



Tracy S. Drake, CFA, CAE, ASA, RES, AAS
OFFICE OF THE CLAY COUNTY PROPERTY APPRAISER

2020 ANNUAL REPORT





OFFICE OF THE CLAY COUNTY PROPERTY APPRAISER

Honorable Tracy S. Drake, CFA, CAE, ASA, RES, AAS
State-Certified General Real Estate Appraiser RZ2759

Dear Reader:

The following publication represents the ninth Annual Report prepared by the Office of the Clay County Property Appraiser. The purpose of the report is to provide summarized data maintained within our computer-aided-mass-appraisal (CAMA) database that may be interesting, if not beneficial, to the reader.

Over the past several decades, Florida's property tax system has become increasingly complex and confusing to taxpayers. Although property tax laws are a product of the Florida Legislature, their transparency and effect on the local population are in large part a responsibility of the county property appraiser's office.

One of the hallmarks of a fair property tax system is its transparency and the public's fundamental right to access information, and to be informed. As Property Appraiser, I will utilize my extensive experience, education, and highly-trained staff to ensure the assessment roll information is transparent and accessible. Moreover, I will administer the responsibilities of the office in a bipartisan manner while producing fair and equitable assessments, and providing excellent service to those who need it.

Because Clay County is growing and evolving every year, and areas of interest change over time, there may be other information that you would like to see or find beneficial to this publication. Your feedback is always welcomed and appreciated, so please feel free to contact our office with any suggestions you may have to enhance the effectiveness of this report.

Respectfully,

A handwritten signature in black ink, appearing to read "Tracy S. Drake".

Tracy S. Drake, CFA, CAE, ASA, RES, AAS
Clay County Property Appraiser
State-Certified General Real Estate Appraiser RZ2759



Main Office

County Administration Building
477 Houston Street, 2nd Floor
Green Cove Springs, FL 32043
Telephone: (904) 269/284-6305
Fax: (904) 284-2923
www.ccpao.com

Branch Office

Park Central Plaza
1518 Park Avenue
Orange Park, FL 32073
Telephone: (904) 541-5332
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Location, Population and Government

Clay County encompasses approximately 644 square miles and includes the incorporated municipalities of the City of Green Cove Springs, Town of Penney Farms, City of Keystone Heights, and Town of Orange Park. It is situated in northeast Florida, southwest of the city of Jacksonville and northwest of historic St. Augustine. The county's entire eastern border is formed by the St. Johns River. Approximately 212 square miles, or 32.92% of the total land size is comprised of government owned property (excluding public right-of-ways and river/waterway bottoms).

Acres Owned by Body of Government	
State	129,231
County	3,458
Municipal	1,725
School	1,473
Federal	11

According to the latest census data, Clay County's population is 219,252 with a median age of 41 and a median household income estimated at \$76,687. Over the next 25 years, Clay County's population is expected to reach nearly 300,000, far out pacing the projected growth rate of the state of Florida.

The Board of County Commissioners is the 5 member, law-making body of the county, operating under the Home Rule charter since 1991. Each elected member represents a specific district within the county for a designated four-year term. Some specific government functions are performed by separately elected Constitutional Officers who are elected county-wide. These two groups, not including the school district, comprise the elected officials who are responsible to the voters of Clay County.



Constitutional Officers: Supervisor of Elections, Chris Chambliss; Sheriff Michelle Cook; Property Appraiser, Tracy Drake; Clerk of Court and Comptroller, Tara Green; Tax Collector, Diane Hutchings

Duties of the Property Appraiser

The Clay County Property Appraiser, an elected Constitutional Officer, is responsible for producing an annual assessment roll, which is a record of each property in the county. The intended purpose of the assessment roll is to provide a basis for ad valorem (“according to value”) taxation of property pursuant to the Florida constitution, statutes, administrative rules, and regulatory agencies.

The Property Appraiser is responsible for identifying, locating, and fairly valuing all property, both real and personal. Additionally, the Property Appraiser tracks changes of ownership, records up to date descriptions of buildings and property characteristics, administers exemptions, assessment reductions, classifications and other forms of property tax relief, and utilizes a geographic information (GIS) system to provide up to date property ownership maps. A progressive computer assisted mass appraisal (CAMA) system is relied upon to ensure consistency and equity.

The Property Appraiser does not determine the tax rates; that is the responsibility of the various taxing authorities. Furthermore, the Property Appraiser does not collect property taxes; property tax payments are made to the Clay County Tax Collector.

Fast Facts

Property Appraiser:	Tracy S. Drake, CFA, CAE, ASA, RES, AAS State-Certified General Real Estate Appraiser RZ2759
First Elected:	January 5, 2021
Number of Employees:	33
Number of Real Estate Parcels:	94,088
Number of Tangible Personal Property & Centrally Assessed Accounts:	6,053
2020 – 2021 Annual Budget:	\$2,936,096
Total Just Value:	\$19,695,866,101
Total Assessed Value:	\$16,898,522,234
Total Exempt Value:	\$4,703,930,055
Total Taxable Value:	\$12,194,592,179



County Administration Building

Leadership Through the Years

Clay County was created on December 31, 1858, from a section of Duval County. Its name honors Henry Clay, a member of the United States Senate and Secretary of State from Kentucky.

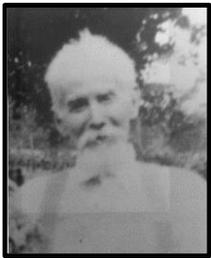
Clay County was once a popular destination for tourists visiting from the northern states. Steamboats brought visitors to various hotels in Green Cove Springs: the St. Elmo, Clarendon, and the Oakland. President Grover Cleveland was the most prominent tourist and had spring water shipped to the White House.

The military also played an important role in Clay County history. In 1939, Camp Blanding opened on Kingsley Lake. The Florida National Guard developed the 28,000 acre complex. During World War II, the base trained over 90,000 troops and became the fourth largest “city” in Florida. In Green Cove Springs, Lee Field was a flight training center and became a base for the mothball fleet after World War II. Although Lee Field closed in the early 1960s, Camp Blanding continues to operate today.

We honor the former property appraisers who served our great county!



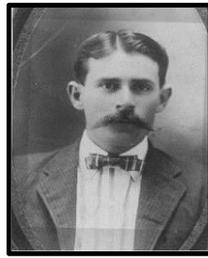
*Swearing-in of Tracy S. Drake
(January 5, 2021)*



A.W. Fowler
1873-1875



William R. Chalker
1895-1898



Levy E. Carter
1903-1912



K.V. Priest
1925-1936



Claude H. Smith
1942-1946-1958 / 1973



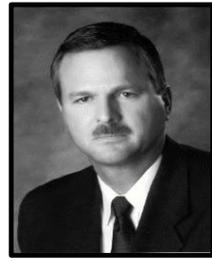
Louise G. Smith
1942-1945 / 1946-1958 /
1959-1972



Floyd I. Gnann
4/1958 - 12/1958



**Lawrence L. (Mickey)
Murray**
1973-1988



Wayne A. Weeks
1989-2008



Roger A. Suggs
2009-2020

Accomplishments

The Property Appraiser promotes and encourages professional development. Annually, the office recognizes the accomplishments of those individuals who have earned professional certifications and/or designations, those appointed to serve on professional committees and/or executive boards, those who have earned promotions, and those who are celebrating employment anniversaries. Congratulations to all!

Anniversaries

- **Michael Padgett:** 30 Years

Certifications / Designations

- **Lana Mack:** Certified Florida Evaluator (CFE), Florida Department of Revenue
- **Joshua Helmer:** Assessment Administration Specialist (AAS), International Association of Assessing Officers (IAAO)

Appointments

- **Tracy S. Drake:** Legislative Committee and Parliamentarian, Property Appraiser's Association of Florida (PAAF); Professional Development Committee, IAAO; Chair, Professional Designation Committee, FCIAAO; Certified Florida Appraiser Admissions and Certifications Committee, Florida Department of Revenue
- **A. Renee Large:** Executive Board (Director), FCIAAO

Promotions

- **Julianne Looney:** Director of Exemptions Services
- **Shirley Coleman:** Senior Exemptions Specialist
- **Judith Titus:** Senior Finance and Human Resource Specialist
- **Kelley Brown:** Assessment Roll Coordinator III
- **Kenny Dodgen:** Tangible Appraiser III
- **Travis Heard:** Exemptions Specialist II
- **Lana Mack:** Land Records Specialist II

Congratulations



Important Dates

January 1 – The date which determines property ownership, value, qualification for exemptions and classifications.

February 1 – Automatic exemption and classification renewal notices mailed. Tangible personal property returns mailed to business owners.

March 1 – Filing deadline for portability, exemptions, classifications, and assessment reductions, to include: homestead, senior exemption, widow/widower, deployed military, disability, charitable, fraternal, educational, literary, scientific, religious, agricultural and conservation.

April 1 – Filing deadline for tangible personal property returns.

May 1 – Deadline to submit income statements for Additional Homestead Exemptions for Persons 65 and Older.

June 1 – Property Appraiser must submit a budget to the Department of Revenue (DOR) for approval. Property Appraiser must deliver an estimate of the total taxable value for the current year to each taxing authority.

