxes are also allocated to other school district funds.*
*** Federal Sources account for .001 percent of General Fund Budget.*

**City of Jacksonville**
**FY 2013/2014 General Fund**




**FY 2013/2014**
**City of Jacksonville**
**General Fund Budget**
**$1,067,187,868**

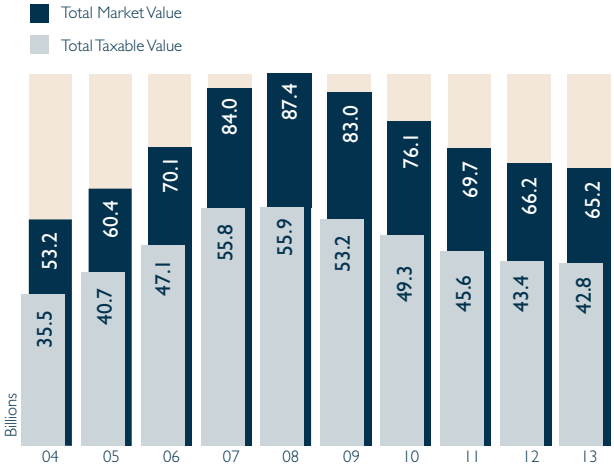
*Source: City of Jacksonville FY 2013/14 Budget*
**Ad valorem taxes are also collected and allocated to tax increment districts.*

# 3 REAL ESTATE

Photo by Geodesica/Drew Edward Hunter

With a consolidated city and county government, Jacksonville is considered the largest city in area in the contiguous United States. Because of its vast size, the area's real estate is diverse spanning from historic homes in older neighborhoods and multi-acre farm properties to suburban condos and office parks. It is critical that property details in the Property Appraiser's data base are correct, and to ensure this, field appraisers in the **Field Operations Division** visit each property in Duval County at least once every five years as required by state law. Staff in the **Land Records Division** monitor recorded documents including sales and ownership changes to keep maps and records accurate and up-to-date.

## Real Estate Total Market and Taxable Values




| ROLL YEAR | MARKET VALUE | TAXABLE VALUE |
|---|---|---|
| 2013 | $65,202,327,092 | $42,834,225,973 |
| 2012 | 66,155,915,693 | 43,404,699,429 |
| 2011 | 69,701,644,708 | 45,640,022,695 |
| 2010 | 76,111,884,819 | 49,333,657,673 |
| 2009 | 82,960,136,759 | 53,164,245,312 |
| 2008 | 87,363,797,070 | 55,888,445,720 |
| 2007 | 83,997,280,652 | 55,769,128,234 |
| 2006 | 70,096,836,631 | 47,111,707,822 |
| 2005 | 60,428,124,115 | 40,684,503,277 |
| 2004 | 53,188,556,283 | 35,538,696,963 |

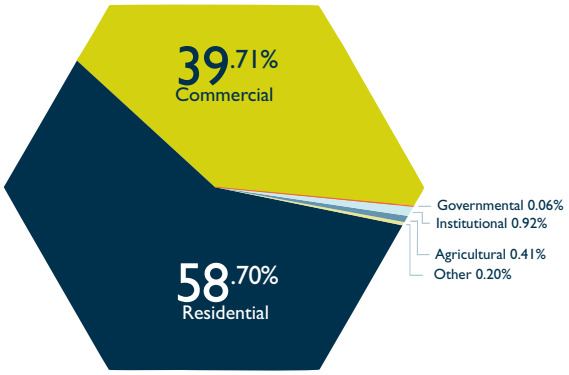
*Source: 2004 - 2013 Certified Tax Rolls*
*Taxable values listed are those applicable to county taxes.*

## Real Estate Parcel Count

| ROLL YEAR | PARCEL COUNT | PERCENT CHANGED |
|---|---|---|
| 2013 | 350,919 | 0.08% |
| 2012 | 350,637 | 0.15% |
| 2011 | 350,119 | 0.00% |
| 2010 | 350,131 | 0.10% |
| 2009 | 349,777 | 0.22% |
| 2008 | 349,016 | 1.55% |
| 2007 | 343,699 | 4.18% |
| 2006 | 329,917 | 4.91% |
| 2005 | 314,463 | 2.46% |
| 2004 | 306,918 | |

*Source: 2004 - 2013 Certified Tax Rolls*

### Taxable Value Composition of Real Estate




*Source: 2013 Certified Tax Roll*

*Photo provided by Duval County Extension Office*

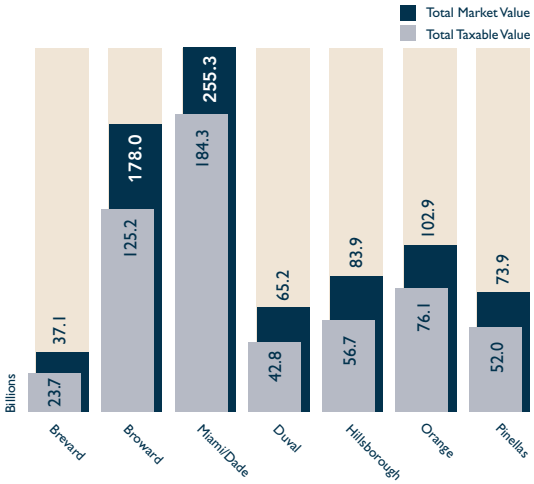
1,809 properties in Duval County received an Agricultural Classification in 2013. While this includes cattle ranches, orchards and bee farms, the vast majority of agriculture acreage in Duval County is used for timber production.

