

# 2011 **Annual Report**

## 2011 Assessment Roll Statistics

Jefferson County Property Appraiser's Office  
Angela C. Gray, CFA      Property Appraiser

# Angela C. Gray

## Jefferson County Property Appraiser



Dear Property Owner:

Welcome to the Jefferson County Property Appraiser's 2011 Annual Report. My dedication to a process of ever-improving, responsive, and cost effective public service that is flexible and progressive in anticipating and responding to the needs of our citizens has been my priority since I took office January 2009.

I am pleased to publish our second annual report. A snapshot of the past tax year from the vantage of the Property Appraiser's Office. This data is summarized from our records and the Jefferson County Assessment Rolls. The overwhelming feedback received after our first edition in 2010 was greatly appreciated and I hope you will continue to share ideas with us as you review this second publication.

The primary duty of our Property Appraiser's office is to appraise all real and personal property in Jefferson County for ad valorem tax purposes. Another key function to the job of Property Appraiser is the administration of all exemptions, fairly, equitably and as directed by Florida Statute.

In 2011 we successfully implemented the Deployed Military Exemption per 196.173 F.S. This was a new law providing an exemption for military members who were deployed outside the continental US, Alaska, and Hawaii during the last calendar year in support of a designated operation.

Jefferson County now has the "Low-Income Senior Citizen Exemption" for the first time in history. Our office would like to thank the Board of County Commissioners and the City of Monticello Council for their diligence in passing local ordinances to be implemented in our City and County in 2012. Both County and City officials voted to provide an additional \$15,000 homestead exemption to citizens who qualify for the exemption beginning next year.

On a personal note, I am excited to share that in February 2011, I received my designation as a Certified Florida Appraiser, CFA from the Department of Revenue. To receive this distinction I had to serve in office for two years and also successfully pass classes specializing in the Mass Appraisal Process. I am delighted to put this knowledge and skill to work for the citizens of our county.

Your Public Servant,

***Angela C. Gray, CFA***

# Angela C. Gray, CFA

## Jefferson County Property Appraiser

### ***OUR MISSION***

Provide prompt, courteous, and professional service that assures public confidence in our uniform production of the tax roll and implementation of exemptions that meet statutory requirements and guidelines.

### ***OUR VISION***

Dedication to a process of ever-improving, responsive, and cost effective public service that is flexible and progressive in anticipating and responding to the needs of our citizens.

### ***OUR PLEDGE***

Strive to be a cohesive team with initiative, a strong work ethic, and a deep sense of pride, working in an atmosphere of integrity and accountability. We will continually improve quality and excellence by:

- Providing the necessary training and skills to employees, enabling competent performance.
- Encouraging employee self development, motivation, and participation.
- Fostering open communication and teamwork.
- Focusing on continual improvement of processes and systems.
- Providing the necessary resources to meet these goals.

### ***OUR VALUES***

We strive to be **fair**, **accurate**, and **ethical** in everything we do.

We are **proactive** and **responsive** public servants.

We **respect** our customers and each other.

We are **accountable** for our individual actions and collective work.

We remain **flexible**, showing initiative and willing to do the work.

We **share** our best ideas, data and analyses, and gladly accept those of others when better than our own.

# Key Dates To Remember

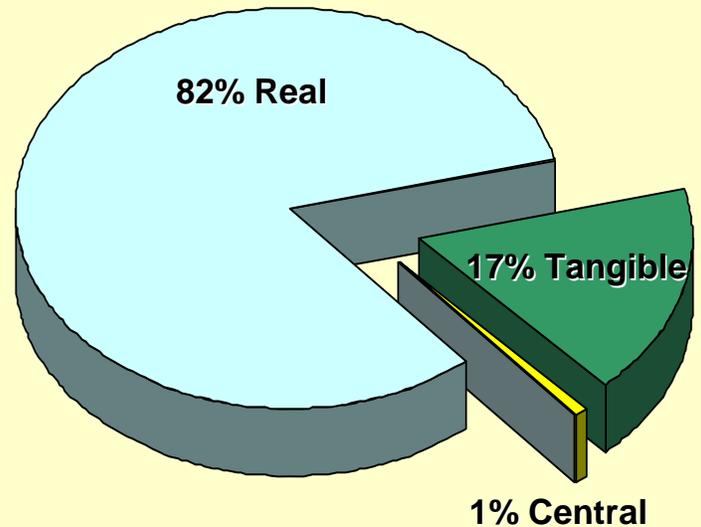
- Jan 1 Property Values and exemptions are established
- Mar 1 Deadline to apply for Homestead exemptions, Military Deployment exemption, Low-Income Senior exemption, Portability, Conservation and Agriculture Classification
- Apr 1 Deadline to file completed Tangible Personal Property Tax returns
- Jun 1 Denial notices for exemptions and Agriculture classifications are mailed
- Jul 1 Preliminary Tax Roll submitted to Florida Department of Revenue
- Jul 31 Deadline to file appeals of denied exemptions and Agriculture classifications to the Value Adjustment Board (VAB)
- Aug 23 On behalf of Jefferson County Property taxing authorities, Notice of Proposed Property Taxes (TRIM) are mailed to property owners. The information includes tax rates, market, assessed and taxable values for the current and previous year, exemptions applied to your property, taxes as proposed by the various taxing authorities and public hearing dates for their budgets
- Sept 17 Deadline to appeal to the VAB for late applications for exemption and Agriculture classifications. Deadline to appeal market values to the VAB
- Nov 1 The Tax Collector's office mails annual tax bills