July 1 – Property Appraiser must notify property owners of intent to deny applications for exemptions, classifications, and portability. Property Appraiser must complete the assessment of all property and submit roll to the DOR for approval and must certify the total taxable value for the current year to each taxing authority.

Mid-August – Notice of proposed property taxes, also called Truth in Millage (TRIM) notices, are mailed to property owners. TRIM notices contain the Property Appraiser’s proposed estimates of value as of January 1, and exemptions, classifications, or assessment reductions on the property. The notices also contain the taxing authorities’ proposed millage (tax) rates, budget hearing locations and times, and the deadline for filing petitions with the Value Adjustment Board (VAB).

November 1 – Current tax bills are mailed by the Clay County Tax Collector.

December 31 – Annual mobile home decals must be purchased from the Department of Motor Vehicles (Clay County Tax Collector’s office).

Contact Information

Main Office

Administration Building, 2nd Floor
477 Houston Street
Green Cove Springs, FL 32043
Phone: 904-269-6305
Fax: 904-284-2923

Branch Office

Park Central Plaza (inside Tax Collector’s Office)
1518 Park Avenue
Orange Park, FL 32073
Phone: 904-541-5332
Fax: 904-541-5340

Exemptions Services

- Exemptions: 269-6305
- Agricultural Classifications: 278-3671

Administrative Services

- Land Records: 278-3625
- Assessment Roll: 278-3736

Appraisal Services

- Residential Property: 278-4789
- Commercial Property: 278-3634
- Tangible Personal Property: 541-5267

Information Services

- Public Records: 278-3708
- Website: 529-3810
- GIS Mapping: 278-3708

Information is also available online at www.ccpao.com | www.facebook.com/ccpaofl



Legal Updates

Constitutional and Statutory Updates

The 2020 Florida legislative session included 3,518 bills filed for consideration, including 1,634 appropriation requests filed by House members. A total of 210 bills passed through both the Senate and House. Although there were 28 proposed constitutional amendments filed this year, only two were voter-approved.

Amendment 5 – Limitations on Homestead Assessments

This constitutional amendment increases the portability period from two to three years. The amendment allows a Save Our Homes benefit up to \$500,000 to be transferred to a new homestead *if* the new homestead is established by January 1 of the *third* year subsequent to the abandonment of the prior homestead. **Effective January 1, 2021**

Amendment 6 – Ad Valorem Tax Discount for Spouses of Certain Deceased Veterans Who Had a Permanent, Combat-Related Disabilities

This constitutional amendment allows a homestead property tax discount for disabled veterans age 65 or older to transfer or carry over to the veteran’s surviving spouse upon the veteran’s death, provided that the veteran had received the discount. The surviving spouse may also transfer the dollar amount granted from the most recent tax roll to the “new homestead property, if it is used as his or her permanent residence and he or she has not remarried.” **Effective January 1, 2021**

HB 1249 – Transfer of Tax Exemption for Veterans

Amends s. 196.081(1), F.S., to allow a totally and permanently disabled veteran, or his or her surviving spouse, who acquires legal or beneficial title to homestead property between January 1 and November 1 in a given tax year to receive a prorated refund for the taxes paid on the newly-acquired property. To qualify for the refund, the veteran or surviving spouse must have received the exemption for totally and permanently disabled veterans on another homestead property in the same tax year the new property was acquired. **Effective July 1, 2020**

HB 7097 – Taxation (Deployed Servicemembers)

This bill updates the qualifying military operations for the Deployed Servicemember Exemption in s. 196.173, F.S. The additional qualifying military operations are:

- Operation Juniper, which began February 2007
- Operation Pacific Eagle, which began September 2017
- Operation Martillo, which began in January 2012

Effective beginning with the 2019 tax year and continues until the 2023 tax year



Exemptions

Ad Valorem Tax Exemptions, Classifications and Assessment Reductions

The Florida Constitution provides for a number of property exemptions, classifications and assessment reductions, which will reduce the taxable value of a property. The property owner must qualify for the exemption as of January 1 of the current tax year. The statutory deadline for filing a timely application is March 1. Some exemptions and classifications are automatically renewed and some require an annual application or income submission.

- Homestead Exemption up to \$50,000.
- Additional Homestead Exemption for persons 65 and older with limited household income – exemption up to \$50,000; and an additional exemption for those who also maintained a permanent residence on the property for at least 25 years – exemption equal to the assessed value. (These exemptions will apply only to the taxes levied by those governing bodies that have adopted the exemption. School taxes and independent tax districts cannot be exempt.) *Annual application and income verification required.*
- Exemption of \$500 for the property of a person who is widowed, legally blind or totally and permanently disabled.
- Total exemption from taxation for totally and permanently disabled persons with limited household income; disabled person defined as quadriplegic (no income verification required) or paraplegic, hemiplegic, legally blind or must use a wheelchair for mobility (income verification required). *Annual application and income verification required, except for quadriplegic.*
- Reduction in assessment for living quarters of parents or grandparents.
- Tax exemption for certain organizations. (Religious, Literary, Charitable, Scientific, Educational, Hospitals/Nursing Homes, Affordable Housing, etc.) *Subject to annual review of qualification.*
- Exemption for real property dedicated in perpetuity for conservation purposes.
- Agricultural Classification of Land. *Subject to annual review of qualification.*
- Exemption for deployed service-members.
- Exemption of \$5,000 for the property of a veteran (or surviving spouse) with a service-connected disability of 10% or greater.
- Total exemption from taxation for certain veterans (or surviving spouse) with a service-connected total and permanent disability.
- Total exemption from taxation for certain veterans (or surviving spouse) with a service-connected total disability and who also requires a wheelchair for transportation.
- Total exemption from taxation for a surviving spouse of a veteran who died from service-connected causes while on active duty.
- Tax discount for a veteran (or surviving spouse) aged 65 and older with a combat-related disability.
- Total exemption from taxation for certain totally and permanently disabled first responders (or surviving spouse).
- Total exemption from taxation for a surviving spouse of a first responder who died in the line of duty.



For more detailed information, please visit www.ccpao.com

Homestead Exemption

The most common real property exemption is the homestead exemption. Florida residents who have legal or equitable title to property, have the intention of making the property their permanent residence as of January 1, and make application with the property appraiser, are eligible for homestead exemption.



Year	Number of Exemptions	% Change
2020	53,939	1.33%
2019	53,233	1.31%
2018	52,544	1.69%
2017	51,673	2.02%
2016	50,649	0.98%
2015	50,155	-0.03%
2014	50,171	-0.11%

Under the Florida Constitution, qualified residents may receive a homestead exemption that reduces the taxable value of their property by as much as \$50,000. The first \$25,000 exemption applies to all property taxes, including school district taxes. The additional exemption of up to \$25,000 applies to the assessed value between \$50,000 and \$75,000, and only to non-school taxes.

IF YOUR ASSESSED VALUE IS...	YOUR HOMESTEAD EXEMPTION WILL BE
\$75,000 and up	Original \$25,000 Homestead Exemption plus Full \$25,000 Amendment 1 Homestead Exemption
\$50,000-\$75,000	Original \$25,000 Homestead Exemption plus Additional Amendment 1 Homestead Exemption up to \$25,000
\$1 - \$50,000	Original \$25,000 Homestead Exemption & NO Additional Amendment 1 Homestead Exemption

Homestead Portability

The Homestead Portability feature was provided in Constitutional Amendment 1 in 2008 and amended in 2020. If your home has a homestead exemption, and has accumulated a Save Our Homes differential, you may be eligible to transfer the savings (up to \$500,000) to the next home you purchase in the state of Florida if the new homestead is established by January 1 of the *third* year after the abandonment of the prior homestead.

Taxing Authority	# Parcels	Total Portability Value
BCC - County Services (001)	1,115	\$39,319,714
Green Cove Springs (002)	84	\$3,152,823
Keystone Heights (003)	9	\$252,846
Orange Park (004)	28	\$949,408
Penney Farms (005)	1	\$18,636
Lake Asbury (006)	14	\$580,897
School Board	1,115	\$39,319,714
St. Johns River Water Management District	1,115	\$39,319,714

Deployed Military Exemption

We salute our military service members! Constitutional Amendment 1 was approved by Florida voters in November 2010, with implementation for the 2011 assessment roll.

Pursuant to s. 196.173 F.S., a member or former member of any branch of the United States military or military reserves, the United States Coast Guard or its reserves, or the Florida National Guard may receive an exemption if he or she: 1) receives a homestead exemption, 2) was deployed during the previous calendar year outside the continental United States, Alaska, and Hawaii in support of a designated operation (each year the Florida Legislature designates operations for this exemption), and 3) submits an application (form DR-501M) by March 1. Verification of deployment, which should include the name of the operation and the exact dates deployed, must accompany the application.

The percentage of taxable value that is exempt for the current year is determined by the percent of time during the previous year when the service member was deployed on a designated operation.