# COMPARISONS OF LARGE FLORIDA COUNTIES

### 2013 Real Estate Parcel Count

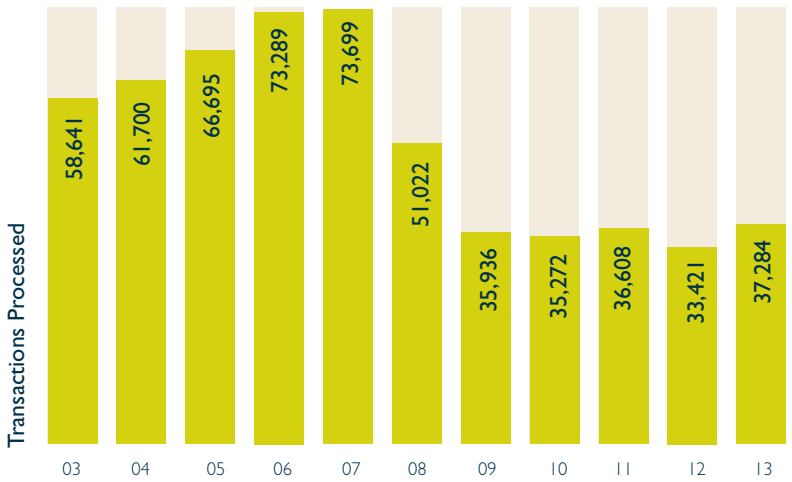
| COUNTY | PARCEL COUNT |
|---|---|
| Brevard | 325,478 |
| Broward | 737,991 |
| Miami/Dade | 894,664 |
| Duval | 350,919 |
| Hillsborough | 466,712 |
| Orange | 431,487 |
| Pinellas | 434,007 |

### 2013 Real Estate Market and Taxable Values




*Source for charts above and right: Florida Department of Revenue 2013 Ad Valorem Data Book*

## Duval County Real Estate Transactions*




*Source: 2003-2013 Certified Tax Roll*
**Includes sales and changes in ownership including foreclosures adjusted on the tax roll the year indicated. Transactions occurred the prior year.*

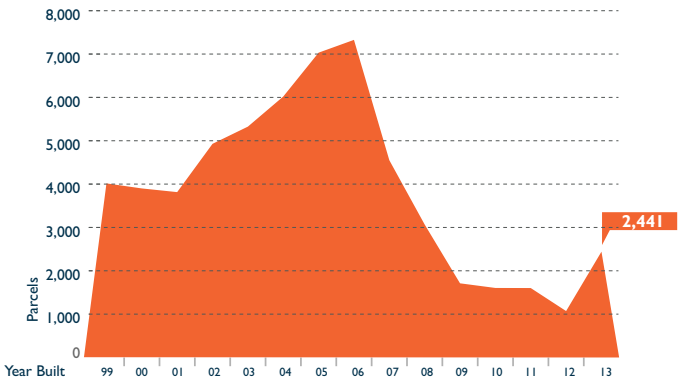
## New Parcels by Planning District*

| PLANNING DISTRICT | NEW PARCELS |
|---|---|
| 1 - Urban Core | 0 |
| 2 - Greater Arlington/Beaches | 2 |
| 3 - Southeast | 361 |
| 4 - Southwest | 44 |
| 5 - Northwest | 11 |
| 6 - North | 41 |
| 7 - Atlantic Beach | 0 |
| Neptune Beach | 1 |
| Jacksonville Beach | 9 |
| Baldwin | 0 |

*Source: PAO Real Estate Database*
** Added to 2013 Tax Roll; does not include deletions when parcels were reconfigured.*

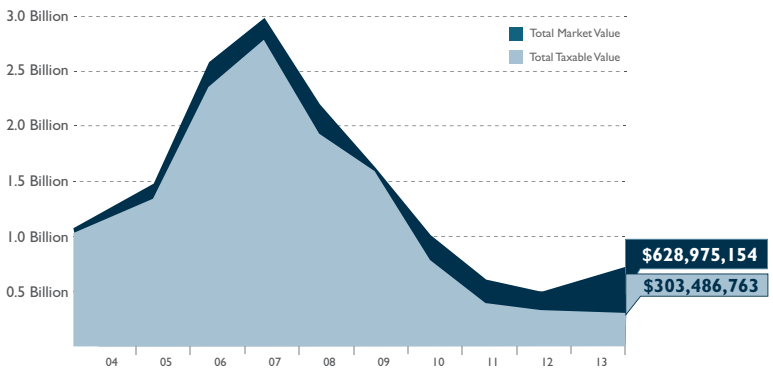
*Photo by Isabel Pease*

## New Single Family Homes*




*Source: PAO Real Estate Data Base*
**Homes completed in the year indicated and added to the Tax Roll the following year*

