

# 2023 NEWS



**JOYCE MORGAN  
DUVAL COUNTY PROPERTY APPRAISER**

## Dear Taxpayer:

As I begin this term, I want to express my gratitude to voters for trusting me as your new Duval County Property Appraiser. In my 8 years of service as an elected official, I have prioritized the core values of being transparent and accessible. I understand that clarity is important to taxpayers. This TRIM newsletter is designed to provide that clarity as it relates to the value of your home.

Our staff is committed to providing you, the public, with the information you need to understand our role in determining your property values and any applicable exemptions. Please contact our office at the numbers below if you have questions or concerns.

## Understanding the Values on your Notice

There are three different values assigned to your property that are listed on the Notice of Proposed Property Taxes:

**"Just Value":** Also referred to as "Fair Market Value", is the value determined by the Property Appraiser's Office based on what a buyer is willing, but not obliged, to buy and would pay a seller who is willing, but not obliged, to sell on January 1 of the Tax Roll year. This excludes estimated costs associated with a sale and takes into account the eight criteria outlined in section 193.011 of the Florida Statutes.

**"Assessed Value":** This is a capped value that cannot increase beyond a set amount each year due to assessment limitations like the "Save our Homes" (SOH) cap on homestead property or the non-homestead 10% cap. The SOH limits annual increases on home assessments to 3% or the CPI whichever is less. (This year it is 3.0%). Non-homestead properties may not exceed a 10% increase. The 10% cap does not apply to the school district assessment. Assessed value can never exceed just value. Exemptions are subtracted from the assessed value to create a taxable value.

**"Taxable Value":** The value of your property on which you are taxed. The "taxable value" is calculated by taking the annual assessed value and subtracting applicable exemptions. The taxable value may vary by taxing authority, since some exemptions do not apply to every authority.

## Questions? Disagree with the value on your notice?

Property owners have until the deadline date printed at the bottom of the Notice of Proposed Property Taxes, (which is 25 days from the mailing date of the Notice) to file a formal petition with the Value Adjustment Board.

As a property owner, if you disagree with the value or exemption status on your Notice of Proposed Property Taxes (or "Truth in Millage" also known as a "TRIM" notice), first immediately contact the Duval County Property Appraiser's Office for an informal review. You may call us at one of the numbers listed on this newsletter or visit our office downtown at 231 East Forsyth Street, Jacksonville, FL 32202. This informal review however, will NOT stop the clock on the deadline printed on the bottom of your notice to file a formal petition.

**Regardless of whether you decide to have an informal review, in order to formally protest your market value, assessed value, exemption denial or the denial of an agricultural classification with the Value Adjustment Board, you MUST file a petition and pay a \$15 non-refundable fee. Checks can be made out to the Duval County Tax Collector within the 25 days of the mailing of the Notices of Proposed Property Taxes.**

The Value Adjustment Board (VAB) is a separate entity from the Property Appraiser's Office. Petitions are available in the VAB office at City Hall 117 West Duval Street, Room 305, Jacksonville, FL 32202. You can also find petitions in the Property Appraiser's Office or online at [www.duvalpa.com](http://www.duvalpa.com). The petition form and filing fee must be RECEIVED by the VAB office (not postmarked) by the deadline on your notice (see deadline on bottom right corner of the notice). To contact the **VAB office, call (904) 255-5124.**

## Determining Taxable Value

The median market value on a Homestead Single-Family home is:

Just (Fair Market) Value.....	\$250,720
Capped Assessed Value.....	\$158,730
(Cannot increase annually more than 3% on homesteaded properties)	
Less Homestead and/or other Exemptions.....	\$50,000*
Equals Taxable Value.....	\$108,730

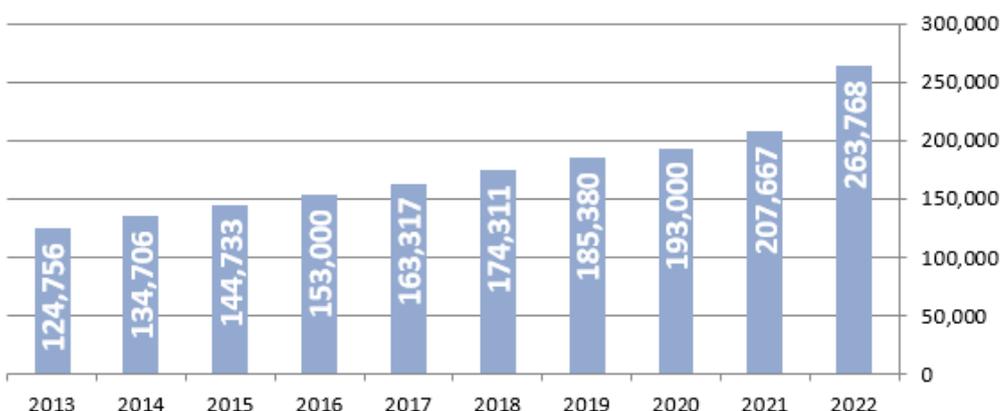
(Taxable value is multiplied by millage rates set by the taxing authorities to determine taxes)

