

2021 TRIM NOTICE INFORMATION

- Understanding Your Notice of Proposed Property Taxes -

Dear Clay County Property Owners,

The 2021 Notice of Proposed Property Tax forms, also known as TRIM (Truth In Millage) notices, will be mailed to Clay County property owners on August 20th. Florida law requires the TRIM notice to be prepared and mailed each year by my office on behalf of the taxing authorities. Although the notice is not a bill, it is intended to notify you of possible changes that may appear on your November tax bill. The TRIM notice displays **Taxing Authority Tax Information** and **Property Appraiser Value Information**. It is important to carefully review each section, but please keep the issues of taxes and value separate.

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. Questions or concerns of proposed budgets, millage rates and resulting taxation levels should be directed to the respective taxing authorities.

Property Appraiser Value Information: The notice also 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. My office is required to annually estimate your property's market value (based on the status of the real estate market on January 1, 2021). 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, widower, etc.

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. Additional information, including detailed **property record cards**, a **TRIM Guide**, **TRIM FAQ's**, and **Taxpayer's Bill of Rights** can be accessed at www.ccpao.com. If you have any questions or concerns, please do not hesitate to contact us.

Our ultimate goal is to produce fair, accurate assessments and provide you with responsive customer service that exceeds your expectations.

Sincerely,



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



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