## Net New Construction* Market and Taxable Values



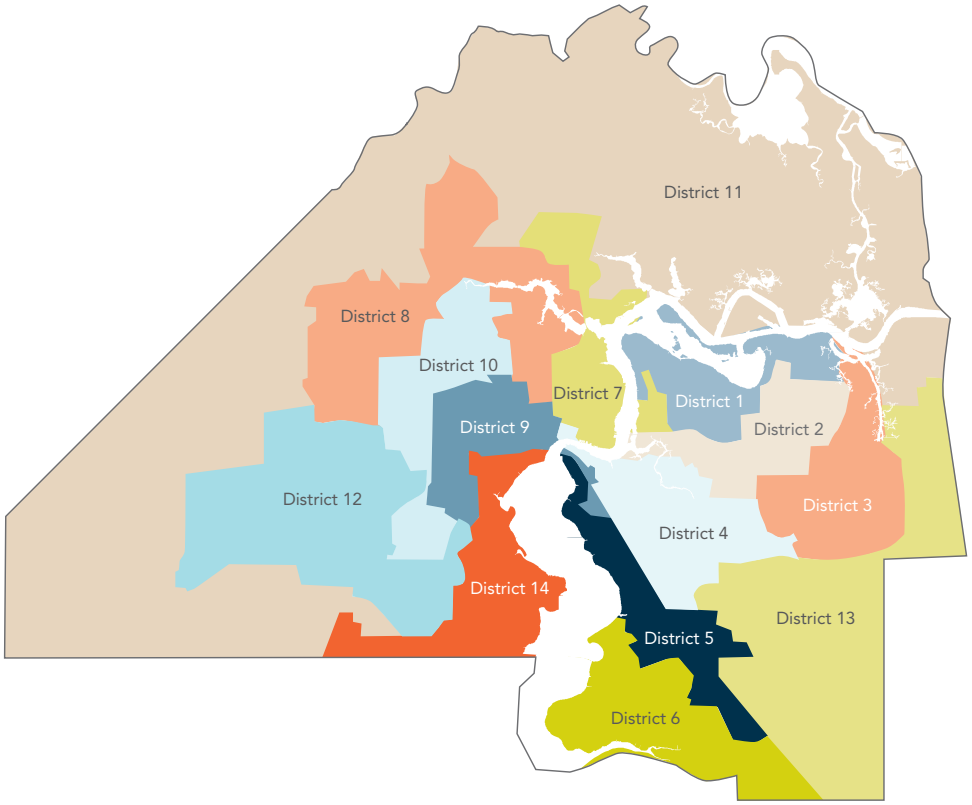

*Source: 2004 - 2013 Certified Tax Rolls*
**Net new construction is comprised of all new building construction, additions, and deletions in each respected tax roll year.*

## Parcels by City Council Districts

| DISTRICT | PARCEL COUNT | SINGLE FAMILY HOMES | HOMESTEADS* | SENIOR HOMESTEADS** | INDUSTRIAL W/ STRUCTURES | COMMERCIAL W/ STRUCTURES | GREENBELT*** |
|---|---|---|---|---|---|---|---|
| 1 | 20,454 | 17,349 | 13,697 | 554 | 32 | 357 | 5 |
| 2 | 22,820 | 18,761 | 14,075 | 524 | 125 | 537 | 12 |
| 3 | 21,380 | 16,865 | 14,226 | 275 | 109 | 462 | 18 |
| 4 | 25,896 | 15,652 | 12,994 | 738 | 277 | 2,355 | 17 |
| 5 | 21,187 | 14,499 | 12,748 | 519 | 445 | 1,051 | 12 |
| 6 | 28,416 | 24,394 | 19,959 | 544 | 32 | 834 | 55 |
| 7 | 20,773 | 13,477 | 7,874 | 404 | 594 | 1,324 | 30 |
| 8 | 26,326 | 19,186 | 12,098 | 808 | 189 | 674 | 229 |
| 9 | 26,101 | 17,237 | 8,914 | 778 | 1,002 | 1,689 | 2 |
| 10 | 22,435 | 17,166 | 11,300 | 1,005 | 357 | 578 | 45 |
| 11 | 32,571 | 18,955 | 16,956 | 583 | 332 | 549 | 1,062 |
| 12 | 27,249 | 20,950 | 16,548 | 642 | 124 | 493 | 170 |
| 13 | 31,350 | 18,380 | 17,239 | 595 | 332 | 1,293 | 126 |
| 14 | 23,961 | 19,184 | 14,373 | 527 | 95 | 826 | 26 |
| **TOTALS:** | **350,919** | **252,055** | **193,001** | **8,496** | **4,045** | **13,022** | **1,809** |

*Source: 2013 Certified Tax Roll (excluding Homesteads*)*
**Homes with a Homestead Exemption (includes some VAB changes and other adjustments made to 2013 Tax Roll after certification)* ***Homes with an income-based Sr. Additional Homestead Exemption* ****Number of parcels with an agricultural classification*

## City Council Districts



# EXEMPTIONS

## Homestead Exemptions and More

Florida law provides for a number of property tax exemptions that lower a property's value subject to taxes. The homestead exemption is the most common touching more than 190,000 properties. This exemption not only lowers the property value for taxes but also limits the annual increases that are allowed on the property. (See Assessment Limitations on next page.) The homestead exemption provides property owners with a $25,000 exemption off the assessed value as well as another $25,000 off the assessed value between $50,000 and $75,000. The second exemption does not apply to the school tax levy. There are a number of other exemptions available including those for the disabled, widow/widowers, deployed military, limited-income seniors and others. Exemptions are administered by the **Customer Service/ Exemptions Division** of the Property Appraiser's Office.

Property tax exemptions including the homestead exemption and others removed more than $11.7 billion in value from the Tax Roll in 2013.

*(This number does not include government properties that are exempt from taxes.)*

### Homestead Exemptions

| ROLL YEAR | HOMESTEAD COUNT* | PERCENT CHANGED |
|---|---|---|
| 2013 | 192,894 | -1.51 |
| 2012 | 195,850 | -1.28 |
| 2011 | 198,386 | -1.09 |
| 2010 | 200,580 | -0.63 |
| 2009 | 201,859 | -0.79 |
| 2008 | 203,474 | 2.14 |
| 2007 | 199,218 | 0.82 |
| 2006 | 197,597 | 3.50 |
| 2005 | 190,910 | 0.64 |
| 2004 | 189,692 | |

*Source: 2004 - 2013 Certified Tax Rolls*
**Not all single family dwellings are eligible for a homestead exemption. Only permanent residences are eligible.*

### Senior Additional Homestead Exemptions*

| ROLL YEAR | SR HOMESTEAD COUNT | PERCENT CHANGED |
|---|---|---|
| 2013 | 8,496 | -2.96 |
| 2012 | 8,755 | -2.66 |
| 2011 | 8,994 | -1.63 |
| 2010 | 9,143 | -0.91 |
| 2009 | 9,227 | -0.61 |
| 2008 | 9,284 | -4.65 |
| 2007 | 9,737 | -7.79 |
| 2006 | 10,560 | 0.54 |
| 2005 | 10,503 | 3.22 |
| 2004 | 10,175 | |

