# ANNUAL REPORT
## 2012 TAX ROLL

**Duval County**
**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.

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*Florida Theatre photo on cover provided by Visit Jacksonville.*

Nestled in the Northeast corner of the state along the Atlantic Ocean, Duval County's diverse landscape and character are unlike any other in Florida. Dotted with historic neighborhoods and boasting the largest urban park system in the United States, Duval County's charm is unquestionable; and it remains a vibrant city with strong commercial appeal. A hub for international commerce as well as finance, health care and aviation, Duval County is home to two major military bases, a bustling port as well as numerous hospitals and universities.

The area is rich in history and natural assets. Historic neighborhoods each tell their own story and work to preserve their history. Just a few miles from downtown Jacksonville, timber forests dot the landscape and farmers take advantage of the rural setting just beyond the urban core. Like Florida's other coasts, Jacksonville's beaches have been a vacation destination for decades and are a regular retreat for locals. It's all part of one of Florida's most unique areas - one that projects a charisma like no other: Duval County.

*Photos provided by Visit Jacksonville*

# 1 About Us

The job of the county Property Appraiser, as outlined in the Florida Constitution and Statutes, is to establish a property tax base for the county through the annual appraisal of all real and tangible property. In doing so, property appraisers determine the *just value* (market value) of all property annually on January 1 then apply exemptions, classifications and assessment limitations to determine each property's *taxable value*.

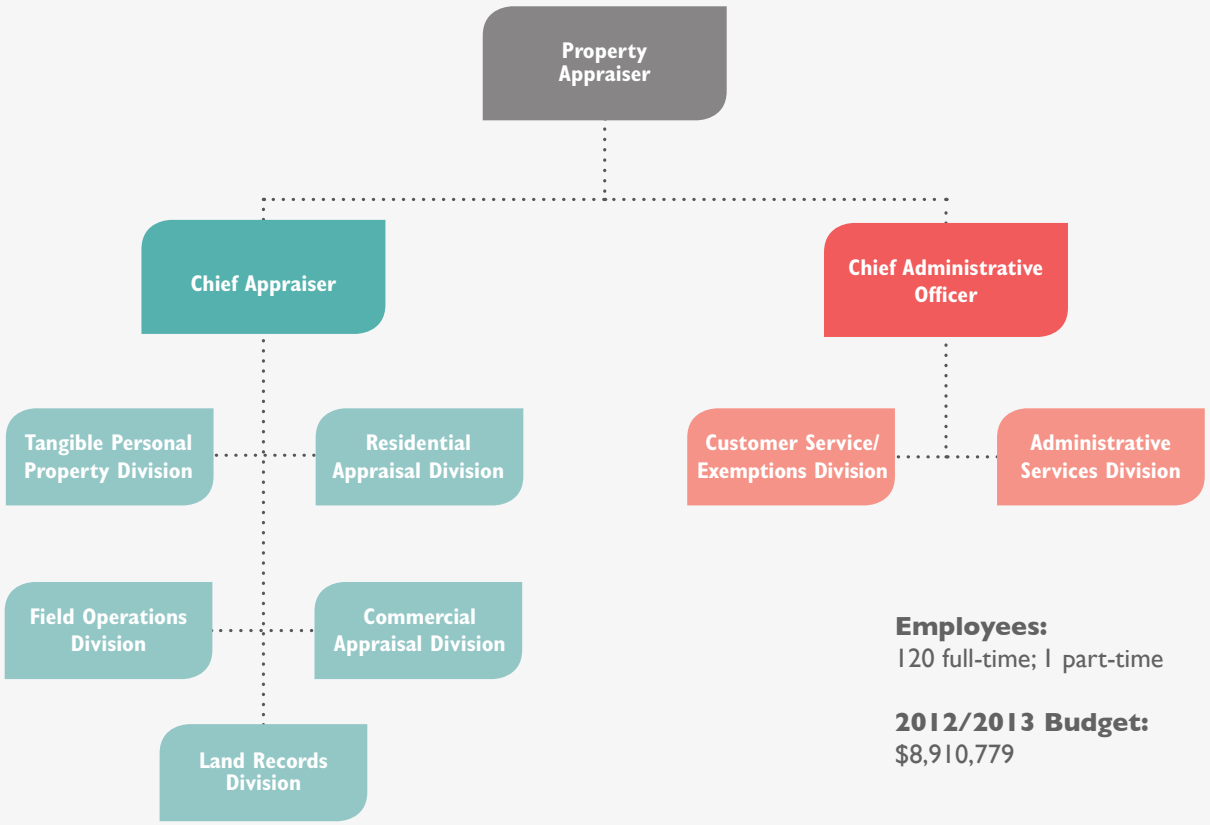
The Property Appraiser also maintains the official property database for the county including maps and ownership records.

## Duval County, Florida

| | |
|---|---|
| Total Area in Square Miles | 918 |
| Duval County Population | 875,809 |
| 2012 Average Unemployment Rate (Jacksonville MSA) | 8.3% |
| Median Household Income (Jacksonville MSA) | $52,091 |
| Median Age* | 35.2 |

*Sources: JaxUSA from DemographicsNow 2012, *Decision Data Resources 2011*

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




**Employees:**
120 full-time; 1 part-time

**2012/2013 Budget:**
$8,910,779

**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

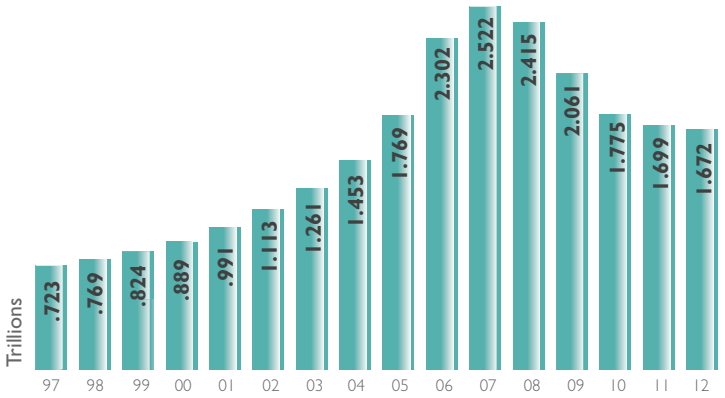
**Jim Ogburn** Chief of Field Operations Division

# 2 THE VALUE OF PROPERTY

By the nature of its location, natural resources and climate, Florida is considered - almost undeniably - a desirable place to live.

Although the appeal of living and working in Florida remains constant, the demand for real estate has fluctuated as it has throughout the nation due to a number of economic factors. The state was one of the hardest hit in the recent housing crisis with huge declines in value and high foreclosure rates. Though Duval County was not impacted as dramatically as some counties in Florida, it also experienced significant movement in values over the past decade.

**Total Just Value of Real Property in Florida**




*Source: Florida Department of Revenue*

Since 2008, the total just value of real property in Duval County has dropped more than $21 billion.

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

| ROLL YEAR | REAL PROPERTY | TANGIBLE PERSONAL PROPERTY | CENTRALLY ASSESSED* | TOTAL JUST VALUE |
|---|---|---|---|---|
| 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 |
| 2003 | 48,561,408,229 | 8,293,001,544 | 187,098,768 | 57,041,508,541 |

*Source: 2003-2012 Certified Tax Rolls*
**railroad property assessed by the Florida Department of Revenue*

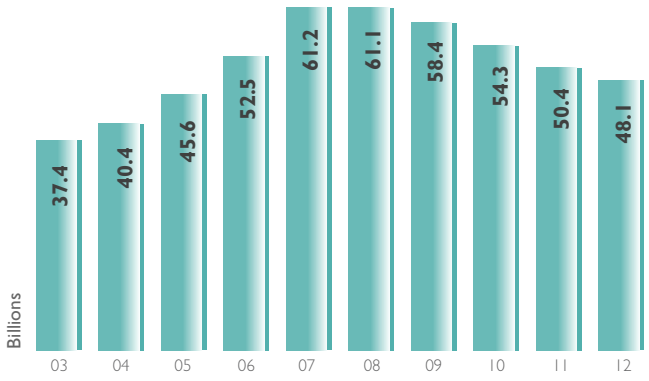
The Property Appraiser's Office (PAO) is responsible for appraising both real estate and tangible (business) property throughout the county for the purpose of taxation. Mass appraisal techniques utilize market trends and compare like properties in order to value property efficiently and equitably. State law requires the Property Appraiser to determine a *just value* (or fair market value) for each property. Just value is a probable sales price in a competitive open market excluding costs that would be associated with a sale.