# 2011 Tax Roll Breakdown

## Tax Roll by Property Type

Category	Taxable Value	%
Real Property	439,072,965	82%
Tangible Personal Prop.	90,048,760	17%
Central	<u>4,999,360</u>	<u>1%</u>
	534,121,085	

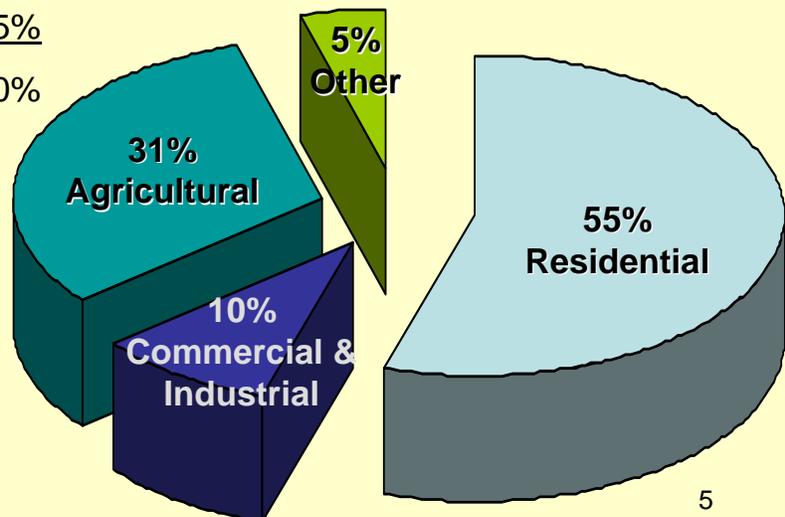
Source: 2011 Final Roll



## Tax Roll by Property Use

Category	Taxable Value	%
Residential	239,712,401	55%
Commercial & Industrial	42,504,450	10%
Agricultural	136,936,380	31%
Other	<u>19,919,734</u>	<u>5%</u>
	439,072,965	100%

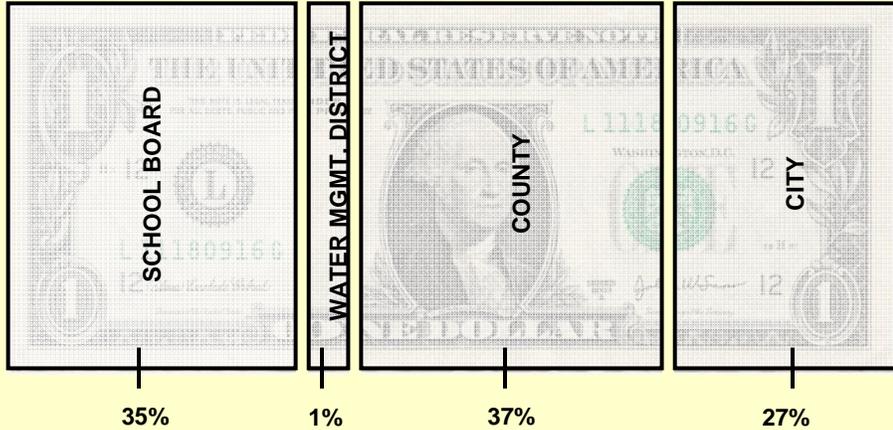
Source: 2011 Final Roll



# Where Does Your Tax Dollar Go?

## City (Tax District 1)

City		0.0060617
School District RLE	0.0055690	
School Discretionary	0.0007480	
School Capital Outlay	0.0015000	0.0078170
County General Fund	0.0066580	
County F & F	0.0016646	0.0083226
NWFL WMD		0.0000400
<b>TOTAL MILLAGE</b>		<b>0.0222413</b>



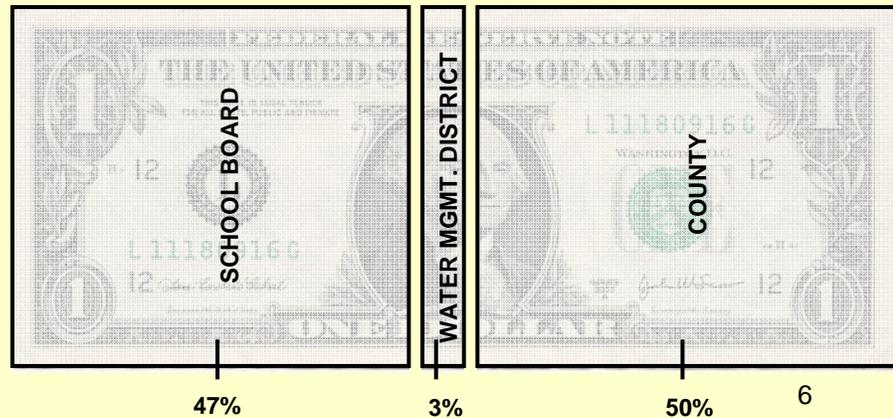
## County (Tax District 2)

School District RLE	0.0055690	
School Discretionary	0.0007480	
School Capital Outlay	0.0015000	0.0078170
County General Fund	0.0066580	
County F & F	0.0016646	0.0083226
NWFL WMD		0.0000400
<b>TOTAL MILLAGE</b>		<b>.0161796</b>



## County (Tax District 3)

School District RLE	0.0055690	
School Discretionary	0.0007480	
School Capital Outlay	0.0015000	0.0078170
County General Fund	0.0066580	
County F & F	0.0016646	0.0083226
SR WMD		.0004143
<b>TOTAL MILLAGE</b>		<b>.0165539</b>



# What Are Non-Ad Valorem Special Assessments?

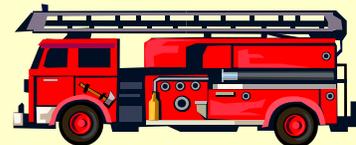
Non Ad-Valorem Special Assessments are fees issued by the Board of County Commissioners for Landfill and Fire Services. This dates back to 1987, when the voters of Jefferson County passed this into local law.