*Source: 2004 - 2013 Certified Tax Rolls*
** Based on income requirements*

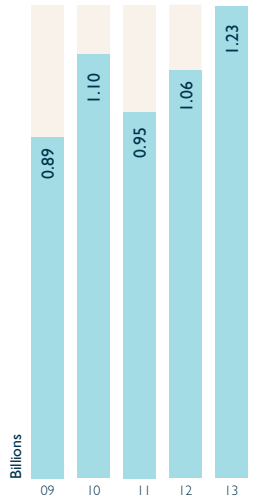
# ASSESSMENT LIMITATIONS

There are two main limitations on increases in assessed value of real property:

**Homesteaded Property** - Once a property is homesteaded, the assessed value under Florida law ("Saves Our Homes") cannot increase more than 3% a year. (Based on the change in the National Consumer Price Index or 3% - whichever is less.) However, even if the market value is decreasing, the assessed value will continue to increase until the two values meet.

**Non-Homesteaded Property** - Annual increases in non-homesteaded real property are also limited. These assessed values cannot increase more than 10% annually unless there are changes to the property. This does not apply to the school tax levy.

### Annual Deferred Value on Non-Homesteaded Property




*Source: 2009 - 2013 Certified Tax Rolls (does not apply to the school tax levy)*

Real property is appraised at fair market value each year; however assessment limitations cap annual increases on a property's assessed value used for taxes. The "deferred value" is the amount of property value not taxed as a result of the limitation.

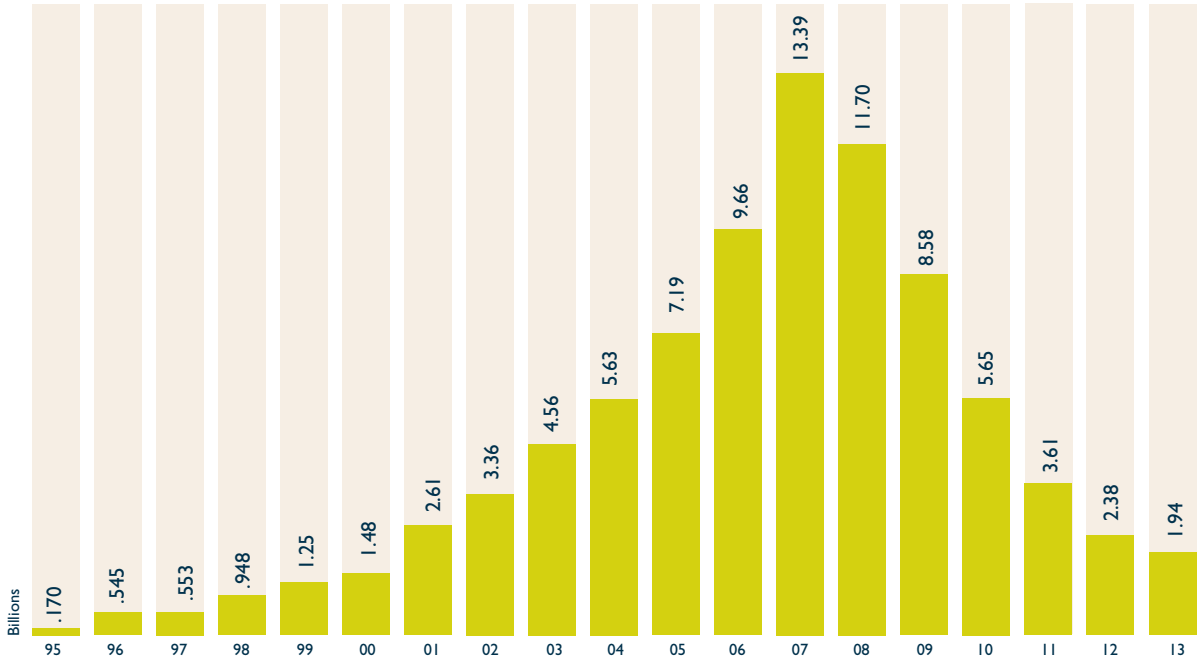
### "Save Our Homes"* Cap Rate History

| ROLL YEAR | "SAVE OUR HOMES" CAP |
|---|---|
| 2013 | 1.7% |
| 2012 | 3.0% |
| 2011 | 1.5% |
| 2010 | 2.7% |
| 2009 | 0.1% |
| 2008 | 3.0% |
| 2007 | 2.5% |
| 2006 | 3.0% |
| 2005 | 3.0% |
| 2004 | 1.9% |
| 2003 | 2.4% |
| 2002 | 1.6% |
| 2001 | 3.0% |
| 2000 | 2.7% |
| 1999 | 1.6% |
| 1998 | 1.7% |
| 1997 | 3.0% |
| 1996 | 2.5% |
| 1995 | 2.7% |

*Source: Florida Department of Revenue*

**As provided in section 193.155(1), Florida Statutes, beginning in 1995, or the year after the property receives homestead exemption, annual reassessment shall not exceed the lower of the following: (a) Three percent of the assessed value of the property for the prior year: or (b) The percentage change in the Consumer Price Index (CPI) for all urban consumers, U.S. city average.*

### Annual Deferred Value on Homesteaded Property*




*Source: 1995 - 2013 Certified Tax Rolls*

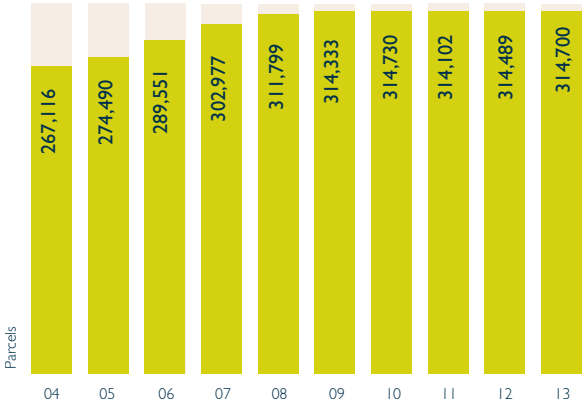
**The total amount of market value on homesteaded properties deferred from being taxed as a result of the "Save Our Homes" cap on homesteaded property and portability. (Difference between market and assessed values.)*

## RESIDENTIAL PROPERTY

Single family homes, condominiums, and small rental properties are all considered residential property and assessed by the **Residential Appraisal Division** of the Property Appraiser's Office. Almost 90% of the real estate parcels in Duval County are residential. The properties are appraised in mass utilizing neighborhood sales and market data as well as property condition and features. In 2013, there were 314,700 residential parcels on the Tax Roll.