In some cases, there are also caps on annual value increases, such as the "Save Our Homes" cap on homestead property, which create a lower *assessed value* for properties. Exemptions like the homestead exemption and others may decrease the value even further. Once all caps and exemptions have been applied, the property is left with a final *taxable value*. A single property may have several taxable values since some exemptions do not apply to all taxing authorities. The final taxable value is applied to the millages (tax rates) set by the taxing authorities to determine the property's taxes.

Property owners receive a *Notice of Proposed Property Taxes* each August and have 25 days to file a formal protest with the Value Adjustment Board if they disagree with the value. Tax bills are mailed by the Tax Collector on October 31.

## Operating Taxable Value of Duval County Property*

(Includes Real, Tangible and Centrally Assessed Property)

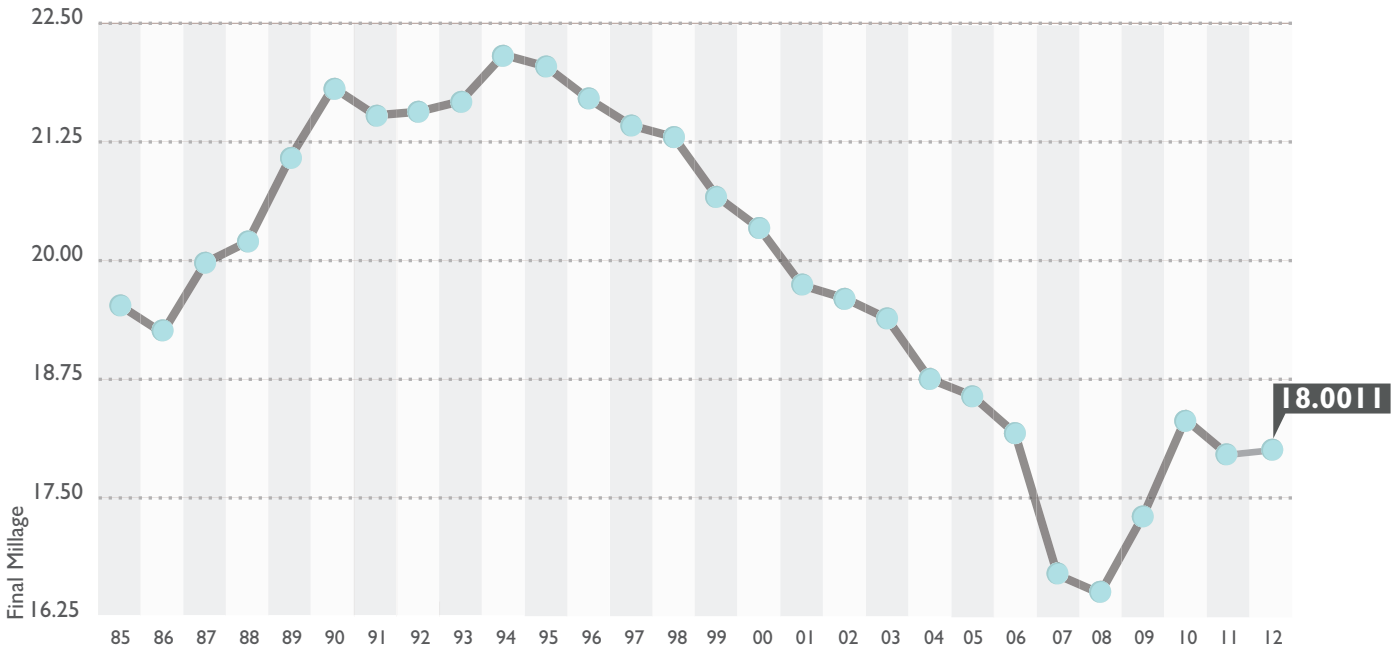



*Source: 2012 Certified Tax Roll*
**Represents the City of Jacksonville Operating Taxable Value. There are different taxable values for different taxing authorities.*

| ROLL YEAR | TAXABLE VALUE | PERCENT INCREASE |
|---|---|---|
| 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 | 8.01 |
| 2003 | 37,439,102,090 | |

## Total Millage

(Jacksonville General Services District)




*Source: 1985 - 2012 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

In Duval County, property taxes fund, in part, the following local taxing authorities:

- The City of Jacksonville
- The Duval County School System
- 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

Taxing authorities set a tax rate, also called a *millage rate*, each year. The millage rate is applied to a property's taxable value to determine the amount of taxes due. One mill equals $1 per $1000 (.001).

## 2012 Millages by Taxing Authority

(General Services District)

| MILLAGE | TAXING AUTHORITY |
|---|---|
| 10.0353 | Duval County/City of Jacksonville |
| 7.6000 | Duval County School Board |
| 0.0345 | Florida Inland Navigation District |
| 0.3313 | St. Johns River Water Management District |
| 18.0011 | Total Millage |

*Source: Duval County Taxing Authorities*

## 2012 Millages by District

| DISTRICT | MILLAGE |
|---|---|
| General Services District | 18.0011 mills |
| Old Core City of Jacksonville | 18.0011 mills |
| Jacksonville Beach | 18.8051 mills |
| Atlantic Beach | 18.0389 mills |
| Neptune Beach | 18.0863 mills |
| Baldwin | 19.5285 mills |

*Source: Duval County Taxing Authorities*

## Projected* Property Tax Levies for 2012

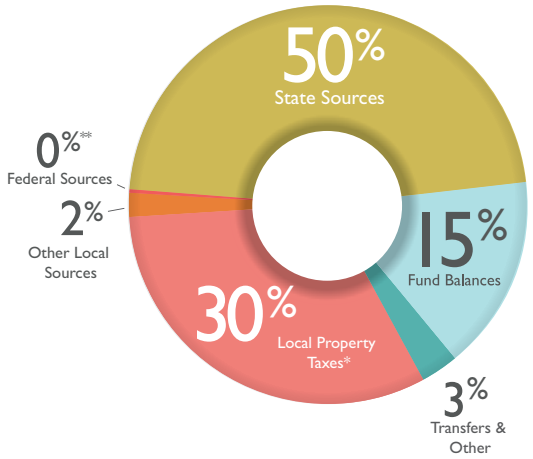
| | |
|---|---|
| City of Jacksonville, General Government (excluding Beaches & Baldwin) | $439,233,874.91 |
| Duval County Public Schools | 398,856,338.27 |
| City of Jacksonville (General Government - Beaches & Baldwin) | 29,394,972.19 |
| City of Jacksonville Beach | 10,107,684.16 |
| City of Atlantic Beach | 3,992,186.04 |
| City of Neptune Beach | 2,155,761.57 |
| Town of Baldwin | 128,976.10 |
| St. Johns River Water Management District | 16,014,949.91 |
| Florida Inland Navigation District | 1,667,721.70 |
| **Total Gross Taxes** | **$901,552,464.85** |

*Source: 2012 Certified Tax Roll*
** Actual levies may change as a result of appeals and adjustments.*

More than 96% of all property taxes levied in Duval County goes to the City of Jacksonville and Duval County Public Schools.