A non-ad valorem special assessment is a charge (or assessment) against a specific parcel of property based on a specific benefit which the property has or will receive. This assessment is billed annually by the Board of County Commissioners as a separate line item on the property tax bill. For collection purposes, it is considered a part of the tax bill and carries the same penalties for failure to pay as do the property taxes on the tax bill. However, unlike the ad valorem tax which is based on the assessed value of the property, the non-ad valorem special assessment is based solely on the benefit received by the property for the service rendered.

Jefferson County has two assessments: Fire and Landfill. The Fire Assessment is only assessed on properties outside the City Limits. The Landfill Assessment is assessed on all properties in the County, including those in the City Limits. The fee schedule is as follows:

## Non-Ad Valorem Special Assessments (County Commission)

Fire		
Single Family	101.16	Multi-Family \$57.46
Commercial	\$.056/sf	Minimum \$143.75 Maximum \$3,327.50



Landfill		
Single Family	224.88	
Commercial	\$.057/sf	Minimum \$380.46 Maximum \$3,535.90

It is important to note that property tax monies (ad valorem revenue) are not spent for the Landfill and Fire Services provided to citizens. The 2011 Non-Ad Valorem Revenue figures from the Property Appraiser's office for 2011 are:

**Fire Assessment Fund**            \$ 630,739\*  
**Solid Waste Fund**                \$1,438,653

\*Fire Assessment Fees are not charged on properties located in the City Limits of Monticello.

# Amendment One Savings for Taxpayers

## Amendment One provides tax relief in four ways:

- 1** Automatic additional homestead exemption worth \$25,000, applied to the homestead property's value over \$50,000.
- 2** Portability of accumulated Save Our Homes (SOH) savings benefits for homeowners who move from one homestead to another within specified guidelines.
- 3** Tangible Personal Property exemption of \$25,000.
- 4** An assessment growth limitation of 10% for all non-homestead real properties (such as investors, commercial properties, second home owners, etc.)

In 2011 tax payers saved \$547,631 collectively on County Taxes as a result of these law changes. Prior to 2009, this would have been tax revenue that the local Board of County Commissioners collected from our county's property owners.

The County Commission teamed with other small counties through the Florida Association of Counties and Small County Coalition to seek "relief" for the impact this would have on their ability to continue to provide basic services. The County's Legislative Committee represented Jefferson County during the annual Legislative Session and successfully secured "fiscally constrained reimbursement" funds to offset the impact of this new amendment. Today, the Florida Legislature provides funding for up to 95% of the tax revenue loss due to Amendment One for fiscally constrained counties. These funds are not guaranteed every year, therefore, the Legislative Committee continually lobbies the State Legislature annually to secure funding.

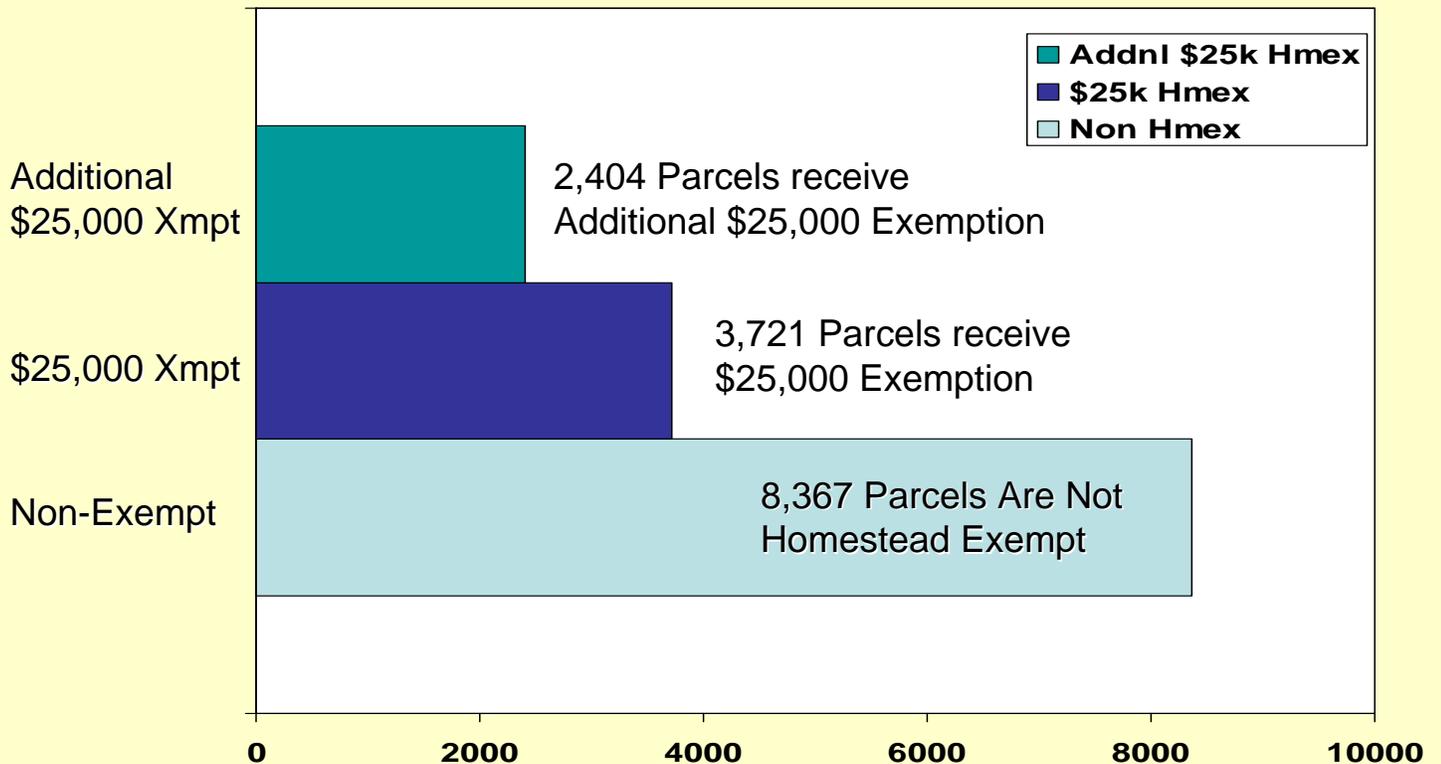
In 2011, Jefferson County will receive a reimbursement for approximately \$520,000.