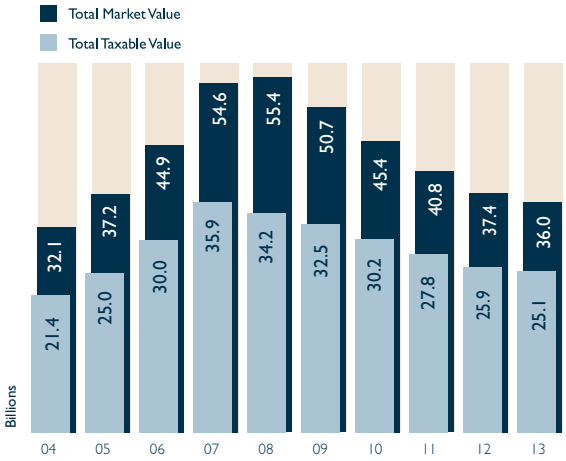
In Duval County, there are 314,700 residential properties on the tax roll including single family homes, condos and small apartment buildings.

### Residential Parcel Count




Source: 2004 - 2013 Certified Tax Rolls

### Residential Market and Taxable Values

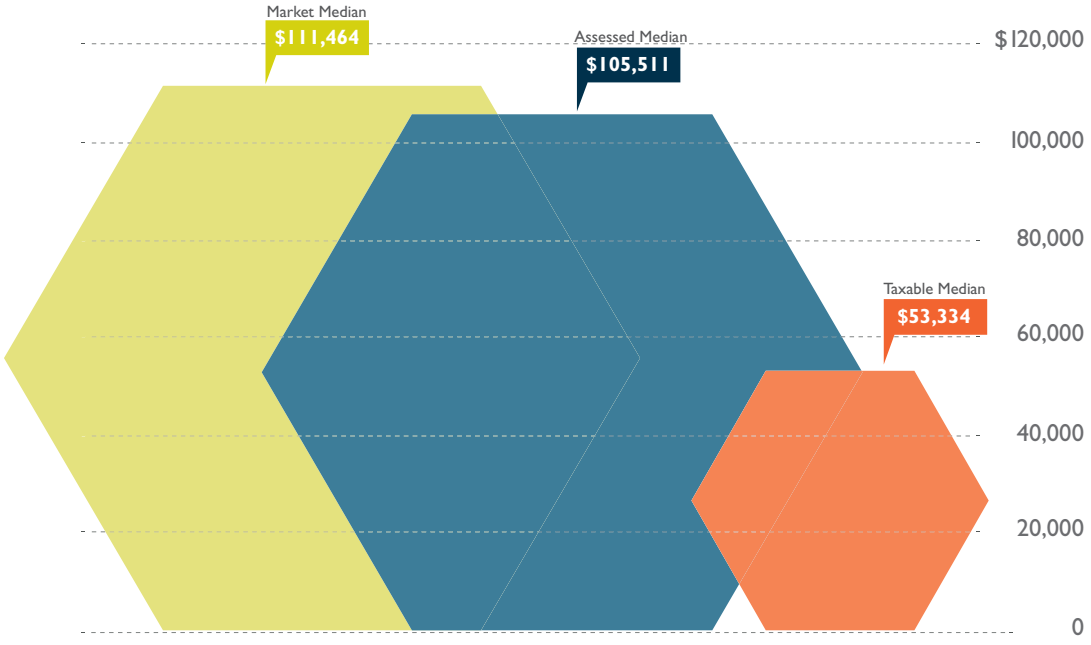



Source: 2004 - 2013 Certified Tax Rolls

Photo by Isabel Pease

The median market value of a homesteaded single family home on the 2013 Tax Roll was $111,464.

