

PRESS RELEASE

CLAY COUNTY PROPERTY APPRAISER • PO BOX 38 • GREEN COVE SPRINGS, FL 32043 • 904-284-6305 • Fax: 904-284-2923

For Immediate Release

Date: June 29, 2015
Contact: ROGER A. SUGGS, CFA, AAS, CCF, PROPERTY APPRAISER
STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ2771
Phone: 904-269/284-6305
Fax: 904-284-2923

CLAY COUNTY PROPERTY VALUES INCREASE 4.46 PERCENT

Roger A. Suggs, CFA, AAS, CCF, Clay County Property Appraiser, submitted the Certification of Taxable Value to the Clay County taxing authorities and the Department of Revenue on Wednesday, July 1st. For the third year in a row the taxable value of Clay County has increased. Taxable value is based on the market value minus differentials (“caps”) and exemptions.

The 2015 preliminary taxable value of all properties in the county is approximately \$8.8 billion, up from last year’s taxable value of \$8.4 billion, which represents an increase of approximately 4.46 percent. The certified increase in the taxable value is better than the June 1st estimate provided by the property appraiser that placed the increase at 4.00 percent.

The statutory assessment date for the 2015 Assessment Roll is January 1, 2015. Therefore, the overall increase in value is a reflection of the upward direction the real estate market has taken during 2014. Although values have increased, the assessed values of properties with a homestead exemption will be limited (“capped”) at a 0.8 percent increase (excluding any additions or improvements) and non-homestead residential and commercial properties will be limited (“capped”) at a 10 percent increase due to constitutional amendments passed by voters in 1992 and 2008, respectively.

The taxing authorities now have until August 4th to notify the property appraiser of their 2015 proposed maximum millage rates, and the date, time and place of their respective public budget hearings. This information will be used by the property appraiser to prepare the Notice of Proposed Property Tax forms, which will be mailed to all property owners in mid-August.

Increases in the taxable value for the various taxing authorities in Clay County include:

Board of County Commissioners: 4.46 percent increase
School Board: 4.09 percent increase
Green Cove Springs: 2.06 percent increase
Town of Orange Park: 2.21 percent increase
Keystone Heights: 2.39 percent increase
St. Johns River Water Management District: 4.44 percent increase

Certified information will be updated on the property appraiser’s website (www.ccpao.com) following assessment roll approval by the Department of Revenue (mid-July).