# BUDGETED REVENUE

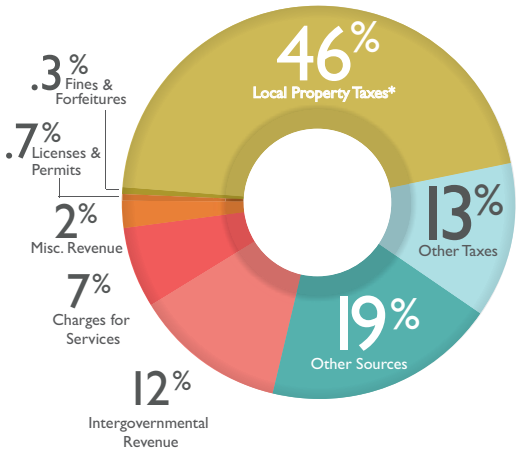
**Duval County Public Schools**
**FY 2012/2013, General Fund**




**FY 2012/2013**
**Duval County Schools**
**General Fund Budget**
**$1,022,258,825**

*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 2012/2013, General Fund**




**FY 2012/2013**
**City of Jacksonville**
**General Fund Budget**
**$947,917,232**

*Source: City of Jacksonville FY 2012/13 Budget*
**Ad valorem taxes are also collected and allocated to tax increment districts.*

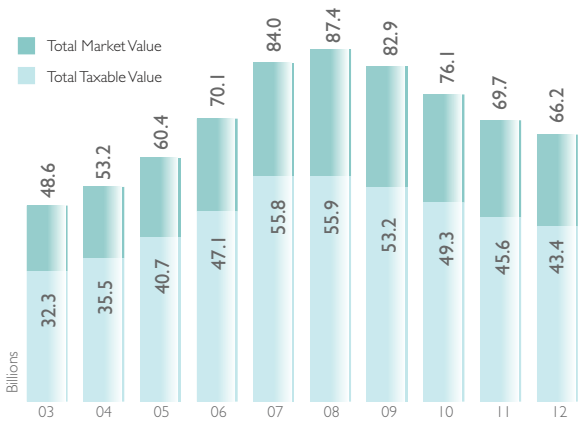
# 3 REAL ESTATE

Photo by Wayne Lasch

In Duval County, field appraisers in the **Field Operations Division** inspect all property at least once every five years as outlined in Florida law (§193.023, Fl Statutes). This includes all types of property from beachfront homes to highly specialized industrial properties. Field staff canvas neighborhoods to ensure that data on file for each property is accurate and up-to-date.

Maps and records on all properties are maintained by the **Land Records Division**. The division monitors recorded documents such as sales and ownership changes in order to keep ownership current, and adjusts maps and records when properties are combined, platted or changed.

## Real Estate Total Market and Taxable Values



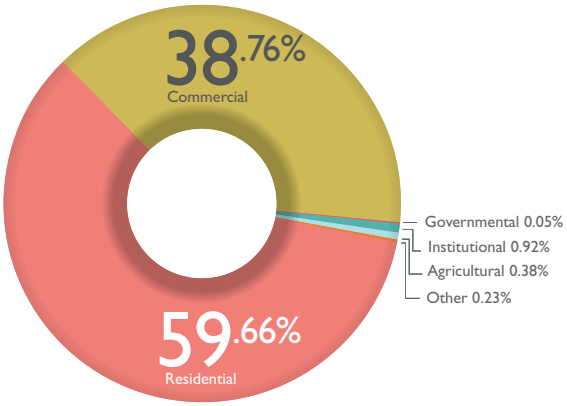

*Source: 2003 - 2012 Certified Tax Rolls*

| ROLL YEAR | MARKET VALUE | TAXABLE VALUE |
|---|---|---|
| 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 |
| 2003 | 48,561,408,229 | 32,326,925,203 |

There are 340,859 acres of land in Duval County of which 109,182* are classified as agricultural greenbelt property. 93,905 of those acres are used for timber purposes.

*(*may include homesteads or some property with non-agricultural uses which do not receive the benefits of the agricultural classification)*

## Taxable Value Composition of Real Estate




*Source: 2012 Certified Tax Roll*

## Real Estate Parcel Count

| ROLL YEAR | PARCEL COUNT | PERCENT CHANGED |
|---|---|---|
| 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 | 2.32% |
| 2003 | 299,952 | |

*Source: 2003 - 2012 Certified Tax Rolls*

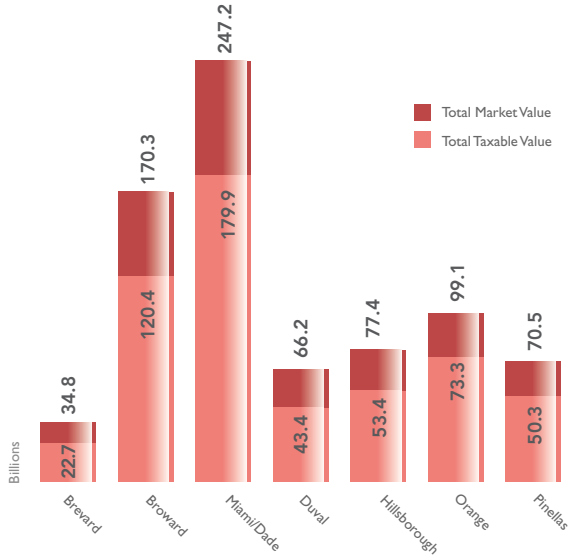
# *Comparisons of Large Florida Counties*

## 2012 Real Estate Parcel Count

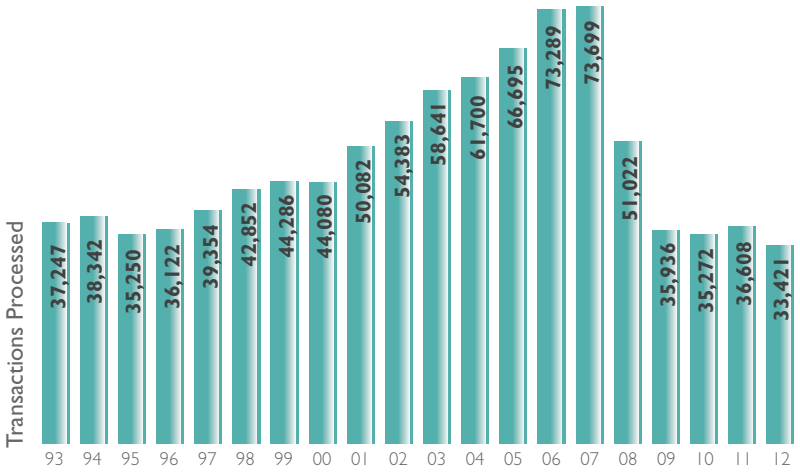
| COUNTY | PARCEL COUNT |
|---|---|
| Brevard | 325,049 |
| Broward | 735,921 |
| Miami/Dade | 892,361 |
| Duval | 350,637 |
| Hillsborough | 465,014 |
| Orange | 425,453 |
| Pinellas | 434,062 |

*Source for charts above and right: Florida Department of Revenue 2012 Ad Valorem Data Book*

## 2012 Real Estate Market and Taxable Values



## Duval County Real Estate Transactions*



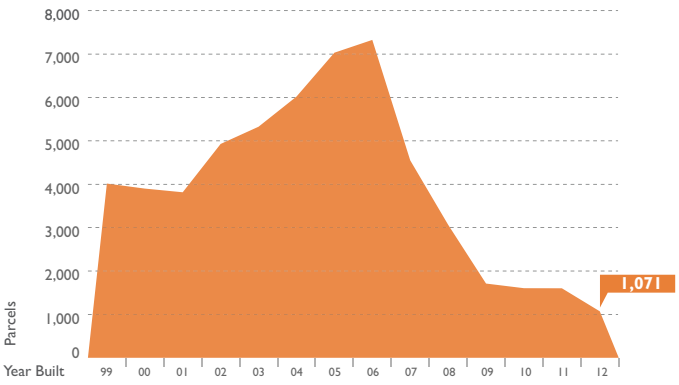

*Source: 1993-2012 Certified Tax Roll*
**Includes sales and changes in ownership including foreclosures adjusted on the tax roll the year indicated. Transactions occurred the prior year.*