Deployed Military Exemption - Total Values					
Taxing Authority	2016	2017	2018	2019	2020
BCC - County Services (001)	\$4,642,882	\$6,554,501	\$6,552,740	\$5,299,321	\$5,678,383
Green Cove Springs (002)	\$19,588	\$97,250	\$125,092	\$314,133	\$193,475
Keystone Heights (003)	\$0	\$28,181	\$0	\$0	\$0
Orange Park (004)	\$0	\$174,646	\$0	\$122,206	\$60,724
Penney Farms (005)	\$0	\$0	\$0	\$0	\$0
Lake Asbury (006)	\$0	\$0	\$0	\$0	\$85,033
School Board	\$5,481,837	\$7,855,787	\$7,611,536	\$6,164,181	\$6,574,633
St. Johns River Water Management District	\$4,642,882	\$6,554,501	\$6,552,740	\$5,299,321	\$5,678,383

Tangible Personal Property Exemption

The approval of Amendment 1 (in 2008) established a \$25,000 exemption on tangible personal property (TPP). Taxpayers who file returns in a timely manner are exempt on the first \$25,000 of the market value of their tangible personal property. A business with less than \$25,000 must file an initial return which serves as its application for the exemption. The following year a waiver letter will be mailed to taxpayers with values less than \$25,000. Those who receive waivers will not have to file returns unless they have added property that may cause the value of the TPP to exceed \$25,000. A change of ownership or a change of the location of a business are events that also trigger the filing requirement.

Taxing Authority	TPP Exempt Value					
	2015	2016	2017	2018	2019	2020
BCC - County Services (001)	\$48,609,603	\$48,997,760	\$50,605,070	\$51,941,968	\$49,799,877	\$50,003,091
Green Cove Springs (002)	\$2,944,094	\$2,840,187	\$2,861,422	\$3,056,471	\$2,835,030	\$2,861,530
Keystone Heights (003)	\$762,097	\$771,547	\$711,173	\$754,270	\$682,082	\$684,399
Orange Park (004)	\$6,193,345	\$5,979,150	\$6,175,950	\$6,424,489	\$5,887,567	\$5,868,904
Penney Farms (005)	\$42,237	\$41,210	\$40,076	\$33,669	\$33,248	\$32,700
Lake Asbury (006)	\$119	\$94	\$73	\$0	\$0	\$0
School Board	\$48,609,603	\$48,997,760	\$50,605,070	\$51,941,968	\$49,799,877	\$50,003,091
St. Johns River Water Management District	\$48,609,603	\$48,997,760	\$50,605,070	\$51,941,968	\$49,799,877	\$50,003,091

Institutional Exemptions

Under Florida law, some real property and/or tangible personal property that is owned by a nonprofit entity may be eligible for an exemption from certain ad valorem taxes if the property is also used for a nonprofit purpose as of January 1. Some examples of institutional exemptions include: religious, charitable, scientific, literary, educational, fraternal, and homes for the aged.

Taxing Authority	Real Property Exempt Value	TPP Exempt Value	Total Exempt Value
BCC - County Services (001)	\$450,851,373	\$51,343,164	\$502,194,537
Green Cove Springs (002)	\$11,631,000	\$576,197	\$12,207,197
Keystone Heights (003)	\$9,116,625	\$237,425	\$9,354,050
Orange Park (004)	\$74,886,000	\$4,664,562	\$79,550,562
Penney Farms (005)	\$16,791,969	\$3,182,266	\$19,974,235
Lake Asbury (006)	\$0	\$0	\$0
School Board	\$454,468,091	\$51,343,164	\$505,811,255
St. Johns River Water Management District	\$450,851,373	\$51,343,164	\$502,194,537

Agricultural Classifications

An agricultural classification may be applied to different types of agricultural property such as timber, pasture, groves, nurseries, etc. The agricultural classification is available only to the portion of the property that is being used primarily for bona fide agricultural purposes. The term “bona fide agricultural purposes” means good faith commercial agricultural use of the land, pursuant to s.193.461(3)(b), F.S. It is the responsibility of the property owner to establish and prove an agricultural operation.

The agricultural classification is a benefit to property owners that results in a classified use value based upon the probable income from normal agricultural use which is often substantially less than market value, thus making it economically feasible to continue such usage.

Applications that have been granted will automatically renew each January 1; however, the classification is not transferrable. New applications must be filed due to changes of ownership/title, and change of acreage or use.



Year	Parcel Count	Market Value	Taxable Value	Taxable Value's % of Market Value
2020	1,338	\$630,334,794	\$93,722,278	14.9%
2019	1,355	\$568,671,033	\$92,783,982	16.3%
2018	1430	\$578,922,981	\$92,920,701	16.1%
2017	1,452	\$561,848,728	\$90,021,856	16.0%
2016	1,474	\$565,892,860	\$88,230,392	15.6%
2015	1,491	\$549,267,253	\$80,655,291	14.7%
2014	1,491	\$549,975,442	\$79,305,422	14.4%

Customer Service

It is the commitment of this office to execute the duties and responsibilities of the Property Appraiser in a fair and equitable manner. Our staff strives to provide accurate information while assisting the public in a courteous and professional manner, without exception.

What our customers are saying:

**Great Service
Rendered!**

**Knowledgeable
Staff**

I am always greeted with a smile
and a “how can I help you” attitude!

**Above and Beyond
Expectations**

**Informative and fast
response time to email.**

Staff is very friendly!

Your office is just like a fined tuned Ferrari, amazing!

**Responsible
Employees**

**Everyone is so helpful,
courteous and patient.**

Very definition of outstanding customer service!!!

QUESTIONS? CONTACT THE OFFICE FOR CUSTOMERSERVICE

(904) 269-6305

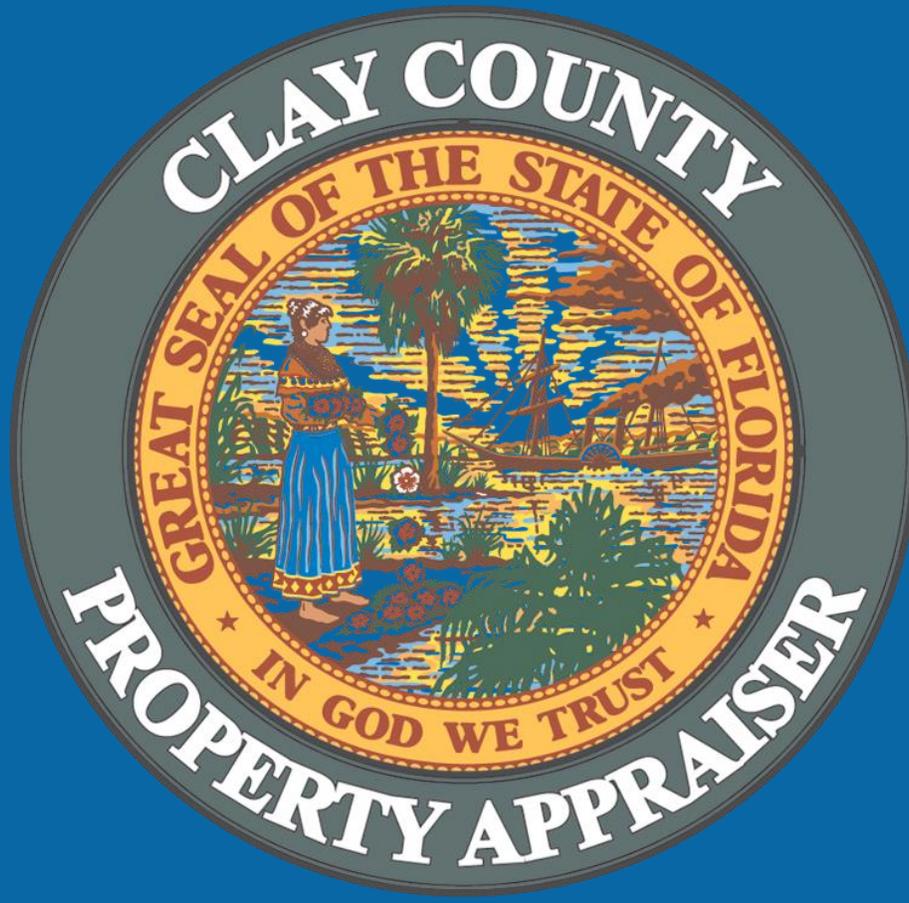
www.ccpao.com

Impact of Constitutional Amendment 1 (Approved January 29, 2008)

Taxing Authority	Additional \$25,000 Homestead Exemption 196.031(1)(b), F.S.	\$25,000 Tangible Personal Property Exemption 196.183, F.S.	Homestead Portability 193.155(8), F.S.	10% Assessment Growth Limitation 193.1554, F.S. 193.1555, F.S.	Total Exempt Value
BCC - County Services	\$1,162,774,725	\$50,003,091	\$39,319,714	\$117,843,133	\$1,369,940,663
Fire Control MSTU-8	\$1,119,122,999	\$44,134,187	\$38,370,306	\$112,771,972	\$1,314,399,464
Law Enforcement MSTU-4	\$1,072,759,878	\$41,272,657	\$35,217,483	\$110,803,625	\$1,260,053,643
Unincorporated Services MSTU	\$1,064,510,075	\$40,555,558	\$34,946,001	\$110,152,157	\$1,250,163,791
School Board	\$0	\$50,003,091	\$39,319,714	\$0	\$89,322,805
St. Johns River Water Management District	\$1,162,731,574	\$50,003,091	\$39,319,714	\$117,843,133	\$1,369,897,512
City of Green Cove Springs	\$46,363,121	\$2,861,530	\$3,152,823	\$1,968,347	\$54,345,821
City of Keystone Heights	\$7,689,094	\$684,399	\$252,846	\$422,547	\$9,048,886
Town of Orange Park	\$43,634,014	\$5,868,904	\$949,408	\$5,071,161	\$55,523,487
Town of Penney Farms	\$560,709	\$32,700	\$18,636	\$208,921	\$820,966
Lake Asbury MSBD	\$8,734,832	\$0	\$580,897	\$1,010,876	\$10,326,605

* The values represented above indicate the accumulated and resulting loss of taxable value to each of the taxing authorities.