Distribution History for Monies Received from the State Legislature:

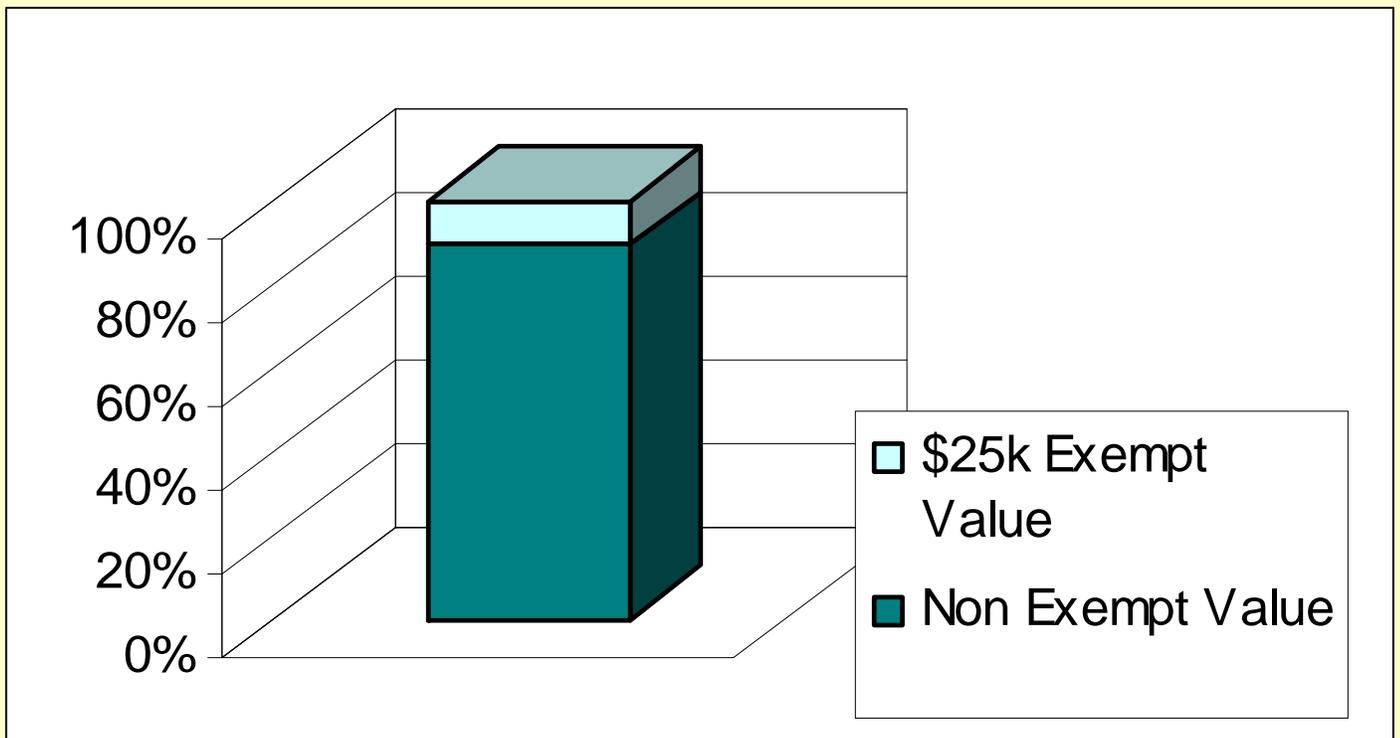
Year	Reimbursement
2008-09	\$181,807
2009-10	\$472,489
2010-11	\$489,239

**33 Parcels currently receive the Portability Benefit. The value of this transferred Homestead Differential is \$740,278.**

## Homestead Exemption Chart



## Tangible Personal Property Exemption Chart



The \$25,000 Tangible Personal Property Exemption exempts \$10,363,676 of value from the Tax Roll for 2011. This represents about 10% of the Total Assessed Value for the TPP tax roll.