**Median Homesteaded Single Family Home Value**

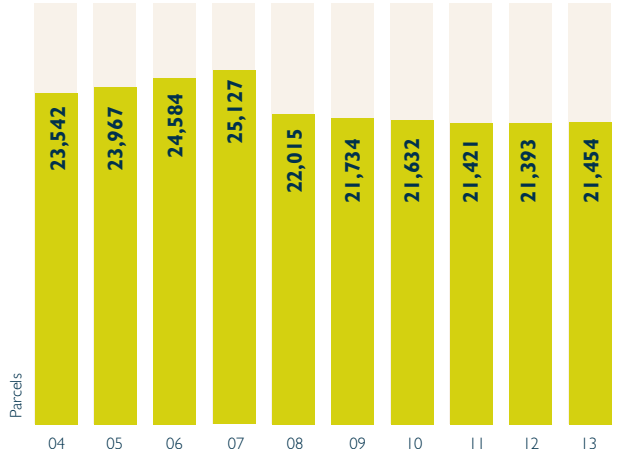



Source: 2013 Certified Tax Roll

# COMMERCIAL PROPERTY

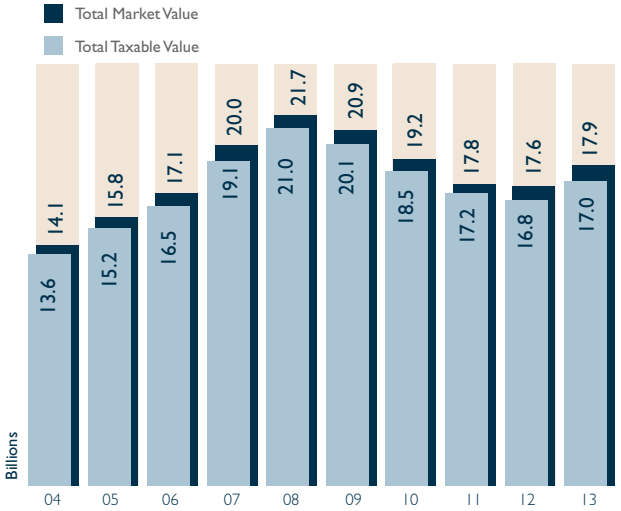
Appraisers in the **Commercial Appraisal Division** assess a variety of properties from apartment complexes and strip malls to office towers and industrial plants. In Duval County, there are more than 21,400 properties categorized as commercial; and even though this makes up only 6% of the county's real estate parcels, it accounts for nearly 40% of the total taxable value of real property. The 2013 Tax Roll marked the first annual increase since 2008 in both the market and taxable values of commercial property. The parcel count was up slightly as well.

## Commercial Parcel Count




Source: 2004 - 2013 Certified Tax Rolls

## Commercial Market and Taxable Values




Source: 2004 - 2013 Certified Tax Rolls

# Commercial property accounts for about 40% of the total taxable value of real property on the tax roll.

## Largest Grouped* Real Estate Assessments in Duval County Top 25 on 2013 Certified Tax Roll

| | COMPANY NAME | REAL ESTATE TAXABLE VALUE |
|---|---|---|
| 1 | FDG PROPERTIES/FLAGLER DEVELOPMENT LANDS CO. | $245,128,777 |
| 2 | STONE MOUNTAIN INDUSTRIAL INC. | 204,892,946 |
| 3 | WAL-MART PROPERTIES/STORES | 189,914,697 |
| 4 | MID AMERICA APARTMENT COMMUNITIES | 186,443,957 |
| 5 | ST JOHNS TOWN CENTER LLC | 182,585,803 |
| 6 | BLUE CROSS & BLUE SHIELD | 167,274,511 |
| 7 | BEEMER & ASSOCIATES | 153,037,864 |
| 8 | G & I VII LLC (APTS) | 137,379,300 |
| 9 | LIBERTY PROPERTY LIMITED PARTNERSHIP | 135,793,910 |
| 10 | JACKSONVILLE AVENUES LTD (MALL @ THE AVENUES) | 123,725,900 |
| 11 | MEMORIAL HEALTHCARE GROUP INC. | 96,822,903 |
| 12 | GATE PETROLEUM/GATE LAND CO. | 94,910,203 |
| 13 | RAMCO JACKSONVILLE LLC (RIVER CITY MARKET PLACE) | 90,437,324 |
| 14 | BANK OF AMERICA | 86,947,988 |
| 15 | GPT GIG BOA PORTFOLIO OWNER LLC (BANK OF AMERICA BLDG) | 86,162,045 |
| 16 | TARGET CORPORATION/DAYTON HUDSON CORP. | 74,752,598 |
| 17 | EQUITY ONE INC. | 74,253,721 |
| 18 | ANHEUSER BUSCH/METAL CONTAINER CORP. | 71,262,609 |
| 19 | AIMCO/SHELTER PROPERTIES | 70,383,720 |
| 20 | FOO TRUST II & III (WELLS FARGO BLDG & OTHERS) | 69,544,129 |
| 21 | PARK AVENUES RENTAL COMMUNITY | 66,580,267 |
| 22 | EASTGROUP JACKSONVILLE INC. | 62,414,915 |
| 23 | CD119 LLC (OFFICE COMPLEXES) | 61,558,400 |
| 24 | JACKSONVILLE TOWER ASSOCIATES (BARNETT CENTER) | 60,512,849 |
| 25 | PUBLIX SUPER MARKETS, INC. | 60,307,285 |

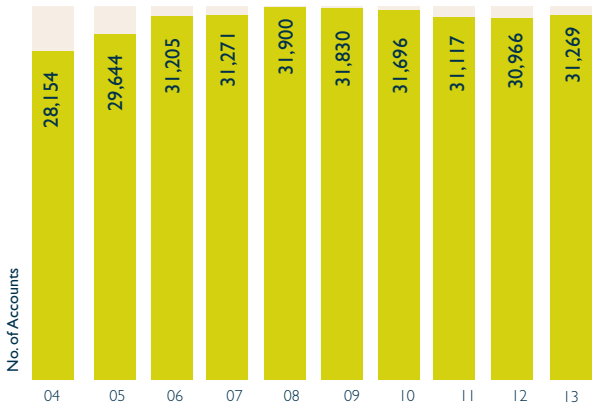
*Source: 2013 Certified Tax Roll (does not include changes made after certification due to the appeals process)*
**Includes multiple properties grouped together by property owner.*

# 4 TANGIBLE PERSONAL PROPERTY

In Florida, businesses owners and self-employed agents or contractors who own tangible personal property (TPP) as well as property owners who lease, lend or rent property are required to file a tangible personal property return and pay applicable taxes each year. (See §193.062, FL Statutes.) Tangible property is everything from office furniture, computer equipment and supplies to heavy industrial machines, tanks on work trucks and appliances in rental property.