Valuation

Estimating Value

Florida law charges the Property Appraiser with the task of valuing all property that is not immune from taxation, or otherwise expressly exempt from valuation.

The assessment roll of Clay County is comprised of approximately thousands of real property parcels and tangible personal property accounts which must be reviewed annually. To ensure that all properties are assessed accurately, equitably, and efficiently, mass appraisal techniques are utilized as the primary method of valuation. The process of mass appraisal is supported by s. 193.023(3), F.S., which states, “In revaluing property in accordance with constitutional and statutory requirements, the Property Appraiser may adjust the assessed value placed on any parcel or group of parcels based on mass data collected, on ratio studies prepared by an agency authorized by law, or pursuant to regulations of the Department of Revenue.”

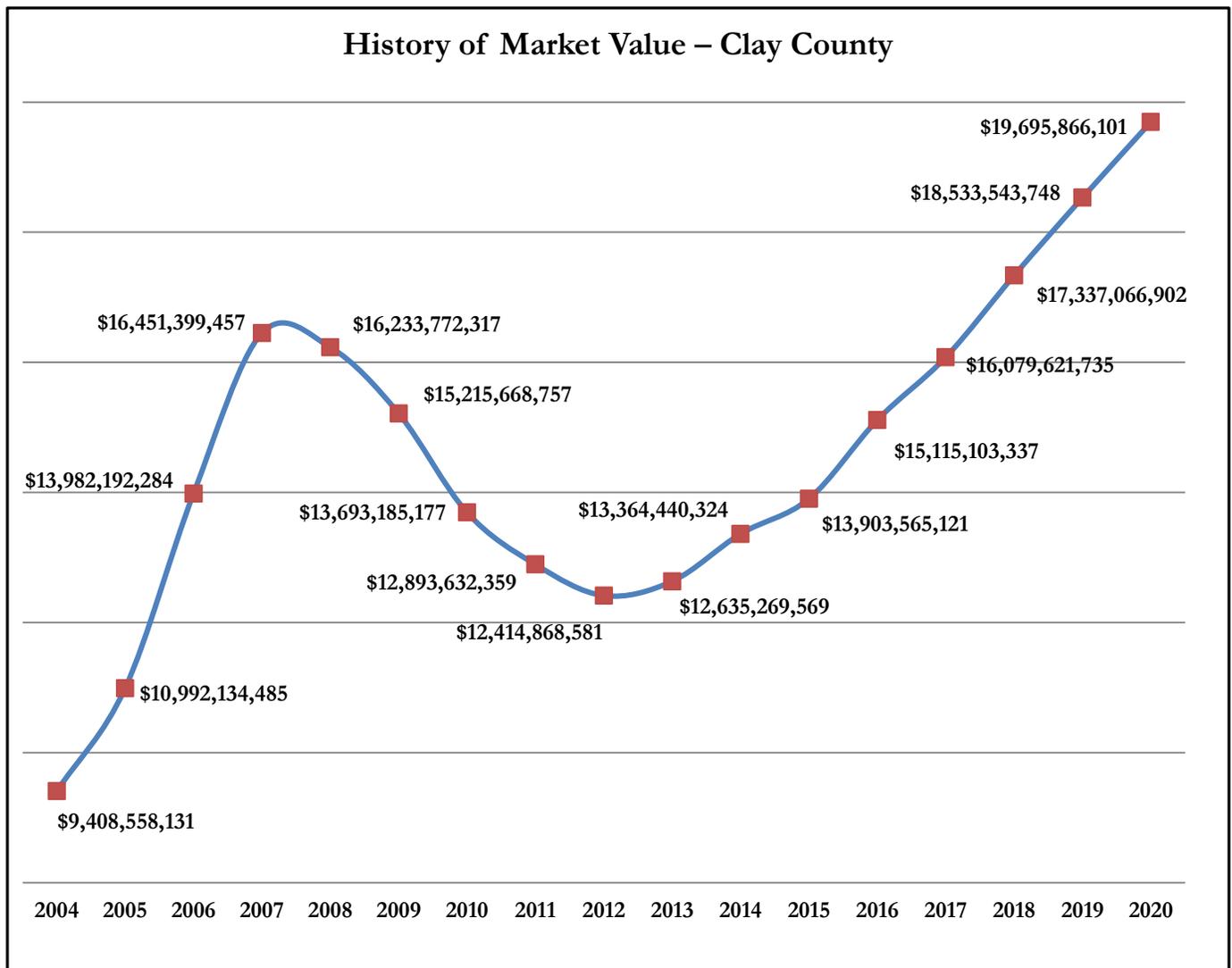
Section 194.301(1), F.S., states, “... the value of property must be determined by an appraisal methodology that complies with the criteria of s. 193.011, F.S., and professionally accepted appraisal practices.” As such, the Clay County Property Appraiser’s Office considers three recognized and generally accepted approaches in the development of value estimates: the cost approach, sales comparison approach, and the income capitalization approach. The applicability of each approach depends on the character of the property and the availability of market data.



Market Value

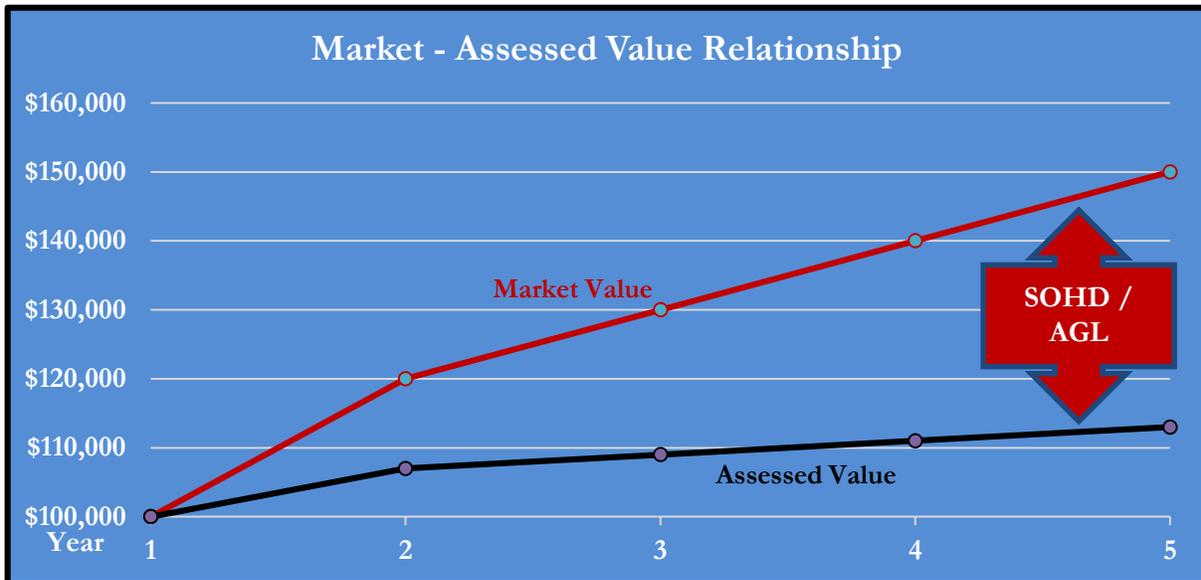
Market value is commonly defined as the most probable price for a property in a competitive, open market involving a willing buyer and a seller, and is the major focus of ad valorem appraisal assignments. Pursuant to Article VII of the state Constitution and s. 192.042, F.S., all property shall be assessed according to its market value, on January 1 of each year. Additionally, s. 193.011, F.S., prescribes the factors that the Property Appraiser must consider in the estimation of market value. The market value assessment is unencumbered and may increase or decrease as the market dictates.

Clay County's real property market value increased over 75% from 2004 to 2007. Due to the national recession, the market value decreased almost 25% from 2007 to 2012. Since 2012 the market value has increased more than 58%.



Assessed Value

The assessed value is the value of property after any assessment reductions, agricultural classifications, limitations, or caps have been applied. Furthermore, the assessed value is an administrative assessment created by the Legislature and is not directly related to market value. Homestead and non-homestead properties may have an assessed value that is lower than market value due to the Save Our Homes (SOH) cap, or the 10 percent Assessment Growth Limitation (AGL) cap. The following chart illustrates the relationship between the market value and assessed value for a hypothetical property over five years.