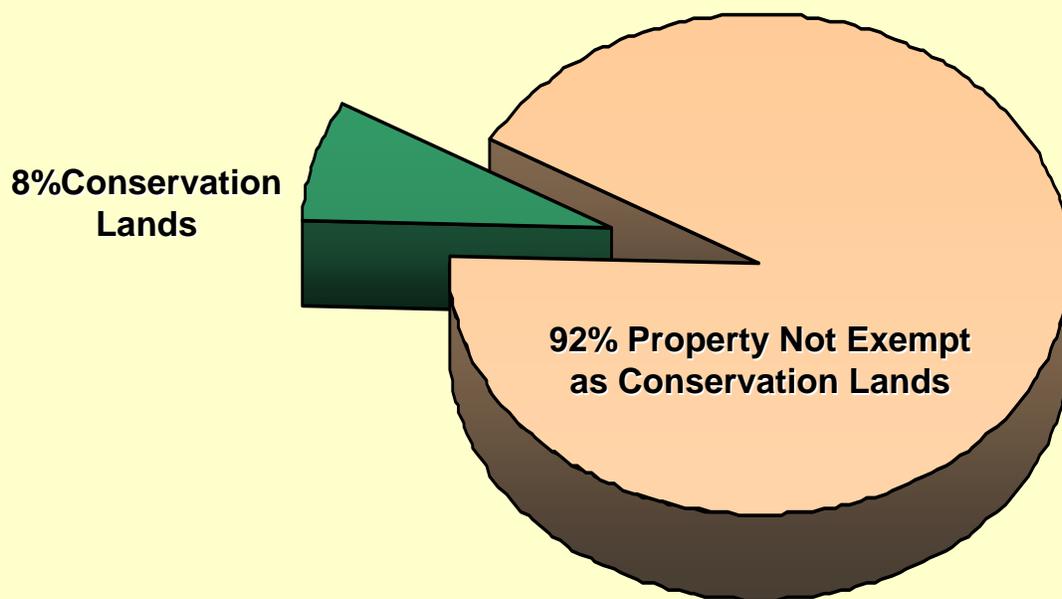
# Amendment Four

## “Conservation” Impact

Amendment Four was implemented in 2010 and provides for a property tax exemption or assessment classification for “Conservation” properties throughout Florida. In Jefferson County, we have over 38,000 +/- acres that qualify for this new tax savings.

Jefferson County was one of the two most impacted counties in the State, Glades being the other. Those in support of this amendment did so in hopes that it would encourage landowners to conserve more land and expand wildlife habitat and protect water resources. Opponents were concerned about the impact of taking thousands of acres of land off the tax rolls at a time when local and state governments are strapped for cash and cutting back on already underfunded services.

In 2011 this new exemption/classification removed \$56,000 +/- from the Tax Roll in Jefferson County. The Legislative Committee, under the direction of the County Commission lobbied the Legislature and secured “relief” monies for this impact on Fiscally Constrained counties.



In 2011, Jefferson County will receive a reimbursement for approximately \$53,500.

Distribution History for Monies Received from the State Legislature:

Year	Reimbursement
2010-11	\$53,760
2011-12	\$53,500 (estimated)

# Save Our Homes Cap (Recapture Rule)

One of our most frequently asked questions over the past three years is....

*"I don't understand why my market value declined and yet my assessed value increased by a small amount?"*

The short answer is "This happens because of Florida Statute 193.155(1)". The reality is that "Save Our Homes" protected homestead owners by capping their Assessed Value at the Consumer Price Index (CPI) or 3% (whichever was lower). Since the passing of this constitutional amendment in 1992, homestead owners have enjoyed huge savings as the market climbed. Now that the market is showing some decline, the Cap remains in effect, increasing each year and "recapturing" the saving benefit homestead owners have accumulated. This increase continues until the assessed value reaches market (just) value. These rates over the past three years have been:

<u>Year</u>	<u>CPI Change</u>	<u>Cap</u>
<b>2011</b>	<b>1.5%</b>	<b>1.5%</b>
<b>2010</b>	<b>2.7%</b>	<b>2.7%</b>
<b>2009</b>	<b>0.1%</b>	<b>0.1%</b>

Some homeowners view recapture as a bad thing because they believe in a declining market, their assessed value should also decline or at least remain flat. Others believe it is fair because it is allowing the local taxing authorities to recapture the revenues they were not able to collect when values were on the rise and assessed values were capped.