## New Parcels by Planning District*

| PLANNING DISTRICT | NEW PARCELS |
|---|---|
| 1 - Urban Core | 0 |
| 2 - Greater Arlington/Beaches | 1 |
| 3 - Southeast | 238 |
| 4 - Southwest | 134 |
| 5 - Northwest | 79 |
| 6 - North | 11 |
| 7 - Atlantic Beach | 11 |
| Neptune Beach | 0 |
| Jacksonville Beach | 19 |
| Baldwin | 0 |

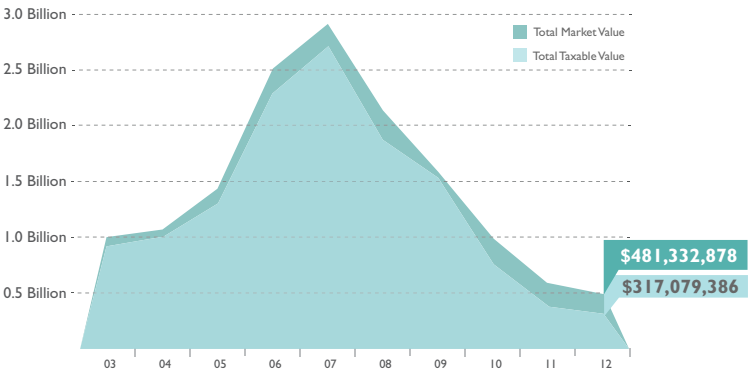
*Source: PAO Real Estate Database*
** Added to 2012 Tax Roll; does not include deletions when parcels were reconfigured.*

## 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: 2003 - 2012 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 | 20,449 | 17,321 | 13,879 | 576 | 32 | 364 | 4 |
| 2 | 22,813 | 18,748 | 14,380 | 537 | 125 | 530 | 12 |
| 3 | 21,374 | 16,782 | 14,318 | 283 | 108 | 469 | 23 |
| 4 | 25,766 | 15,675 | 13,311 | 770 | 271 | 2,355 | 16 |
| 5 | 21,193 | 14,427 | 12,854 | 529 | 436 | 1,071 | 11 |
| 6 | 28,284 | 24,271 | 20,169 | 549 | 32 | 826 | 53 |
| 7 | 20,826 | 13,499 | 8,082 | 428 | 581 | 1,318 | 29 |
| 8 | 26,335 | 19,179 | 12,336 | 839 | 189 | 673 | 234 |
| 9 | 26,116 | 17,248 | 9,216 | 804 | 992 | 1,682 | 2 |
| 10 | 22,458 | 17,160 | 11,641 | 1,013 | 347 | 584 | 44 |
| 11 | 32,580 | 18,644 | 16,898 | 603 | 325 | 550 | 1,039 |
| 12 | 27,212 | 20,805 | 16,825 | 656 | 119 | 497 | 168 |
| 13 | 31,270 | 18,291 | 17,295 | 621 | 333 | 1,291 | 129 |
| 14 | 23,961 | 19,147 | 14,646 | 548 | 95 | 820 | 26 |
| **TOTALS:** | **350,637** | **251,197** | **195,850** | **8,756** | **3,985** | **13,030** | **1,790** |

*Source: 2012 Certified Tax Roll*
**homes with a Homestead Exemption **homes with an income-based Sr. Additional Homestead Exemption ***number of parcels with an agricultural classification*

## City Council Districts

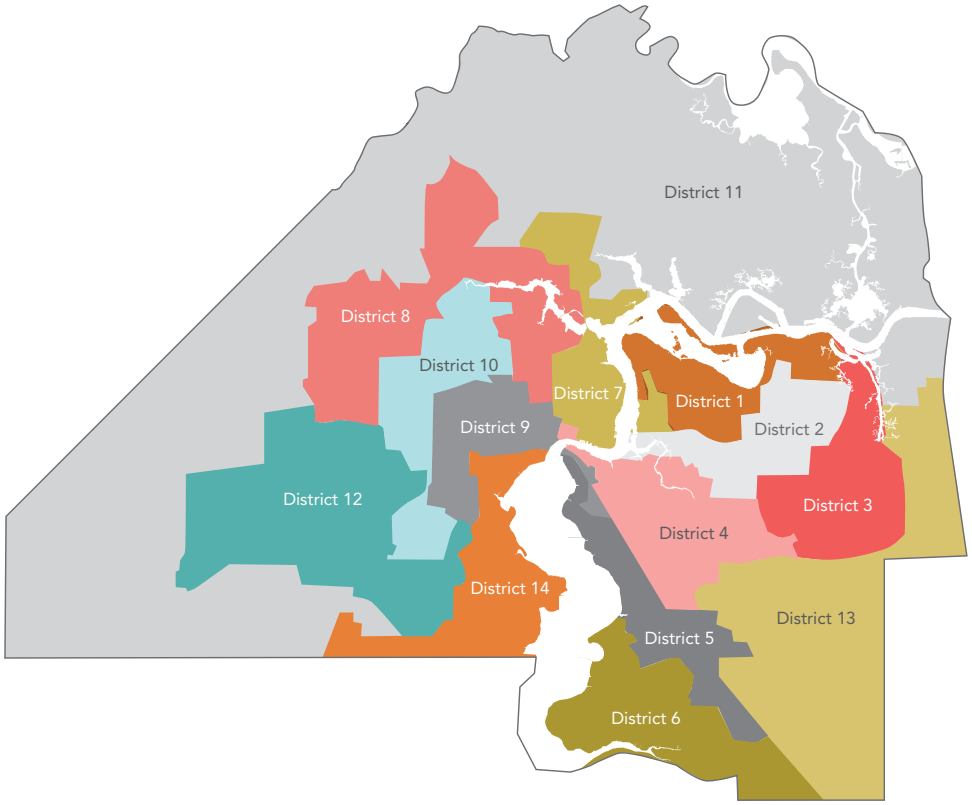


Photo Provided by Riverside Avondale Preservation

# EXEMPTIONS

## Homestead and Other Exemptions

There are a number of exemptions in state and local law that lower the assessed value on a property; therefore, lowering property taxes. The most common is the homestead exemption which can provide up to $50,000 off the property's value for certain taxing authorities. This includes the original homestead exemption ($25,000) as well as an additional homestead exemption up to $25,000 which does not apply to school taxes. Other exemptions include those for the disabled, deployed military, low-income seniors and more. Exemptions are administered by the **Customer Service/ Exemptions Division**.

The Duval County Property Appraiser's Office processed liens totaling more than $1 million in 2012 on properties where taxpayers claimed but were not eligible for a homestead or other exemption.

### Homestead Exemptions

| ROLL YEAR | HOMESTEAD COUNT* | PERCENT OF CHANGED |
|---|---|---|
| 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 | 1.74 |
| 2003 | 186,442 | |

*Source: 2003 - 2012 Certified Tax Rolls*
**Not all single family dwellings are eligible for a homestead exemption. Only primary residences are eligible.*

### Senior Additional Homestead Exemptions*

| ROLL YEAR | SR HOMESTEAD COUNT | PERCENT OF CHANGED |
|---|---|---|
| 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 | 3.08 |
| 2003 | 9,871 | |

*Source: 2003 - 2012 Certified Tax Rolls*
** Based on income requirements*

## "Save Our Homes"

The annual increase in the assessed value of homesteaded property is capped through the "Save Our Homes" law. The cap is determined by the change in the National Consumer Price Index but cannot exceed 3%. Therefore, the market value and assessed value of a home are often different.