Save Our Homes Differential (SOHD)

The Florida Constitution was amended in 1992 to provide a limitation in annual increases to assessed value on residential property receiving a homestead exemption. The assessment limitation is known as “Save Our Homes” (SOH) and limits the annual increase in assessed value to 3% (excluding any additions or improvements), or the amount of the Consumer Price Index (CPI) increase as determined by the Department of Revenue, whichever is less. The table below displays the annual CPI percent change and Clay County’s total SOHD since 2014.

Year	CPI % Change	County’s Total SOHD	Increase/Decrease Over Previous Year	% Change From Previous Year
2020	2.30%	\$2,147,310,185	\$151,779,453	7.61%
2019	1.90%	\$1,995,530,732	\$269,320,072	15.60%
2018	2.10%	\$1,726,210,660	\$275,237,017	18.97%
2017	2.10%	\$1,450,973,643	\$260,237,941	21.86%
2016	0.70%	\$1,190,735,702	\$356,976,359	42.82%
2015	0.80%	\$833,759,343	\$235,691,244	39.41%
2014	1.50%	\$598,068,099	\$242,706,278	68.30%

Assessment Growth Limitation Differential (AGL)

Approved with the passage of Amendment 1, there is a 10% cap on the assessed value for non-homesteaded residential and non-residential properties beginning with the 2009 assessment roll. The Legislature adopted several statutes to implement the 10% differential on non-homestead properties, explaining the conditions requiring the reassessment and resetting of the cap to market value, and the required notification process when a change of ownership or control of more than 50% occurs. The Assessment Growth Limitation cap does not apply to school taxes.

The table below displays the 2020 differentials or “capped” values associated with the various taxing authorities.

Taxing Authority	Non-Homestead Residential Differential ¹	Non-Residential Differential ²	Total Differential
BCC – County Services (001)	\$54,218,439	\$63,624,694	\$117,843,133
Green Cove Springs (002)	\$1,169,230	\$799,117	\$1,968,347
Keystone Heights (003)	\$271,736	\$170,811	\$442,547
Orange Park (004)	\$2,378,946	\$2,692,215	\$5,071,161
Penney Farms (005)	\$58,796	\$150,125	\$208,921
Lake Asbury (006)	\$1,010,876	\$0	\$1,010,876
School Board	\$0	\$0	\$0
St. Johns River Water Management District	\$54,218,439	\$63,624,694	\$117,843,133

¹Section 193.1554, Florida Statutes, applies to non-homestead residential property with no more than nine (9) dwelling units and to vacant property zoned for residential uses. The 10% cap is removed when a change of ownership or control of more than 50% occurs.

²Section 193.1555, Florida Statutes, applies to all residential properties with ten (10) units or more and all non-residential properties. It provides for the reassessment of the property and resetting of the 10% when a qualifying improvement increases the market value of the property by at least 25%. The ownership and control provisions are the same.

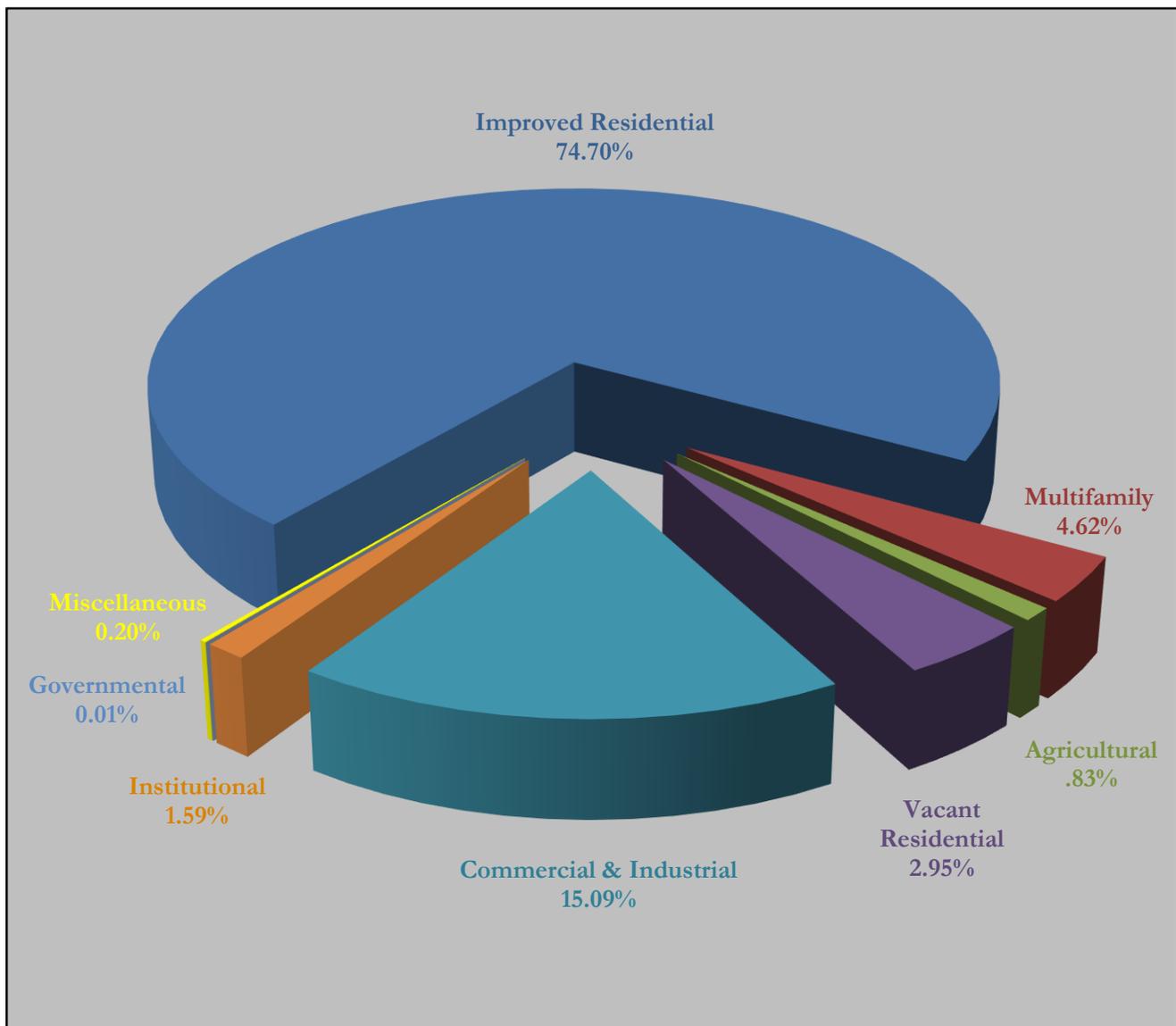


Taxable Value

The taxable value equals the assessed value minus exemptions. It is half of the formula used to determine ad valorem property taxes; the other half is the millage rates levied by taxing authorities:

$$(taxable\ value \times millage\ rate = tax\ levied)$$

As a 'bedroom community' to Jacksonville, the vast majority of the county's taxable value is comprised of improved residential properties.



Real Property Parcels

Property can be identified by two broad categories: real property and tangible personal property. Real property is the rights, interests, and benefits connected with real estate. Real estate is the physical parcel of land, improvements to the land, improvements attached to the land, and appurtenances. Tangible personal property will be discussed later in this section.

The Appraisal Services Department is responsible for the inspections and annual valuation estimates of real property, which is comprised of residential, commercial, industrial, institutional and agricultural parcels. Additionally, the department is required to physically inspect each parcel once every five years, pursuant to s. 193.023, F.S. This helps to ensure that the assessment roll data is accurate and up to date.

Real Property Parcel Count

Year	# Parcels	% Change
2020	94,088	1.18%
2019	92,991	1.31%
2018	91,792	0.78%
2017	91,082	0.73%
2016	90,422	0.99%
2015	89,535	0.35%
2014	89,226	0.30%