Here is a chart showing the Tax Districts, the Differential Value, and the calculation of Tax Dollars that are a savings to homeowners, and a loss of revenue for tax districts:

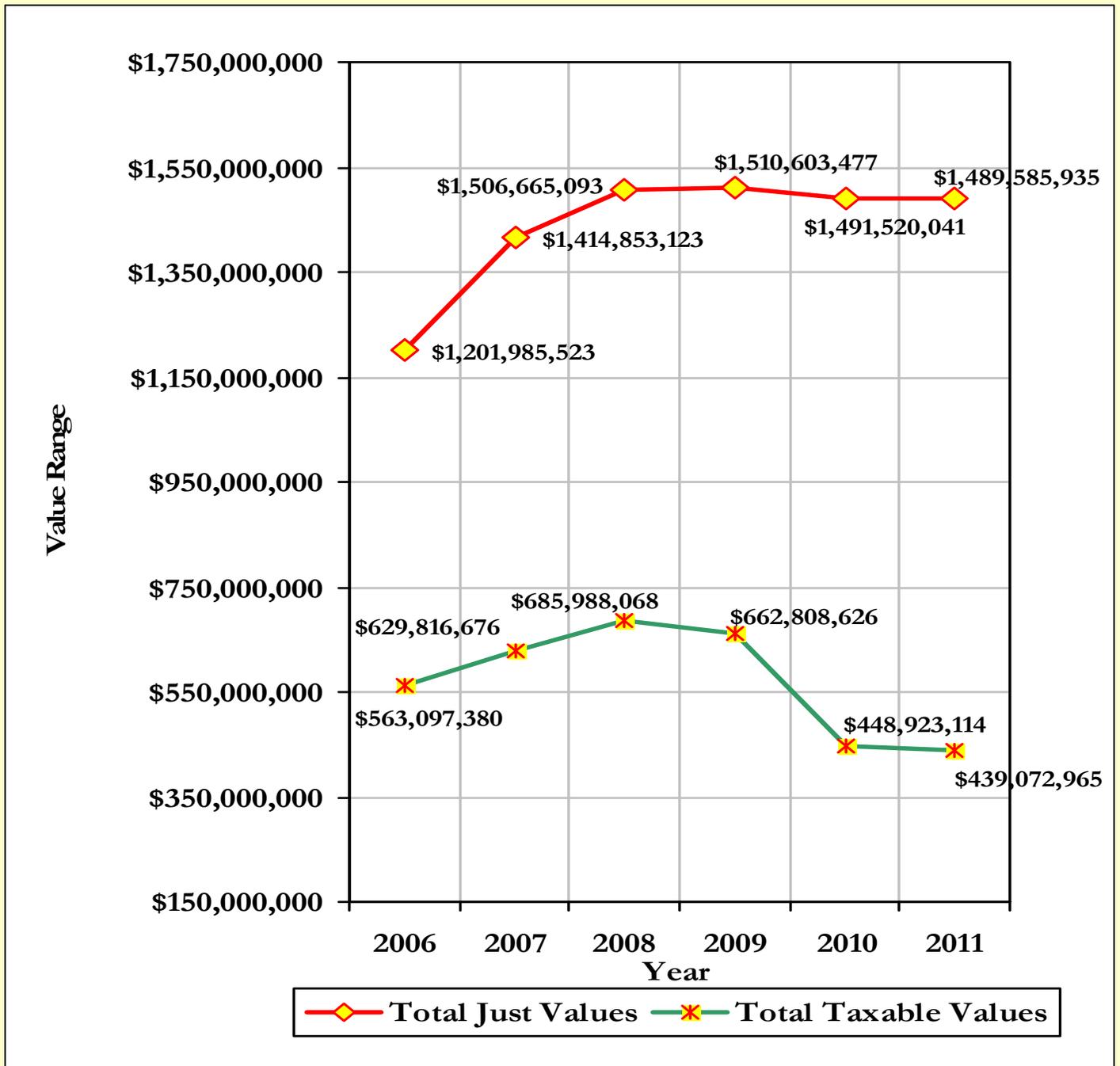
<b>TAX District</b>	<b>Differential Value</b>	<b>Millage Rate</b>	<b>Tax Revenue</b>
County	\$ 85,096,129	0.0083226	\$ 708,221
School	\$ 85,096,129	0.0078170	\$ 665,196
City	\$ 14,793,920	0.0060617	\$ 89,676

Many residents in the State of Florida contacted State Legislators to complain about the recapture rule the past two years. In 2011, Senate Joint Resolution SJR 210 was passed. This proposes to amend Section 4 of Article VII and create a new section in Article XII to prohibit increases in the assessed value of homestead property if the fair market value of the property decreases.