If the market value decreases, the assessed value will continue to rise until it meets the market value. This is referred to as the Recapture Rule since the amount between the two values is being recaptured. A referendum to change this rule failed in 2012.

## Portability

Homesteaded property owners in Florida may transfer the "Save Our Homes" benefit (difference between market and assessed values) on their old home to a new home. This benefit, called portability, was passed by voters in 2008. The amount is transferred in total or as a percentage depending on the value of the new property.

The total deferred value on homesteaded property has decreased $11 billion since 2007 as market values dropped.

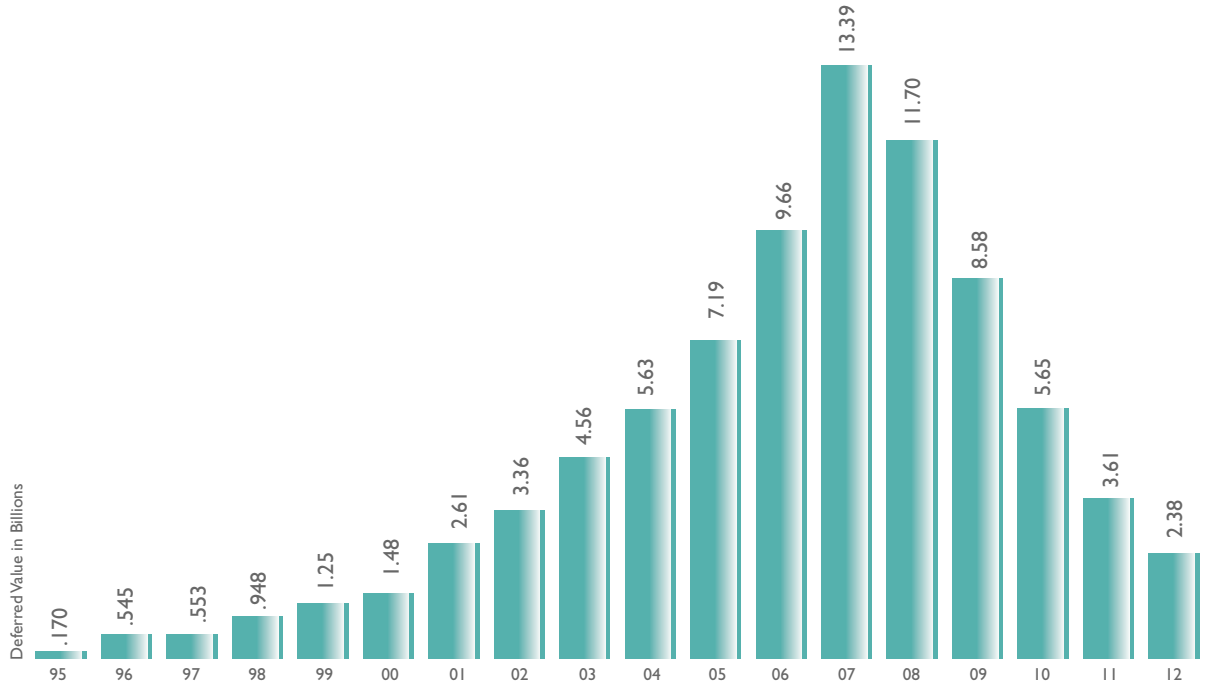
### "Save Our Homes"* Cap Rate History

| ROLL YEAR | "SAVE OUR HOMES" CAP |
|---|---|
| 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*

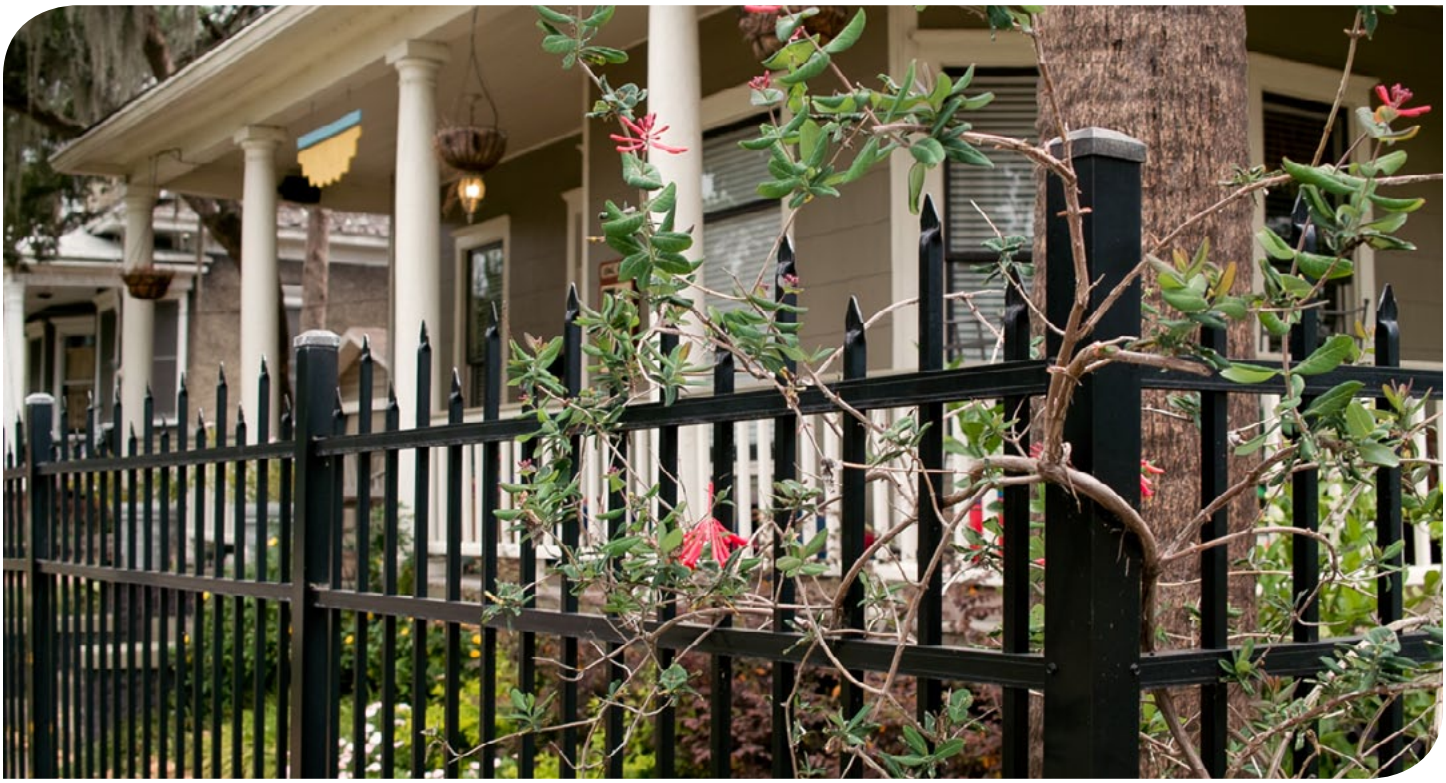
**As provided in section 193.155(1), Florida Statutes, beginning in 1995, or the year after the property receives homestead exemption, annual reassessment shall not exceed the lower of the following: (a) Three percent of the assessed value of the property for the prior year: or (b) The percentage change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

### Annual Deferred Value on Homesteaded Property*




*Source: 1995 - 2012 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.)*

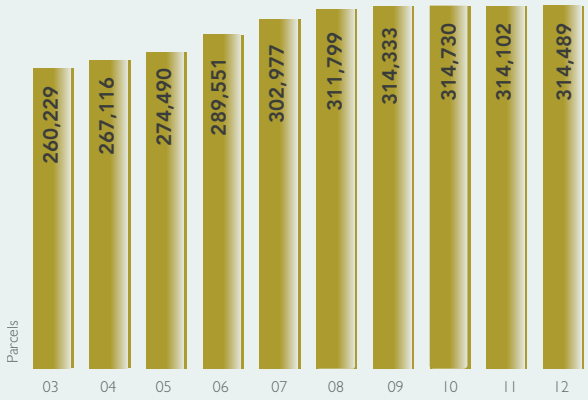


# RESIDENTIAL PROPERTY

There were 314,489 residential properties on the 2012 Duval County Tax Roll. This includes everything from single family houses and condominiums to small apartment buildings. Each property is appraised annually by the **Residential Appraisal Division.** Market trends and neighborhood comparisons play key roles in the appraisal of residential property as do the condition and features of an individual property.