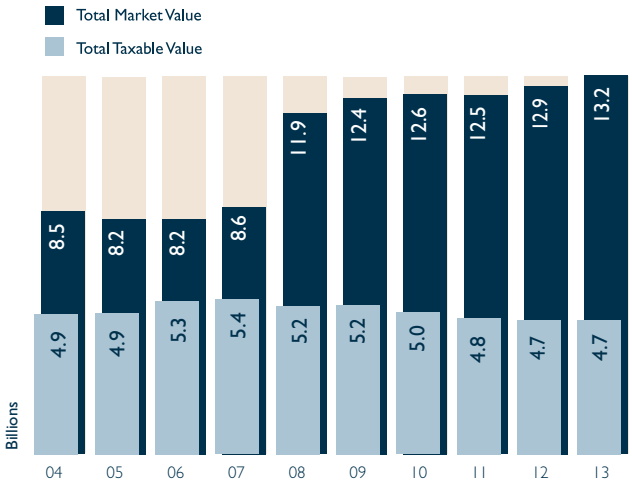
Staff in the **Tangible Personal Property Division** analyze returns and assess the costs of assets taking into consideration state guidelines for depreciation. All property owners that file a timely return by April 1 are eligible for the TPP exemption (up to $25,000 off the value of the property). Many businesses with total tangible assets under $25,000 (almost 2/3 of all tangible accounts) pay no tangible property taxes.

## TPP Accounts




*Source: 2004 - 2013 Certified Tax Rolls*

## TPP Market and Taxable Values*




*Source: 2004 - 2013 Certified Tax Rolls; includes centrally assessed property*
**The value difference between market and taxable values in a given year is due to exemptions. The increase in market value of tangible personal property in 2008 was largely due to the reassessment of two large exempt accounts.*

Due to the $25,000 exemption on tangible personal property, nearly 2/3 of owners of tangible property are totally exempt from property taxes.

**Largest Grouped* TPP Assessments**
**Top 25 on 2013 Certified Tax Roll**

| | COMPANY NAME | TPP TAXABLE VALUE |
|---|---|---|
| 1 | AT&T/BELLSOUTH COMMUNICATIONS | $284,443,789 |
| 2 | ANHEUSER BUSCH/METAL CONTAINER CORP. | 166,959,981 |
| 3 | VISTAKON/JOHNSON & JOHNSON VISION | 163,441,260 |
| 4 | FLORIDA POWER & LIGHT CO. | 138,494,950 |
| 5 | CEDAR BAY GENERATING CO. | 126,976,501 |
| 6 | COMCAST CABLE | 108,799,890 |
| 7 | CSX TRANSPORTATION INC. | 94,640,167 |
| 8 | SWISHER INTERNATIONAL INC. | 66,722,968 |
| 9 | GERDAU AMERISTEEL US INC. | 62,782,947 |
| 10 | FIDELITY NAT'L TITLE GROUP /LPS MORTGAGE PROCESSING | 54,420,538 |
| 11 | SAFT AMERICA INC. | 49,675,539 |
| 12 | TAMPA ELECTRIC CO/PEOPLES GAS SYSTEM | 47,462,557 |
| 13 | PUBLIX SUPER MARKETS, INC. | 46,779,799 |
| 14 | WINN DIXIE STORES/ZSF WD JACKSONVILLE | 42,315,219 |
| 15 | ARDAGH GLASS INC. | 40,555,574 |
| 16 | BANK OF AMERICA | 40,136,470 |
| 17 | MEMORIAL HEALTHCARE GROUP INC. | 38,702,098 |
| 18 | BACARDI BOTTLING/J H M CORP. | 37,158,664 |
| 19 | KRAFT FOODS/MAXWELL HOUSE | 34,789,333 |
| 20 | SEMINOLE KRAFT CORP/SMURFIT CONTAINER CORP. | 33,859,529 |
| 21 | WAL-MART PROPERTIES/STORES | 31,797,584 |
| 22 | 7-UP SNAPPLE/AMERICAN BOTTLING CO. | 27,451,469 |
| 23 | NORFOLK SOUTHERN RR/SOUTHERN REGION IND. | 27,415,587 |
| 24 | WELLS FARGO/WACHOVIA BANK | 25,757,046 |
| 25 | NUSTAR/SUPPORT TERMINALS OPERATIONS | 23,441,590 |

*Source: 2013 Certified Tax Roll (does not include changes made after certification due to the appeals process)*
**Includes multiple properties grouped together by property owner.*