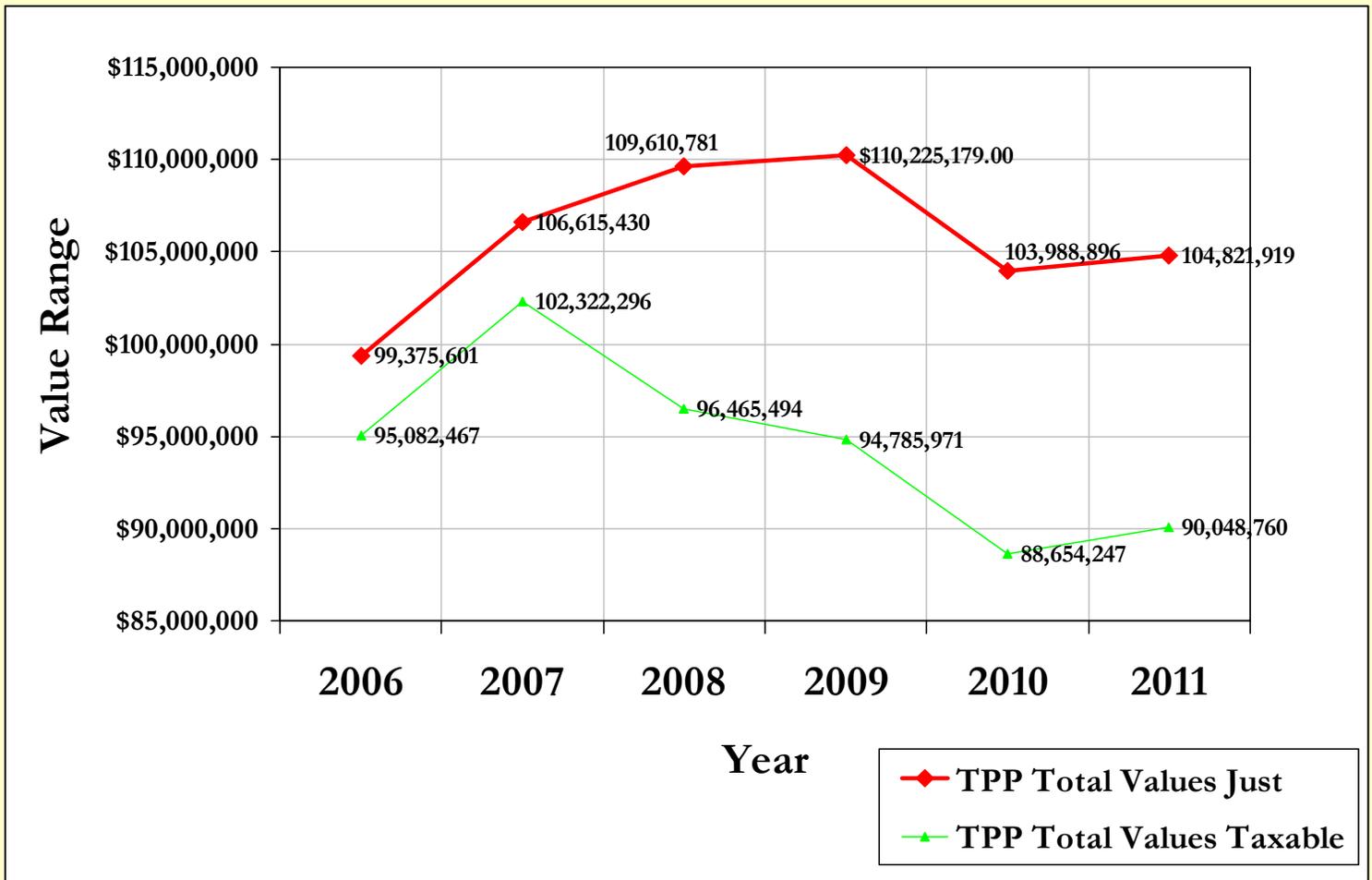
Voters will have their chance to vote "Yes" or "No" at the November 2012 General Election, or at an earlier special election specifically authorized by law for that purpose.

# Real Property Value History



The Just Value is reset by the property appraiser annually based on the prior year's sales. Assessment reductions are applied to Just Values per state law (such as the Homestead 3% cap or Non-homestead 10% cap or Agricultural Classifications) to get the Assessed Value then Exemptions are applied per state law to get the Taxable Value.

# Tangible Personal Property Value History



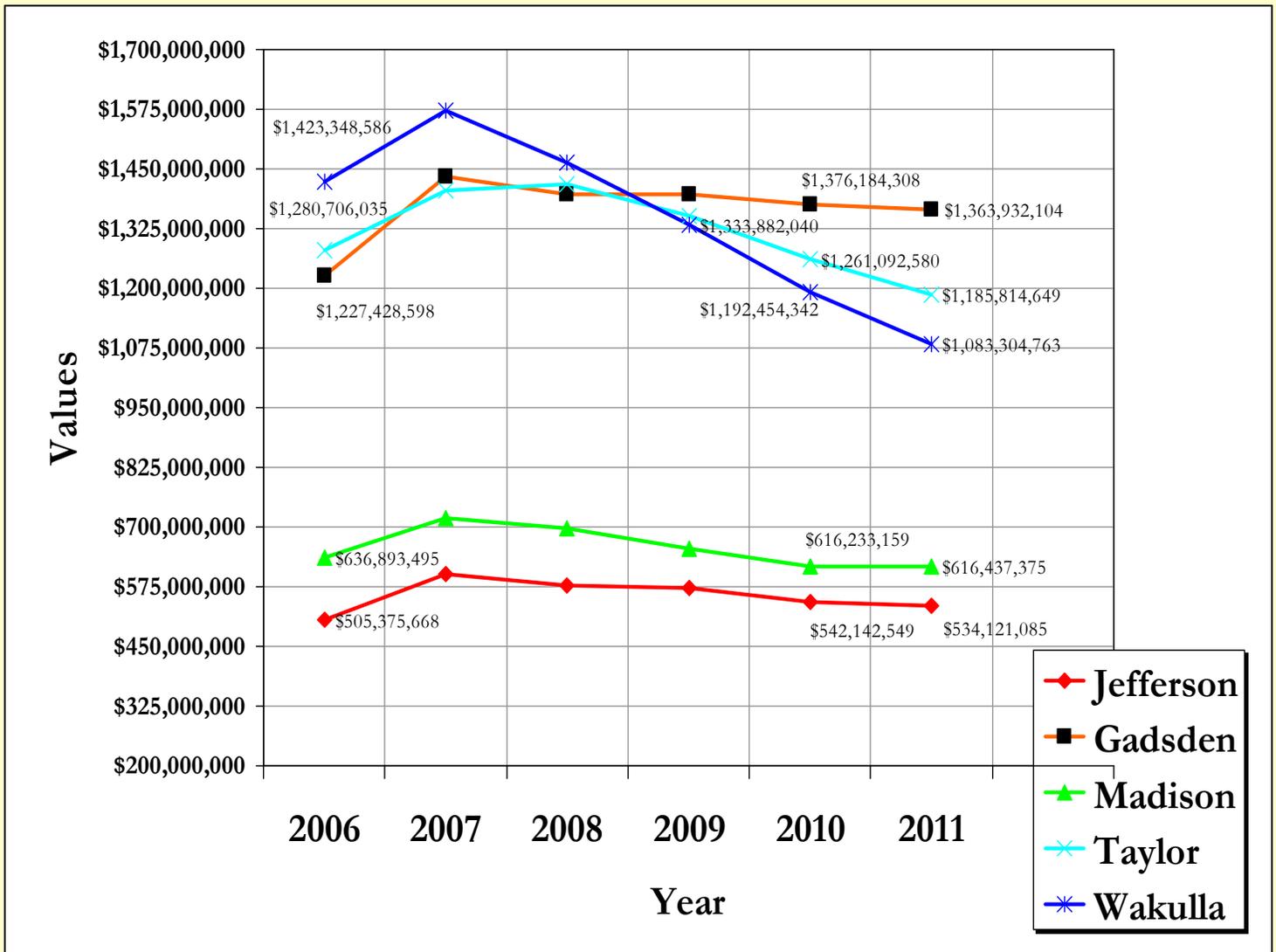
The above chart captures tangible personal property just and taxable values and the trends of those values for Jefferson. In 2008 Amendment One was passed, which provides a \$25,000 tax exemption to all Tangible Personal Property Accounts. This year 938 accounts are benefiting from this and are not having to pay taxes on over \$10 million worth of value.