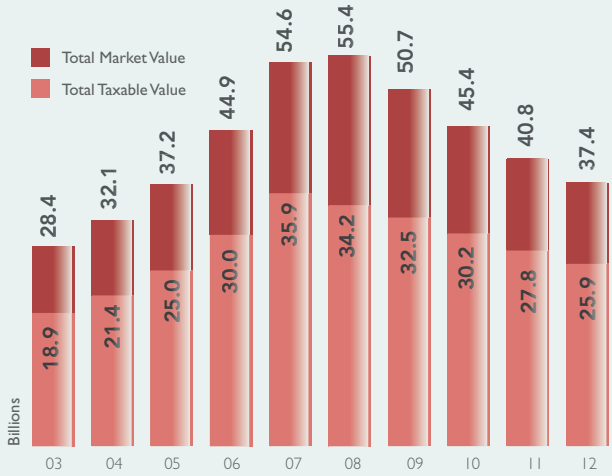
In 2012, the total market value of all residential property declined once again. As a result the taxable value was down nearly 7%.

**Residential Parcel Count**



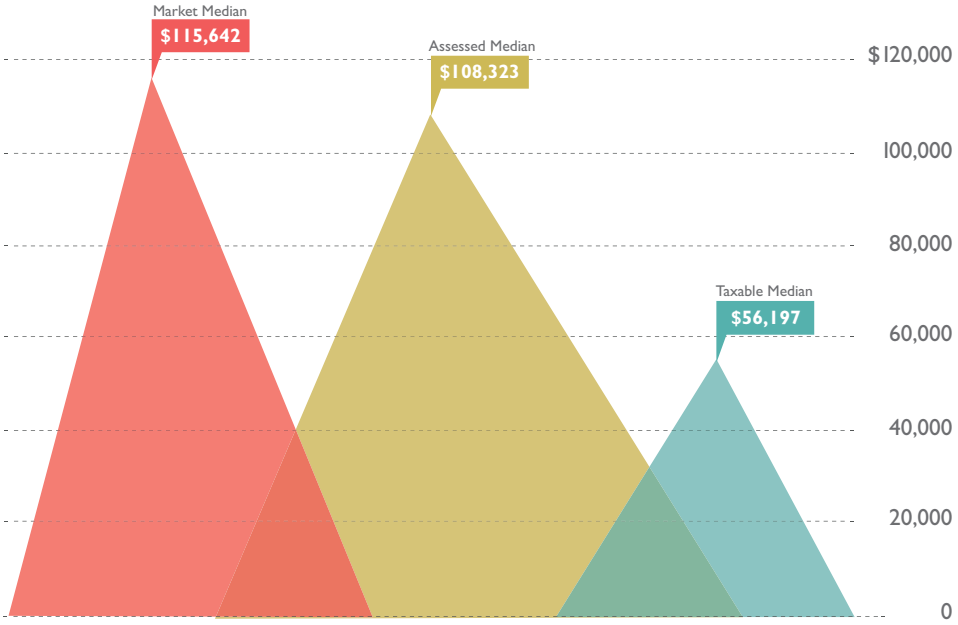

Source: 2003 - 2012 Certified Tax Rolls

**Residential Market and Taxable Values**




Source: 2003 - 2012 Certified Tax Rolls

## Median Homesteaded Single Family Home Value

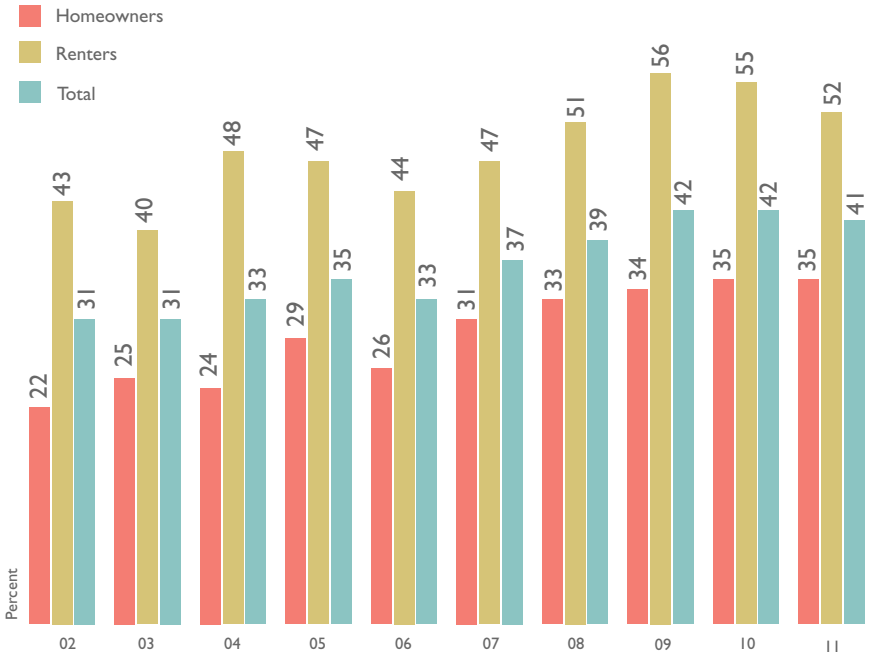



*Source: 2012 Certified Tax Roll*

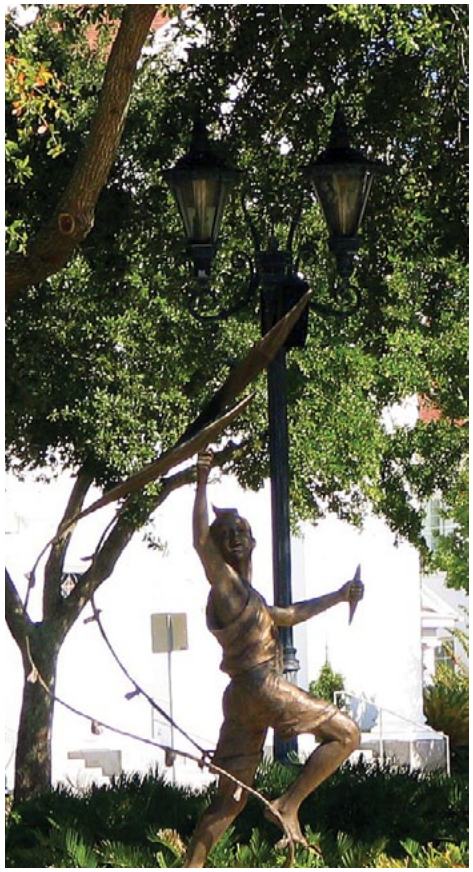
The median market value of a homesteaded single family home on the 2012 Tax Roll was $115,642.