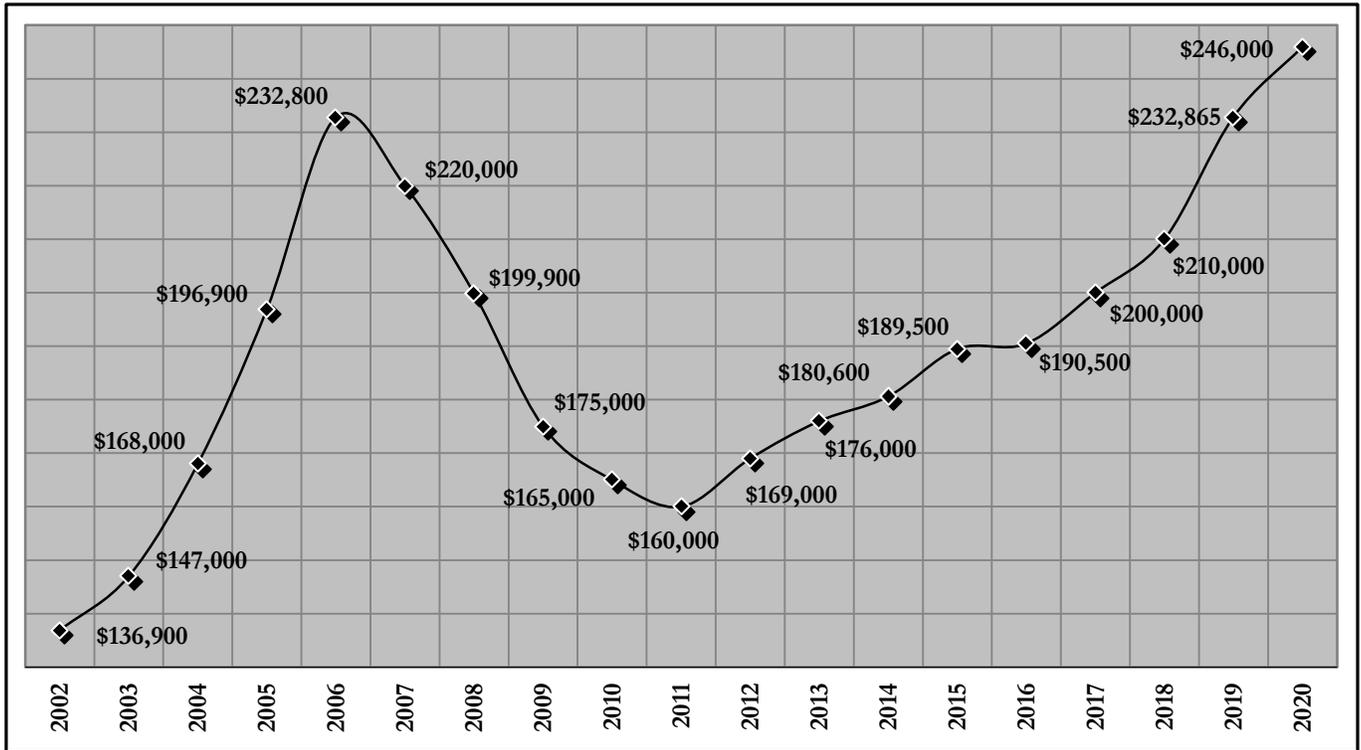
Real Property Parcels by Taxing Authority



Taxing Authority	# Parcels
BCC – County Services (001)	94,088
Green Cove Springs (002)	4,052
Keystone Heights (003)	810
Orange Park (004)	3,410
Penney Farms (005)	192
Lake Asbury (006)	432
Keystone Heights CRA (007)	128
Challenger Center (008)	2
School Board	94,088
St. Johns River Water Management District	94,088

Single-Family Residential Median Sale Price

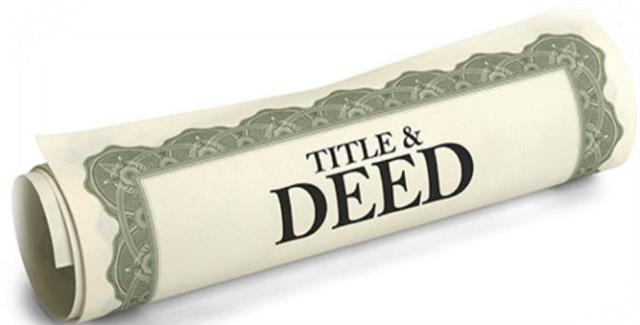
As seen in the chart below, Clay County’s residential real estate market has seen its highs and lows. Following the peak in 2006, the median sale price for single-family homes declined to \$160,000 in 2011, a 31.3% decrease. Since then, the median sale price has gradually increased 53.8% to a new high of \$246,000 in 2020.



Land Records

The Land Records Department is responsible for discovering and updating real estate parcel ownership changes through research of various recorded documents processed by the Clay County Clerk of Court.

Year	# Transactions	% Change
2020	13,067	19.61%
2019	10,925	1.40%
2018	10,744	-2.82%
2017	11,087	2.92%
2016	10,772	-2.23%
2015	11,018	1.75%
2014	10,829	6.60%



Tangible Personal Property and Centrally Assessed

Personal property is classified as either tangible or intangible. Tangible personal property can be touched, it has intrinsic value. Taxable tangible personal property includes equipment in commercial use that is not expressly exempt. Intangible personal property has value based on what the property represents. Stocks, bonds, mutual funds, and accounts receivable are all intangible personal property. Intangible personal property is not reported to the county property appraiser.

Centrally assessed is all railroad operating property subject to assessment according to s. 193.085(4)(a), F.S., and rolling stock of private car and freight line and equipment companies subject to assessment under s. 193.085(4)(b), F.S.

Ad valorem taxes from the assessment of tangible personal property are levied by local taxing authorities. Tangible personal property and central assessments rely on a self-reporting system. Taxpayers who are required to file must do so by April 1 of each year, listing the reportable property that was in place on January 1, which is the assessment date.



History of TPP & Centrally Assessed					
Year	# of Accounts	Market Value	% of Change	Taxable Value	% of Change
2020	6,053	\$1,486,487,243	8.61%	\$923,319,141	11.41%
2019	5,873	\$1,368,641,695	4.20%	\$828,754,043	5.11%
2018	6,471	\$1,313,432,047	-0.38%	\$788,479,148	7.09%
2017	6,496	\$1,137,802,949	-4.78%	\$736,291,666	3.49%
2016	6,312	\$1,194,916,496	12.12%	\$711,429,168	2.64%
2015	5,966	\$1,065,728,170	-1.08%	\$693,144,625	-0.80%
2014	5,533	\$1,077,351,757	3.57%	\$698,700,827	1.19%

Top Ten Taxpayers

Name	Total Taxable Value	% of County's Taxable Value
Clay Electric Co-op, Inc.	\$203,666,824	1.67%
Orange Park Mall LLC	\$86,750,000	0.71%
Orange Park Medical Center	\$83,598,839	0.69%
Mid-America Apartments L P	\$60,028,100	0.49%
Teco Pipeline Holding Co., LLC	\$48,364,103	0.40%
Guidewell Group Inc.	\$42,437,050	0.34%
Invitation Homes Inc.	\$40,549,050	0.33%
Parkland at Orange Park LLC	\$35,888,600	0.29%
Vallencourt Construction Co.	\$34,388,215	0.28%
Landmark at Vista Grande LLC	\$30,250,000	0.25%
Total:	\$665,920,241	5.45%



The graphic features the word 'TOP' in large, bold, red 3D block letters. To its right, the number '10' is displayed in a smaller, grey 3D font. The entire graphic is set against a white background with a subtle shadow beneath the letters.



Taxing Authorities

Millage Rates

On an annual basis, each taxing authority establishes a millage rate by dividing the proposed budget by the taxable value less the value of new construction. The millage rate is then multiplied by the taxable value of each property located within the taxing district. The revenues generated are used to support the local services provided by each of the taxing authorities. Each year the newly proposed millage rates are published on the Truth in Millage (TRIM) notice sent to property owners during the month of August. It is important to review the TRIM notice since it provides details about the proposed millage rates, the new appraised values, and exemption information. The TRIM notice provides the date, time and place of the taxing authority's budget hearing as well as contact information.

One mill equals \$1 per \$1,000 (.001). For example, a tax rate of 15.0000 mills is 1.50000% of taxable value. (Calculation: .0150000 is multiplied by the taxable value of the property to determine the ad valorem tax.)

The millage (tax) rate history for each taxing authority is listed below.

Taxing Authority	2020	2019	2018	2017	2016	2015	2014
County Services	5.3021	5.2404	5.2349	5.2349	5.2349	5.2349	5.2349
BCC-Law Enforcement							
BCC-EMS							
Fire Control MSTU-8	0.5048	0.5048	0.5048	0.5048	0.5048	0.5048	0.5048
Law Enforcement MSTU-4	2.1831	2.2448	2.2503	2.2503	2.2503	2.2503	2.2503
Unincorporated Services MSTU	0.1110	0.1110	0.1110	0.1110	0.1110	0.1110	0.1110
Total	8.1010						
School Board	6.8890	7.0470	6.1810	6.4380	6.7620	7.1370	7.2220
SJRWMD	0.2287	0.2414	0.2562	0.2724	0.2885	0.3023	0.3164
Unincorporated Area Total (001)	15.2187	15.3894	14.5382	14.8114	15.1515	15.5403	15.6394
Green Cove Springs	3.8000	3.8000	3.6000	3.6000	3.6000	3.6000	3.6000
Total (002)	16.7246	16.8336	15.7769	16.0501	16.3902	16.7790	16.8781
Orange Park	5.8781	5.8781	5.8781	6.1818	6.1818	6.1818	6.3000
Total (004)	18.2979	18.4069	17.5502	18.1271	18.4672	18.8560	19.0733
Keystone Heights	4.2901	4.2901	4.2901	4.0575	3.7000	3.5000	3.5000
Total (003) (007)	19.3978	19.5685	18.7173	18.7579	18.7405	18.9293	19.0284
Lake Asbury MSBD	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total (006)	15.2187	15.3894	14.5382	14.8114	15.1515	15.5403	15.6394
Challenger Center MSTU	3.0000	3.0000	3.0000	3.0000	3.0000		
Total (008)	18.2187	18.3894	17.5382	17.8114	18.1515		
Penney Farms	4.7500	5.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total (005)	19.8577	20.2784	14.4272	14.7004	15.0405	15.4293	15.5284

Market Value – Board of County Commissioners (BCC)

The market value of properties located within taxing district 001 increased more than 47% since 2014 (annual average of 6.55%), adding 6.27% in 2020.

