

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: May 25, 2018
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

PROPERTY VALUES INCREASE IN CLAY COUNTY

Roger A. Suggs, CFA, AAS, CCF, Clay County Property Appraiser, submitted the working taxable value estimates to the Clay County taxing authorities on Friday, June 1st. The 2018 taxable value of all properties in the county is estimated at approximately \$10.5 billion – an annual increase of more than \$595 million.

The statutory assessment date for the 2018 assessment roll is January 1, 2018. Therefore, the overall increase in value is a reflection of the upward direction the real estate market has taken during 2017. Although market values have increased, the assessed values of properties with a homestead exemption will be limited or ‘capped’ at a 2.10% increase (excluding any additions or improvements) and non-homestead residential and commercial properties will be limited or ‘capped’ at a 10% increase due to constitutional amendments passed by voters in 1992 and 2008, respectively. Taxable value is based on the market value minus differentials (‘caps’) and exemptions.

Robust permit activity and new construction are contributing factors in the taxable value increases in the county and most taxing authorities. Although new construction is still significantly lower than the peak in 2006 (\$650 million), the taxable value of new construction has remained positive over the past six years, adding approximately \$217 million during 2017.

Estimates for the various Clay County taxing authorities includes:

Taxing Authority	Taxable Value	Total % Change	New Construction	% Change (less New Construction)
BCC	\$10,515,000,000	6.00%	\$217,000,000	3.83%
School Board	\$11,810,000,000	6.00%	\$226,000,000	3.97%
SJRWMD	\$10,589,000,000	6.00%	\$217,000,000	3.82%
Green Cove Springs	\$442,000,000	11.00%	\$20,000,000	5.91%
Orange Park	\$553,000,000	4.25%	\$2,350,000	3.80%
Keystone Heights	\$62,200,000	4.50%	\$47,000	4.36%
Penney Farms	\$14,879,000	7.00%	\$43,000	6.69%

The Property Appraiser’s Office is required to provide a certification of taxable value to the Florida Department of Revenue and local taxing authorities on July 1st.