Rank	Business	Taxable Value
#1	Florida Power Corp.	\$23,866,492
#2	FL Gas Transmission Co.	\$17,015,366
#3	Tri-County Electric Corp.	\$9,645,563
#4	Embarq Corporation	\$6,646,848
#5	MCI Worldcom Network	\$3,802,262

## TOP 5 LIST TANGIBLE TAX VALUE

In 2011, the total taxable value of Tangible Personal Property in the County was \$90,048,760. 68% of this value can be attributed to the "The Top 5 Tangible Personal Property Tax Payers List".

# County Comparison of Historical Taxable Values



The above chart captures taxable values for Jefferson, Gadsden, Madison, Taylor, and Wakulla Counties which are all considered somewhat comparable mixed rural counties. The purpose of this chart is to compare trends of taxable values given these nearby Counties. It is noteworthy to mention that the counties with the deepest drops in value are those that have commercial/waterfront properties that have seen a dramatic value loss in the past three years.

Trends indicate that the market in all counties peaked in 2007 and have been on the decline until this year. The three counties that do not have commercial waterfront properties appear to show a taxable value that is beginning to level. (2011 figures are based on Preliminary Tax Roll values)

# Exemption Breakdown

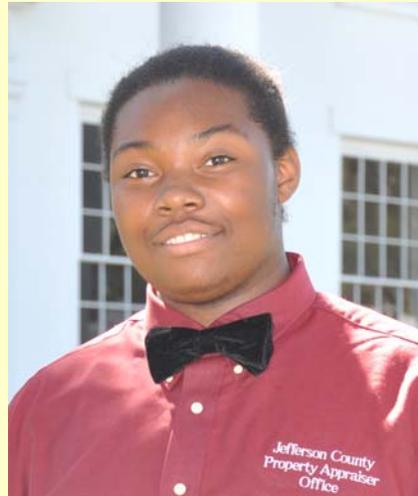
Type of Exemption	Real Property	
	Number of Exemptions	Value of Exemption
\$25,000 Homestead Exemption	3,721	90,755,917
Additional \$25,000 Homestead Exemption	2,404	49,591,107
Totally & Permanently Disabled Veterans & Surviving Spouse	35	3,790,602
Constitutional Charitable, Religious, Scientific or Literary	299	46,404,897
Charitable Hospitals, Nursing Homes & Homes for Special Services	1	457,714
Educational Property	10	1,823,335
Federal Government Property	4	4,651,855
State Government Property	207	52,687,958
Local Government Property	165	17,739,350
Non-for-Profit Sewer & Water Company	5	344,774
Blind Exemption	4	2,000
Total & Permanent Disability Exemption	246	118,699
Widow's Exemption	391	177,812
Widower's Exemption	83	38,500
Disabled Ex-Service Member Exemption	86	420,787
Land Dedicated in Perpetuity for Conservation Purposes (100%)	98	6,764,870
Land Dedicated in Perpetuity for Conservation Purposes (50%)	1	18,773
Deployed Service Member's Homestead Exemption	2	103,664

# Our Team, Proudly Serving Jefferson County

## ADMINISTRATIVE / EXEMPTION SERVICES



Jeanette  
Woodson



Ben  
Hudson



Annie  
Severin

## APPRAISAL / MAPPING SERVICES



Linda  
Benedict



Chuck  
Bailey



Rikki  
Hill