Year	Real Property	TPP & Central Assessed	Market Value Total	% of Change	New Construction	% of Change
2020	\$18,209,378,858	\$1,486,487,243	\$19,695,866,101	6.27%	\$272,128,482	5.93%
2019	\$17,164,902,053	\$1,368,641,695	\$18,533,543,748	6.66%	\$256,894,669	8.38%
2018	\$16,063,634,855	\$1,313,432,047	\$17,377,066,902	8.07%	\$237,020,592	4.87%
2017	\$14,941,818,786	\$1,137,802,949	\$16,079,621,735	6.38%	\$226,008,746	16.19%
2016	\$13,920,186,841	\$1,194,916,496	\$15,115,103,337	8.04%	\$194,518,659	1.11%
2015	\$12,924,567,024	\$1,065,728,170	\$13,990,295,194	4.68%	\$192,382,047	-18.44%
2014	\$12,287,088,567	\$1,077,351,757	\$13,364,440,324	5.77%	\$235,870,691	124.35%

Taxable Value

The taxable value of taxing district 001 represents 61.69% of its market value and has increased more than 44% since 2014 (annual average of 6.04%). Additionally, the taxable value of new construction continues to remain steady.

Year	Real Property	TPP & Central Assessed	Taxable Value Total	% of Change	% of Market Value	New Construction	% of Change
2020	\$11,271,273,038	\$923,319,141	\$12,194,592,179	7.16%	61.91%	\$225,558,389	3.09%
2019	\$10,550,781,288	\$828,754,043	\$11,379,535,331	7.21%	61.40%	\$232,742,353	5.37%
2018	\$9,825,967,139	\$788,479,148	\$10,614,446,287	7.01%	61.08%	\$220,882,827	12.67%
2017	\$9,183,010,023	\$736,291,666	\$9,919,301,689	6.74%	61.69%	\$196,047,502	14.98%
2016	\$8,851,632,263	\$711,429,168	\$9,293,061,431	5.53%	61.48%	\$170,504,022	-0.15%
2015	\$8,113,184,672	\$693,144,625	\$8,806,329,297	4.20%	62.95%	\$170,762,516	23.41%
2014	\$7,752,815,167	\$698,700,827	\$8,451,515,994	4.42%	63.24%	\$138,372,627	49.06%



Market Value – City of Green Cove Springs

The market value of properties located within taxing district 002 increased more than 60% since 2014 (annual average of 7.56%), adding 8.47% in 2020.

Year	Real Property	TPP & Central Assessed	Market Value Total	% of Change	New Construction	% of Change
2020	\$745,655,251	\$60,079,750	\$805,735,001	8.47%	\$28,776,613	36.50%
2019	\$690,680,512	\$52,155,198	\$742,835,710	9.15%	\$21,079,589	-11.50%
2018	\$629,528,766	\$51,034,411	\$680,563,177	10.09%	\$23,840,601	-0.80%
2017	\$577,211,487	\$40,968,134	\$618,179,621	10.29%	\$24,032,319	7.57%
2016	\$519,838,565	\$40,689,324	\$560,527,889	8.52%	\$22,341,247	115.42%
2015	\$478,454,472	\$38,070,138	\$516,524,610	2.88%	\$10,371,235	77.10%
2014	\$458,982,424	\$43,099,172	\$502,081,596	3.55%	\$5,856,169	167.97%

Taxable Value

The taxable value of taxing district 002 represents 65.41% of its market value, and has increased more than 56% since 2014 (annual average of 7.14%), adding 10.07% in 2020. Additionally, new construction continues to remain steady.

Year	Real Property	TPP & Central Assessed	Taxable Value Total	% of Change	% of Market Value	New Construction	% of Change
2020	\$470,681,323	\$56,348,249	\$527,029,572	10.07%	65.41%	\$23,320,098	22.80%
2019	\$430,474,423	\$48,319,240	\$478,793,663	7.82%	64.45%	\$18,990,145	-8.92%
2018	\$397,501,723	\$46,575,008	\$444,076,731	11.45%	65.25%	\$20,850,339	-1.00%
2017	\$361,615,868	\$36,836,765	\$398,452,633	7.99%	64.46%	\$21,061,147	6.37%
2016	\$331,727,474	\$37,228,238	\$368,955,712	7.45%	65.82%	\$19,799,681	163.52%
2015	\$308,898,761	\$34,487,181	\$343,385,942	1.76%	66.48%	\$7,513,452	36.12%
2014	\$298,003,618	\$39,440,651	\$337,444,269	3.41%	67.21%	\$5,519,856	357.47%



Market Value – City of Keystone Heights

The market value of properties located within taxing district 003 increased more than 27% since 2014 (annual average of 4.50%), adding 4.82% in 2020

Year	Real Property	TPP & Central Assessed	Market Value Total	% of Change	New Construction	% of Change
2020	\$108,501,406	\$9,277,241	\$117,778,647	4.82%	\$586,362	103.58%
2019	\$103,683,958	\$8,683,447	\$112,367,405	4.80%	\$288,024	423.47%
2018	\$98,701,933	\$8,518,725	\$107,220,658	4.95%	\$55,022	-88.29%
2017	\$94,241,762	\$7,922,653	\$102,164,325	5.25%	\$470,005	633.40%
2016	\$89,064,180	\$8,000,260	\$97,064,440	3.00%	\$64,086	-4.62%
2015	\$86,253,343	\$7,988,178	\$94,241,521	1.84%	\$67,190	-78.12%
2014	\$84,492,356	\$8,049,692	\$92,542,048	6.87%	\$307,038	-29.12%

Taxable Value

The taxable value of taxing district 003 represents 58.71% of its market value, and has increased more than 28% since 2014 (annual average of 4.32%).

Year	Real Property	TPP & Central Assessed	Taxable Value Total	% of Change	% of Market Value	New Construction	% of Change
2020	\$60,871,245	\$8,272,777	\$69,144,022	5.17%	58.71%	\$495,064	740.30%
2019	\$58,098,293	\$7,644,030	\$65,742,323	4.44%	58.50%	\$58,915	24.18%
2018	\$55,505,959	\$7,439,009	\$62,944,968	5.69%	58.71%	\$47,443	-89.91
2017	\$52,663,827	\$6,891,471	\$59,555,298	4.77%	58.29%	\$470,005	654.37%
2016	\$49,863,521	\$6,978,011	\$56,841,532	3.27%	58.56%	\$62,304	234.91%
2015	\$48,135,980	\$6,907,239	\$55,043,219	2.40%	58.41%	\$18,603	-91.70%
2014	\$46,790,440	\$6,962,640	\$53,753,080	4.50%	58.06%	\$224,088	-48.27%



Market Value – Town of Orange Park

The market value of properties located within taxing district 004 increased more than 33% since 2014 (annual average of 4.65%), adding 3.92% in 2020.

Year	Real Property	TPP & Central Assessed	Market Value Total	% of Change	New Construction	% of Change
2020	\$896,474,106	\$66,760,791	\$963,234,897	3.92%	\$1,849,714	-83.80%
2019	\$855,818,022	\$71,039,345	\$926,857,367	6.50%	\$11,418,379	291.37%
2018	\$798,043,754	\$72,207,086	\$870,250,840	5.14%	\$2,917,524	-39.84%
2017	\$756,877,178	\$70,833,115	\$827,710,293	4.71%	\$4,849,976	11.22%
2016	\$718,498,079	\$71,951,085	\$790,449,164	5.64%	\$4,360,825	115.95%
2015	\$679,921,442	\$68,323,444	\$748,244,886	3.59%	\$2,019,361	-13.30%
2014	\$654,893,533	\$67,446,958	\$722,340,491	3.03%	\$2,329,170	-6.62%

Taxable Value

The taxable value of taxing district 004 represents 64.66% of its market value, and has increased more than 31% since 2014 (annual average of 4.64%).

Year	Real Property	TPP & Central Assessed	Taxable Value Total	% of Change	% of Market Value	New Construction	% of Change
2020	\$590,415,305	\$32,435,370	\$622,850,675	4.98%	64.66%	\$1,755,734	-84.57
2019	\$557,355,519	\$35,934,991	\$593,290,510	6.25%	64.01%	\$11,381,488	294.79%
2018	\$524,231,113	\$34,177,691	\$558,408,804	5.86%	64.17%	\$2,882,931	-14.96%
2017	\$496,827,411	\$33,651,836	\$530,479,247	4.67%	64.09%	\$3,390,078	-19.94%
2016	\$469,365,383	\$37,453,931	\$506,819,314	4.82%	64.12%	\$4,234,387	204.57%
2015	\$447,824,866	\$35,685,375	\$483,510,241	2.43%	64.62%	\$1,390,306	-7.03%
2014	\$438,107,219	\$33,917,680	\$472,024,899	3.50%	65.35%	\$1,495,501	89.08%



Market Value – Town of Penney Farms

The market value of properties located within taxing district 005 increased more than 54% since 2014 (annual average of 7.03%), adding 14.90% in 2020.