## Housing Burden

*Households Paying over 30 Percent of Household Income for Housing*




*Source: U.S. Census, American Community Survey, JCCI 2012 Quality of Life Report*
*The Housing Burden indicator measures the total cost of housing (rent or mortgage and utilities) as a percentage of the total household income.*



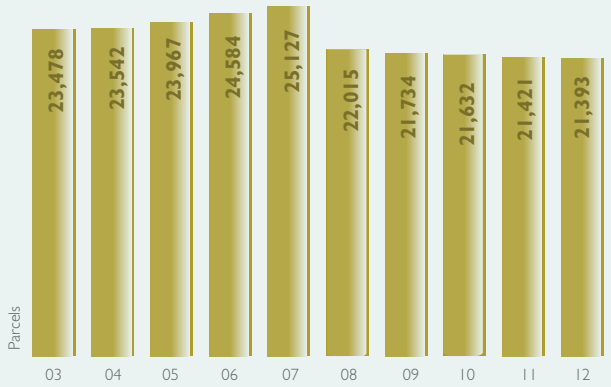
Photos Provided by Visit Jacksonville

# COMMERCIAL PROPERTY

The **Commercial Appraisal Division** in Duval County appraises a diverse mix of properties from large industrial plants to office buildings and strip malls. This is accomplished utilizing three main appraisal methods – market, cost and income.

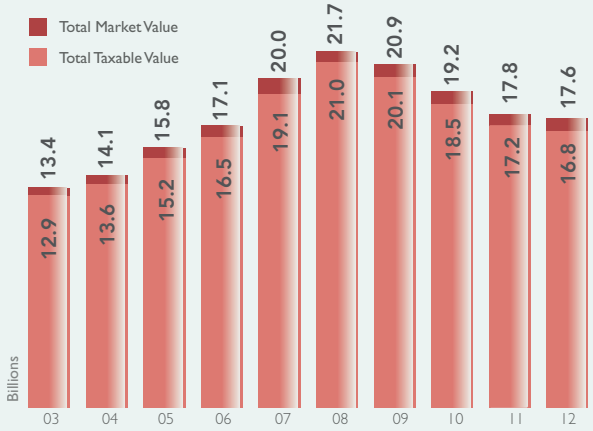
There were 21,393 commercial parcels on the 2012 Duval County Tax Roll. The taxable value of commercial property has declined for several years and dropped another 2% from 2011 to 2012.

## Commercial Parcel Count




Source: 2003 - 2012 Certified Tax Rolls

## Commercial Market and Taxable Values




Source: 2003 - 2012 Certified Tax Rolls

Though commercial properties only make up about 6% of the total parcels in Duval County, they are responsible for about 39% of the county's taxable value.

### Largest Grouped* Real Estate Assessments in Duval County Top 25 on 2012 Tax Roll

| | COMPANY NAME | REAL ESTATE TAXABLE VALUE |
|---|---|---|
| 1 | FDG PROPERTIES/FLAGLER DEVELOPMENT LANDS CO. | $253,948,066 |
| 2 | MID AMERICA APARTMENT COMMUNITIES | 207,266,399 |
| 3 | STONE MOUNTAIN INDUSTRIAL INC. | 198,599,508 |
| 4 | WAL-MART PROPERTIES/STORES | 192,563,758 |
| 5 | ST JOHNS TOWN CENTER LLC | 169,881,003 |
| 6 | FLORIDA BLUE | 167,578,188 |
| 7 | BEEMER & ASSOCIATES | 161,359,682 |
| 8 | LIBERTY PROPERTY LIMITED PARTERSHIP | 139,465,441 |
| 9 | G&I VII LLC (APTS) | 122,864,480 |
| 10 | JACKSONVILLE AVENUES LTD (MALL @ THE AVENUES) | 112,126,900 |
| 11 | MEMORIAL HEALTHCARE GROUP INC. | 103,544,913 |
| 12 | FIRST STATES INVESTORS | 100,325,094 |
| 13 | GATE PETROLEUM/GATE LAND CO. | 96,717,328 |
| 14 | EQUITY ONE INC. | 89,923,842 |
| 15 | WINN DIXIE STORES/ZSF WD JACKSONVILLE | 89,525,533 |
| 16 | RAMCO JACKSONVILLE LLC (RIVER CITY MARKET PLACE) | 87,960,873 |
| 17 | BANK OF AMERICA | 78,820,035 |
| 18 | TARGET CORPORATION/DAYTON HUDSON CORP. | 76,012,796 |
| 19 | ANHEUSER BUSCH/METAL CONTAINER CORP. | 72,765,071 |
| 20 | FOO TRUST II & III (MODIS BLDG & OTHERS) | 70,926,348 |
| 21 | AIMCO/SHELTER PROPERTIES | 65,161,300 |
| 22 | CD119 LLC | 65,000,600 |
| 23 | LOWES HOME CENTERS INC. | 61,481,568 |
| 24 | PARK AVENUES RENTAL COMMUNITY | 60,527,774 |
| 25 | JACKSONVILLE TOWER ASSOCIATES (BARNETT CENTER) | 59,601,000 |

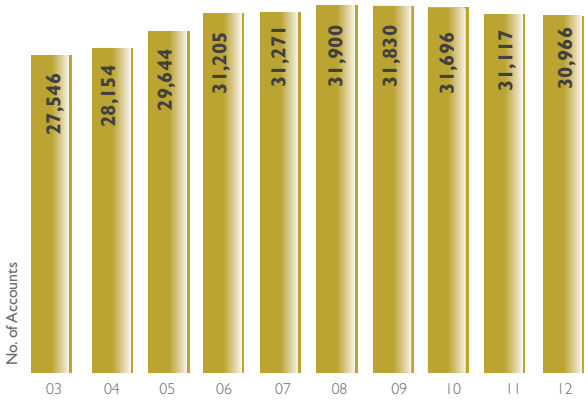
*Source: 2012 Certified Tax Roll*
**Includes multiple properties grouped together by property owner.*

# 4 TANGIBLE PERSONAL PROPERTY

In Florida, all businesses are required by state law to file a tangible personal property return to report all property used for income-producing purposes. This includes everything from industrial machines to office furniture and supplies. It also applies to rental properties. The **Tangible Personal Property (TPP) Division** is responsible for assessing all tangible property based on costs of assets as well as state guidelines for depreciation.

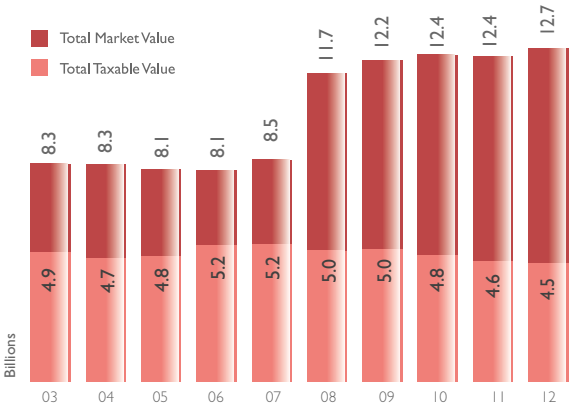
A law passed in 2008 provides for a $25,000 exemption on tangible property. Businesses must file a return to be eligible. Those with assets under $25,000 must file an initial return and will receive a waiver from filing each year until their property exceeds the threshold. As a result of this exemption, about two-thirds of the TPP accounts on record in Duval County pay no property taxes.

## TPP Accounts




*Source: 2003 - 2012 Certified Tax Rolls*

## TPP Market and Taxable Values*




*Source: 2003 - 2012 Certified Tax Rolls*
**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.*

About two-thirds of the TPP accounts in Duval County had property values that did not exceed $25,000; and therefore, were exempt from property taxes in 2012.

