



# 2020 TRIM NOTICE INFORMATION

## Understanding Your Notice of Proposed Property Taxes

Roger A. Suggs, CFA, AAS, CCF  
Clay County Property Appraiser

Dear Clay County Property Owner,

The 2020 Notice of Proposed Property Tax forms, also known as TRIM (Truth In Millage) notices, will be mailed to Clay County property owners on August 21<sup>st</sup>. Florida law requires the TRIM notice to be prepared and mailed each year by my office on behalf of the taxing authorities. Although your TRIM notice is not a bill, it is intended to notify you of possible changes that may appear on your November tax bill.

Your property taxes are calculated as follows: **Taxable Value x Millage Rates = Property Taxes**  
*(the taxable value is estimated by the Property Appraiser; the millage rates are determined by the taxing authorities)*

**Taxing Authority Tax Information:** By law, each taxing authority must establish maximum millage rates necessary to fund their proposed budgets. The notice displays last year's final millage rates and taxes, and this year's proposed millage rates and taxes. Also displayed are the times, dates, and locations of the public hearings for each taxing authority. Due to **COVID-19**, Executive Order 20-179 authorizes the use of "communications media technology, such as telephonic and video conferencing" for taxing authorities conducting millage rates and budget hearings. Visit [www.ccpao.com](http://www.ccpao.com) for updated hearing information.

**Property Appraiser Value Information:** By law, my office is required to annually assess your property at its *market value* (based on the status of the real estate market on January 1, 2020). The proposed assessments were determined using market-derived variables prior to any reported **COVID-19** cases. Therefore, adjustments to the proposed assessments would be inappropriate. However, our office is closely monitoring COVID-19's impact on the real estate market, and any negative impacts remaining as of January 1, 2021, will be reflected on next year's assessment roll.

The *assessed value* is generally the market value limited by any assessment reductions, limitations (caps), or agricultural classifications. The *taxable value* is the assessed value minus any exemptions such as homestead, disability, widow, and widower. The notice displays prior and current year data specific to your property such as market value, assessed value, taxable value, and any applicable exemptions, classifications, or assessment reductions.

Although my office is responsible for mailing the notice, the market, assessed, taxable values, and exemptions are the only issues within my authority to address. If you have any questions or concerns, please do not hesitate to contact my office. Additional information, including **property records cards**, a detailed **TRIM Guide**, **TRIM FAQ's**, and **Taxpayer's Bill of Rights** can be accessed at [www.ccpao.com](http://www.ccpao.com).

Sincerely,

Roger A. Suggs, CFA, AAS, CCF  
Property Appraiser  
State-Certified General Real Estate Appraiser RZ2771

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