Year	Real Property	TPP & Central Assessed	Market Value Total	% of Change	New Construction	% of Change
2020	\$38,714,091	\$4,360,341	\$43,074,432	14.90%	\$3,196,338	293.87%
2019	\$33,114,912	\$4,374,211	\$37,489,123	3.37%	\$811,514	127.93%
2018	\$31,844,528	\$4,423,514	\$36,268,042	4.30%	\$356,032	213.80%
2017	\$29,815,545	\$4,958,160	\$34,773,705	10.06%	\$113,457	-82.55%
2016	\$28,248,460	\$3,346,615	\$31,595,075	9.72%	\$650,006	0.94%
2015	\$25,852,328	\$2,944,348	\$28,796,676	3.22%	\$643,945	1830.46%
2014	\$25,091,527	\$2,807,071	\$27,898,598	3.67%	\$33,357	-79.19%

Taxable Value

The taxable value of taxing district 005 represents 36.70% of its market value, and has increased more than 36% since 2014 (annual average of 5.13%).

Year	Real Property	TPP & Central Assessed	Taxable Value Total	% of Change	% of Market Value	New Construction	% of Change
2020	\$14,622,955	\$1,143,807	\$15,806,762	4.24%	36.70%	\$0	-100.00%
2019	\$13,840,446	\$1,323,196	\$15,163,642	4.85%	40.45%	\$717,300	104.39%
2018	\$13,100,305	\$1,361,431	\$14,461,736	4.00%	39.87%	\$350,944	256.42%
2017	\$12,379,147	\$1,526,764	\$13,905,911	5.00%	39.99%	\$98,464	-84.85%
2016	\$11,367,235	\$1,877,085	\$13,244,320	11.93%	41.92%	\$650,006	50.42%
2015	\$10,099,179	\$1,733,996	\$11,833,175	4.48%	41.09%	\$432,141	1195.50%
2014	\$9,601,128	\$1,724,408	\$11,325,536	1.38%	40.60%	\$33,357	-75.57%



Market Value – Lake Asbury MSBD

The market value of properties located within the Lake Asbury Municipal Service Benefit District (taxing district 006) increased more than 45% since 2014 (annual average of 5.70%), adding 8.04% in 2020.

Year	Real Property	TPP & Central Assessed	Market Value Total	% of Change	New Construction	% of Change
2020	\$128,114,060	\$0	\$128,114,060	8.04%	\$405,477	-21.55%
2019	\$118,585,433	\$0	\$118,585,433	9.49%	\$516,833	-18.21%
2018	\$108,308,985	\$0	\$108,308,985	3.03%	\$631,928	-43.23%
2017	\$105,119,413	\$73	\$105,119,486	3.87%	\$1,113,084	950.70%
2016	\$101,198,088	\$94	\$101,198,182	10.32%	\$105,937	-31.03%
2015	\$91,727,294	\$119	\$91,727,413	4.07%	\$153,608	706.85%
2014	\$88,138,542	\$141	\$88,138,683	1.07%	\$19,038	-82.33%

Taxable Value

The taxable value of taxing district 006 represents 57.78% of its market value, and has increased more than 32% since 2014 (annual average of 4.51%).

Year	Real Property	TPP & Central Assessed	Taxable Value Total	% of Change	% of Market Value	New Construction	% of Change
2020	\$74,027,751	\$0	\$74,027,751	6.75%	57.78%	\$333,019	-35.57%
2019	\$69,345,378	\$0	\$69,345,378	6.61%	58.48%	\$516,833	-18.21%
2018	\$65,044,111	\$0	\$65,044,111	3.79%	60.05%	\$631,928	-49.50%
2017	\$62,670,352	\$0	\$62,670,352	4.72%	59.62%	\$1,251,443	501.80%
2016	\$59,848,255	\$0	\$59,848,255	3.68%	59.14%	\$105,937	-31.03%
2015	\$57,723,891	\$0	\$57,723,891	3.26%	62.93%	\$153,068	706.85%
2014	\$55,900,330	\$0	\$55,900,330	2.78%	63.42%	\$19,038	-82.33%



Market Value – School Board

The market value of properties located within the school board’s taxing district increased more than 47% since 2014 (annual average of 6.55%), adding 6.27% in 2020.

Year	Real Property	TPP & Central Assessed	Market Value Total	% of Change	New Construction	% of Change
2020	\$18,209,378,858	\$1,486,487,243	\$19,695,866,101	6.27%	\$272,128,482	5.93%
2019	\$17,164,902,053	\$1,368,641,695	\$18,533,546,748	6.65%	\$256,894,669	25.03%
2018	\$16,063,634,855	\$1,313,432,047	\$17,377,066,902	8.07%	\$205,461,773	-10.27%
2017	\$14,941,818,786	\$1,137,802,949	\$16,079,621,735	6.38%	\$226,008,746	16.19%
2016	\$13,920,186,841	\$1,194,916,496	\$15,115,103,337	8.04%	\$194,518,659	1.11%
2015	\$12,924,567,024	\$1,065,728,170	\$13,990,295,194	4.68%	\$192,382,047	-18.44%
2014	\$12,287,088,567	\$1,077,351,757	\$13,364,440,324	5.77%	\$235,870,691	124.35%

Taxable Value

The taxable value of properties located within the school board’s taxing district represents 68.65% of its market value, and has increased more than 41% since 2014 (annual average of 5.69%). Additionally, new construction continues to remain steady.

Year	Real Property	TPP & Central Assessed	Taxable Value Total	% of Change	% of Market Value	New Construction	% of Change
2020	\$12,597,109,116	\$923,319,141	\$13,520,428,257	6.57%	68.65%	\$239,161,239	-0.53%
2019	\$11,857,634,732	\$828,754,043	\$12,686,388,775	6.57%	68.45%	\$240,435,335	4.08%
2018	\$11,115,290,764	\$788,479,148	\$11,903,769,912	6.84%	68.50%	\$231,004,557	10.98%
2017	\$10,405,620,133	\$736,291,666	\$11,141,911,799	6.45%	69.29%	\$208,151,668	14.86%
2016	\$9,755,023,233	\$711,429,168	\$10,466,452,401	5.40%	69.24%	\$181,229,153	0.65%
2015	\$9,237,304,703	\$693,144,625	\$9,930,449,328	3.86%	70.98%	\$180,067,246	21.69%
2014	\$8,862,997,810	\$698,700,827	\$9,561,698,637	4.14%	71.55%	\$147,976,431	49.46%



Market Value – St. Johns River Water Management District

The market value of properties located within the SJRWMD increased more than 47% since 2014 (annual increase of 6.55%), adding 6.27% in 2020.

Year	Real Property	TPP & Central Assessed	Market Value Total	% of Change	New Construction	% of Change
2020	\$18,209,378,858	\$1,486,487,243	\$19,695,866,101	6.27%	\$272,128,482	5.93%
2019	\$17,164,902,053	\$1,368,641,695	\$18,533,543,748	6.65%	\$256,894,669	8.38%
2018	\$16,063,634,855	\$1,313,432,047	\$17,377,066,902	8.07%	\$237,020,592	3.51%
2017	\$14,941,818,786	\$1,137,802,949	\$16,079,621,735	6.38%	\$228,981,299	17.72%
2016	\$13,920,186,841	\$1,194,916,496	\$15,115,103,337	8.04%	\$194,518,659	1.11%
2015	\$12,924,567,024	\$1,065,728,170	\$13,990,295,194	4.68%	\$192,382,047	-18.44%
2014	\$12,287,088,567	\$1,077,351,757	\$13,364,440,324	5.77%	\$235,870,691	124.35%

Taxable Value

The taxable value of the SJRWMD represents 62.28% of its market value, and has increased more than 44% since 2014 (annual average of 6.02%). Additionally, new construction continues to remain steady.

Year	Real Property	TPP & Central Assessed	Taxable Value Total	% of Change	% of Market Value	New Construction	% of Change
2020	\$11,342,728,493	\$923,319,141	\$12,266,047,634	7.11%	62.28%	\$225,558,389	-3.23%
2019	\$10,622,869,640	\$828,754,043	\$11,451,623,683	7.16%	61.79%	\$233,086,093	5.31%
2018	\$9,897,831,904	\$788,479,148	\$10,686,311,052	6.97%	61.50%	\$221,340,589	12.64%
2017	\$9,253,653,940	\$736,291,666	\$9,989,945,606	6.74%	62.13%	\$196,494,546	14.97%
2016	\$8,648,084,995	\$711,429,169	\$9,359,514,163	5.52%	61.92%	\$170,902,443	-0.31%
2015	\$8,176,716,093	\$693,144,625	\$8,869,860,718	4.20%	63.40%	\$171,434,366	23.53%
2014	\$7,813,915,890	\$698,700,827	\$8,512,616,717	4.43%	63.70%	\$138,775,704	49.31%



St. Johns River
Water Management District



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