**Largest Grouped* TPP Assessments**
**Top 25 on 2012 Tax Roll**

| | COMPANY NAME | TPP |
|---|---|---|
| 1 | AT&T/BELLSOUTH COMMUNICATIONS | $280,070,896 |
| 2 | ANHEUSER BUSCH/METAL CONTAINER CORP. | 170,048,968 |
| 3 | VISTAKON/JOHNSON & JOHNSON VISION | 166,100,009 |
| 4 | CEDAR BAY GENERATING CO. | 128,739,915 |
| 5 | FLORIDA POWER & LIGHT CO. | 114,196,219 |
| 6 | COMCAST CABLE | 113,920,678 |
| 7 | CSX TRANSPORTATION INC. | 91,760,345 |
| 8 | SWISHER INTERNATIONAL INC. | 75,452,869 |
| 9 | GERDAU AMERISTEEL US INC. | 63,825,734 |
| 10 | FIDELITY NATL' TITLE GROUP /LPS MORTGAGE PROCESSING | 54,333,242 |
| 11 | WINN DIXIE STORES/ZSF WD JACKSONVILLE | 51,172,732 |
| 12 | PUBLIX SUPER MARKETS, INC. | 49,697,005 |
| 13 | TAMPA ELECTRIC CO/PEOPLES GAS SYSTEM | 45,451,284 |
| 14 | ANCHOR GLASS CONTAINER/ACQUISITION CORP | 41,452,264 |
| 15 | MEMORIAL HEALTHCARE GROUP INC. | 41,239,904 |
| 16 | JACKSONVILLE SOLAR LLC | 38,916,003 |
| 17 | BANK OF AMERICA | 38,497,800 |
| 18 | BACARDI BOTTLING/J H M CORP. | 37,847,587 |
| 19 | FEC RAILROAD | 34,700,889 |
| 20 | VERIZON WIRELESS | 34,508,780 |
| 21 | SAFT AMERICA INC. | 33,835,287 |
| 22 | WAL-MART PROPERTIES/STORES | 32,638,960 |
| 23 | KRAFT FOODS /MAXWELL HOUSE | 31,767,864 |
| 24 | BP OIL & EXPLORATION INC. | 29,735,318 |
| 25 | SEMINOLE KRAFT CORP/SMURFIT CONTAINER CORP. | 28,770,723 |

*Source: 2012 Certified Tax Roll*
**Includes multiple properties grouped together by property owner.*

## Largest Combined* Value Assessments in Duval County
## Top 25 on 2012 Tax Roll

| | COMPANY NAME | REAL ESTATE | TPP | TOTAL |
|---|---|---|---|---|
| 1 | AT&T/BELLSOUTH COMMUNICATIONS | $30,631,527 | $280,070,896 | $310,702,423 |
| 2 | FDG PROPERTIES/FLAGLER DEVELOPMENT LANDS CO. | 253,948,066 | 642,043 | 254,590,109 |
| 3 | ANHEUSER BUSCH/METAL CONTAINER CORP. | 72,765,071 | 170,048,968 | 242,814,039 |
| 4 | WAL-MART PROPERTIES/STORES | 192,563,758 | 32,638,960 | 225,202,718 |
| 5 | MID AMERICA APARTMENT COMMUNITIES | 207,266,399 | 3,790,445 | 211,056,844 |
| 6 | VISTAKON/JOHNSON & JOHNSON VISION | 41,474,159 | 166,100,009 | 207,574,168 |
| 7 | STONE MOUNTAIN INDUSTRIAL INC. | 198,599,508 | 23,753 | 198,623,261 |
| 8 | FLORIDA BLUE | 167,578,188 | 20,919,648 | 188,497,836 |
| 9 | ST. JOHNS TOWN CENTER LLC | 169,881,003 | 175,357 | 170,056,360 |
| 10 | BEEMER & ASSOCIATES | 161,359,682 | 99,123 | 161,458,805 |
| 11 | CEDAR BAY GENERATING CO. | 21,017,000 | 128,739,915 | 149,756,915 |
| 12 | MEMORIAL HEALTHCARE GROUP INC. | 103,544,913 | 41,239,904 | 144,784,817 |
| 13 | WINN DIXIE STORES/ZSF WD JACKSONVILLE | 89,525,533 | 51,172,732 | 140,698,265 |
| 14 | LIBERTY PROPERTY LIMITED PARTERSHIP | 139,465,441 | 62,291 | 139,527,732 |
| 15 | FLORIDA POWER & LIGHT CO. | 17,147,394 | 114,196,219 | 131,343,613 |
| 16 | G&I VII LLC (APTS) | 122,864,480 | 1,915,788 | 124,780,268 |
| 17 | COMCAST CABLE | 5,404,752 | 113,920,678 | 119,325,430 |
| 18 | BANK OF AMERICA | 78,820,035 | 38,497,800 | 117,317,835 |
| 19 | GATE PETROLEUM/GATE LAND CO. | 96,717,328 | 16,849,911 | 113,567,239 |
| 20 | FIDELITY NATL' TITLE GROUP /LPS MORTGAGE PROCESSING | 58,632,421 | 54,333,242 | 112,965,663 |
| 21 | JACKSONVILLE AVENUES LTD (MALL @ THE AVENUES) | 112,126,900 | 740,769 | 112,867,669 |
| 22 | CSX TRANSPORTATION INC. | 17,639,999 | 91,760,345 | 109,400,344 |
| 23 | PUBLIX SUPER MARKETS, INC. | 58,253,096 | 49,697,005 | 107,950,101 |
| 24 | FIRST STATES INVESTORS | 100,325,094 | 88,484 | 100,413,578 |
| 25 | SWISHER INTERNATIONAL INC. | 16,776,458 | 75,452,869 | 92,229,327 |

*Source: 2012 Certified Tax Roll*
**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
## 2012 Parcel Counts and Values

| CATEGORY TYPE | PARCEL COUNT | MARKET VALUE | TAXABLE VALUE | PERCENT TO TOTAL TAXABLE |
|---|---|---|---|---|
| Single Family Homes | 251,197 | $32,810,939,264 | $22,178,265,761 | 51.096% |
| Improved Commercial | 12,475 | 10,065,389,418 | 9,541,627,105 | 21.983% |
| Improved Industrial | 3,985 | 3,559,939,430 | 3,501,567,567 | 8.067% |
| Multi-Family 10 Units or More | 578 | 3,068,028,904 | 2,907,487,555 | 6.699% |
| Condominiums | 26,058 | 2,331,637,871 | 1,863,820,117 | 4.294% |
| Vacant Residential | 21,223 | 796,054,419 | 760,672,034 | 1.753% |
| Multi-Family Less than 10 Units | 6,261 | 894,582,785 | 754,753,651 | 1.739% |
| Vacant Commercial | 2,975 | 568,843,511 | 531,935,247 | 1.226% |
| Mobile Homes | 9,541 | 480,832,397 | 268,415,197 | 0.618% |
| Institutional | 2,938 | 2,823,902,999 | 400,696,429 | 0.923% |
| Vacant Industrial | 1,353 | 229,958,515 | 204,699,430 | 0.472% |
| Retirement Homes & Misc. Residential | 27 | 141,422,303 | 138,218,064 | 0.318% |
| Agricultural | 1,790 | 2,320,526,832 | 163,066,451 | 0.376% |
| Miscellaneous | 3,754 | 99,916,077 | 88,067,336 | 0.203% |
| Non-Agricultural Acreage | 88 | 70,685,214 | 68,188,433 | 0.157% |
| Leasehold Interest | 125 | 325,659,483 | 9,712,563 | 0.022% |
| Government | 6,148 | 5,564,540,771 | 23,023,289 | 0.053% |
| Cooperatives | 121 | 3,055,500 | 483,200 | 0.001% |
| **TOTALS:** | **350,637** | **$66,155,915,693** | **$43,404,699,429** | **100.000%** |

*Source: 2012 Certified Tax Roll*

## MORE INFORMATION

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

Information is also available online at **www.duvalpa.com** or by calling the numbers on the right.

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

**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

The Duval County Property Appraiser's website, **www.duvalpa.com**, is one of the most visited sites of all local government departments and agencies.

The property search function was expanded to provide users with more information and more ways to search for properties.

The site includes:

- Online Homestead Exemption Application
- A property search featuring detailed information and maps
- Advanced search capabilities with downloadable data
- A Tax Estimator
- Timelines and information on services
- Map options detailing sales in your neighborhood

## *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 (VAB) hearings begin.

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

At the Property Appraiser's Office

*We Value You*

**Jim Overton**
**Duval County Property Appraiser**

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