## Largest Combined* Taxable Value Assessments in Duval County
## Top 25 on 2013 Certified Tax Roll

| | COMPANY NAME | REAL ESTATE | TPP | TOTAL TAXABLE VALUE |
|---|---|---|---|---|
| 1 | AT&T/BELLSOUTH COMMUNICATIONS | $30,337,165 | $284,443,789 | $314,780,954 |
| 2 | FDG PROPERTIES/FLAGLER DEVELOPMENT LANDS CO. | 245,128,777 | 420,445 | 245,549,222 |
| 3 | ANHEUSER BUSCH/METAL CONTAINER CORP. | 71,262,609 | 166,959,981 | 238,222,590 |
| 4 | WAL-MART PROPERTIES/STORES | 189,914,697 | 31,797,584 | 221,712,281 |
| 5 | STONE MOUNTAIN/GWINNETT INDUSTRIAL INC. | 204,892,946 | 672 | 204,893,618 |
| 6 | VISTAKON/JOHNSON & JOHNSON VISION | 38,849,077 | 163,441,260 | 202,290,337 |
| 7 | MID AMERICA APARTMENT COMMUNITIES | 186,443,957 | 3,172,608 | 189,616,565 |
| 8 | BLUE CROSS & BLUE SHIELD | 167,274,511 | 19,348,899 | 186,623,410 |
| 9 | ST JOHNS TOWN CENTER LLC | 182,585,803 | 224,219 | 182,810,022 |
| 10 | FLORIDA POWER & LIGHT CO. | 17,078,151 | 138,494,950 | 155,573,101 |
| 11 | BEEMER & ASSOCIATES | 153,037,864 | 86,985 | 153,124,849 |
| 12 | CEDAR BAY GENERATING CO. | 21,017,000 | 126,976,501 | 147,993,501 |
| 13 | G&I VII LLC (APTS) | 137,379,300 | 2,250,700 | 139,630,000 |
| 14 | LIBERTY PROPERTY LIMITED PARTNERSHIP | 135,793,910 | 71,067 | 135,864,977 |
| 15 | MEMORIAL HEALTHCARE GROUP INC. | 96,822,903 | 38,702,098 | 135,525,001 |
| 16 | BANK OF AMERICA | 86,947,988 | 40,136,470 | 127,084,458 |
| 17 | JACKSONVILLE AVENUES LTD (MALL @ THE AVENUES) | 123,725,900 | 632,210 | 124,358,110 |
| 18 | COMCAST CABLE | 5,476,656 | 108,799,890 | 114,276,546 |
| 19 | FIDELITY NAT'L TITLE GROUP/LPS MORTGAGE PROCESSING | 58,634,464 | 54,420,538 | 113,055,002 |
| 20 | GATE PETROLEUM/GATE LAND CO. | 94,910,203 | 16,570,002 | 111,480,205 |
| 21 | CSX TRANSPORTATION INC. | 16,375,897 | 94,640,167 | 111,016,064 |
| 22 | PUBLIX SUPER MARKETS, INC. | 60,307,285 | 46,779,799 | 107,087,084 |
| 23 | RAMCO JACKSONVILLE LLC (RIVER CITY MARKET PLACE) | 90,437,324 | 1,857 | 90,439,181 |
| 24 | WINN DIXIE STORES/ZSF WD JACKSONVILLE | 46,328,754 | 42,315,219 | 88,643,973 |
| 25 | SAFT AMERICA INC. | 37,300,973 | 49,675,539 | 86,976,512 |

*Source: 2013 Certified Tax Roll (does not include changes made after certification due to the appeals process)*
**Includes multiple properties grouped together by property owner. Total number includes the taxable values for real estate and tangible personal property.*

## Duval County Real Estate
## 2013 Parcel Counts and Values

| CATEGORY TYPE | PARCEL COUNT | MARKET VALUE | TAXABLE VALUE | PERCENT OF TOTAL TAXABLE |
|---|---|---|---|---|
| Single Family Homes | 252,055 | $31,445,432,455 | $21,497,985,387 | 50.189% |
| Improved Commercial | 12,472 | 9,981,143,741 | 9,449,498,337 | 22.061% |
| Improved Industrial | 4,045 | 3,776,662,225 | 3,618,158,933 | 8.447% |
| Multi-Family 10 Units or More | 572 | 3,249,227,900 | 3,068,582,695 | 7.164% |
| Condominiums | 26,255 | 2,407,525,196 | 1,914,738,266 | 4.470% |
| Vacant Residential | 20,500 | 757,901,576 | 708,952,877 | 1.655% |
| Multi-Family Less than 10 Units | 6,209 | 835,953,542 | 698,379,379 | 1.630% |
| Vacant Commercial | 2,957 | 534,593,427 | 509,334,622 | 1.189% |
| Mobile Homes | 9,473 | 459,892,168 | 258,482,900 | 0.603% |
| Institutional | 2,901 | 2,903,637,007 | 394,928,919 | 0.922% |
| Vacant Industrial | 1,376 | 253,268,046 | 225,201,531 | 0.526% |
| Retirement Homes & Misc. Residential | 32 | 143,420,762 | 140,071,685 | 0.327% |
| Agricultural | 1,809 | 2,226,367,819 | 175,532,509 | 0.410% |
| Miscellaneous | 3,788 | 81,561,093 | 74,811,028 | 0.175% |
| Non-Agricultural Acreage | 87 | 66,261,084 | 65,407,015 | 0.153% |
| Leasehold Interest | 126 | 330,941,498 | 10,011,784 | 0.023% |
| Government | 6,141 | 5,745,482,053 | 23,907,706 | 0.056% |
| Cooperatives | 121 | 3,055,500 | 240,400 | 0.001% |
| **TOTALS:** | **350,919** | **$65,202,327,092** | **$42,834,225,973** | **100.000%** |

*Source: 2013 Certified Tax Roll*

The Property Appraiser's Office is located in the Yates Building, 231 East Forsyth St., on the second and third floors. The office is open from 7 a.m. to 6 p.m., Mon. - Fri.

Visit our website at
**www.duvalpa.com**

# *IMPORTANT DATES*

## January 1

The date which determines property ownership, value, classification, and any exemptions (including homestead exemptions).

Tangible Personal Property returns mailed to taxpayers.

## January 1 – March 1

Applications accepted for portability and exemptions including:
homestead
senior citizen
widows/widowers
disability
charitable organizations
"granny flats"

Applications accepted for greenbelt classifications.

## April 1

Filing deadline for Tangible Personal Property returns.

## August

Notice of Proposed Property Taxes, also called Truth in Millage (TRIM) notices, are mailed to property owners mid-month. The notice outlines how taxes are broken down, the locations and times of budget hearings and the deadline for filing petitions with the Value Adjustment Board.

## September

Budgets of taxing authorities approved.

Deadline for Value Adjustment Board petitions.

## October

Value Adjustment Board hearings begin.

Tax Collector mails tax bills for current year on October 31.

**General Information**
630-2011
**Commercial Appraisal Division**
630-2600
**Customer Service/Exemptions Division**
630-2020
**Field Operations Division**
630-5996

**Greenbelt Classifications**
630-2594
**Land Records Division**
630-2019
**Residential Appraisal Division**
630-2037
**Tangible Personal Property Division**
630-1964

Jim Overton
Duval County Property Appraiser

Office of the Property Appraiser
231 E. Forsyth Street, Suite 270 • Jacksonville, FL 32202
www.duvalpa.com