



OFFICE OF THE CLAY COUNTY PROPERTY APPRAISER

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

PRESS RELEASE

For Immediate Release

Date: August 10, 2022
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TRUTH IN MILLAGE NOTICES FOR 2022

Clay County Property Appraiser, Tracy Scott Drake, announces that on August 19, 2022, the Notice of Proposed Property Tax forms, also known as Truth in Millage (TRIM) notices, will be mailed to all Clay County property owners. Florida law requires the TRIM notice to be prepared and mailed each year by the property appraiser on behalf of the taxing authorities. Although the TRIM notice is not a tax bill, it is intended to notify property owners of possible changes that may appear on the November tax bill. Therefore, property owners are encouraged to review the information and deadlines carefully.

The property appraiser is responsible for annually administering exemptions and estimating the value of all property as of January 1. The TRIM notice displays three values: market value, assessed value, and taxable value. The market value is the most probable sale price (on January 1, 2022), and may increase or decrease as the market dictates. Due to the upward direction of the real estate market in 2021, the majority of properties in Clay County experienced an increase in market value. Although market values have increased, the assessed value of properties with an existing homestead exemption will be limited to a 3 percent increase and non-homestead residential and commercial properties will be limited to a 10 percent increase - with the exception of properties with new construction, additions and/or renovations. It is important to remember that although assessed value increases may be limited, property taxes are not.

Ad valorem property taxes are calculated as follows: **Taxable Value x Millage Rate = Property Taxes**. The taxable value is the assessed value minus any exemptions and is estimated by the property appraiser. The millage rates are established by the taxing authorities.

Property owners who have questions regarding an exemption status or a property's value are encouraged to contact the property appraiser's office for an informal review. This informal review can be handled in person, by telephone, email or mail. A property owner also has the option to file a formal appeal with the county Value Adjustment Board by the deadline listed on the bottom

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of the TRIM notice (September 13, 2022). This date is also the absolute deadline for the property appraiser to accept late-filed applications for exemptions, assessment reductions and agricultural classifications.

The back of the TRIM notice displays public hearing dates and explanations of the various columns to assist property owners in understanding the notice. By law, each taxing authority must establish **maximum millage rates** necessary to fund their proposed budgets. The millage rates can be reduced prior to the mailing of the November tax bills. Property owners who are concerned or have questions regarding proposed budgets, millage rates or resulting taxation levels, should contact the taxing authorities or attend the budget hearings listed on the notice.

Additional information including a TRIM Guide, detailed property record cards, Taxpayer's Bill of Rights, and answers to Frequently Asked Questions are available on the property appraiser's website at www.ccpao.com.

The following is a comparison of the proposed millage rates as established by the various taxing authorities:

Taxing Authority	Last Year's Millage	Proposed 2022 Maximum Millage
Board of County Commissioners:		
BCC - County Services	5.5727	5.5605
Fire Control MSTU - 8	0.5048	0.5048
Law Enforcement MSTU - 4	2.4014	2.4014
Unincorporated Services MSTU	0.1221	0.1343
Board of County Commissioners Total	8.6010	8.6010
School Board:		
State Law (Local Required Effort)	3.5270	3.1710
Local Board (Discretionary)	3.2480	3.2480
School Board Total	6.8890	6.4190
St. Johns River Water Management:	0.2189	0.1974
Green Cove Springs	3.8000	4.5000
Keystone Heights	4.2901	4.2901
Orange Park	5.8781	5.8781
Penney Farms	4.4535	4.4535
Lake Asbury MSBD	0.0000	0.0000
Challenger Center MSTU	3.0000	3.0000