\*This includes the original \$25,000 Homestead Exemption and the \$25,000 additional Homestead Exemption that was passed by voters in 2008. (The additional exemption is applied to the assessed value between \$50,000 and \$75,000). The additional exemption does not apply to the school board levy; Therefore the taxable value would be higher for school taxes.

**\*\* Not all exemptions apply to every taxing authority, therefore taxable values may vary.**



## Average Market Value of a Single Family Residence in Duval County



Visit us on the web at: [www.duvalpa.com](http://www.duvalpa.com)

## Contact Numbers

Agricultural Classification	904-255-5967
Commercial Appraisals	904-255-5901
Customer Service/Exemptions	904-255-5900
Land Records	904-255-5904
Residential Appraisals	904-255-5902
Tangible Personal Property	904-255-5903

## The Taxpayer is the most important visitor on our premises.

They are not dependent on us.  
**We are dependent on them.**  
 They are not an interruption in our work.  
**They are the purpose of it.**  
 They are not an outsider in our office.  
**They are a part of it.**  
 We are not doing them a favor by serving them.  
**They are doing us a favor by giving us an opportunity to do so.**

# Dates to Remember

## January 1

Date of property assessment and eligibility for homestead and other exemptions.

## March 1

Deadline to file timely for exemptions, portability and for Agricultural Classification.

## August

Mailing of Notices of Proposed Property Taxes - date varies.

## September

Deadline for filing formal petition with the VAB and the late file exemptions - (date printed at the bottom of the Notice or Proposed Property Taxes)

## October

Tax Roll is certified - date varies. VAB hearings begin.

## November

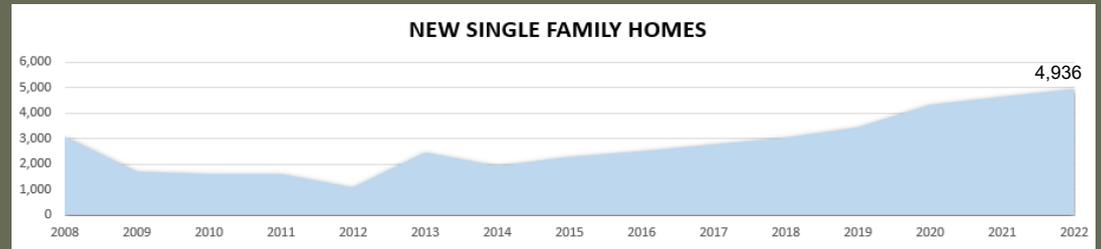
Tax Collector mails property tax bills by Nov 1.



## Growth In Duval County

In the last three years, Duval County has experienced unprecedented growth in real-estate. We have shared the increase in real-estate transactions and construction of new single-family homes below.

- Year 2020 there were 53,646 real estate transactions in Duval County
- Year 2021 there were 52,232 real estate transactions in Duval County
- Year 2022 there were 65,685 real estate transactions in Duval County



**All new homeowners who own and occupy their home on January 1st that wish to make timely application for Homestead need to do so by MARCH 1st of that same year.**



## Legislative Update

The Florida Legislature passed Senate Bill 102 during the 2023 legislative session to address affordable housing. Two new statewide exemptions were created and a third option was also included allowing local municipalities to offer an additional exemption. Council Member Joyce Morgan, as her last action on the Council, proposed a local bill (Ordinance 2023-349) that passed that will provide the City of Jacksonville with an additional avenue to address affordable housing. The bill provides that multifamily projects with at least 50 or more units, of which at least 20 percent are used to provide affordable housing and meet other requirements, may receive an exemption.

## Your Taxing Authorities

Millage rates (tax rates) are set by the taxing authorities that receive property taxes.

1. The City of Jacksonville
2. Duval County School Board
3. The Cities of Atlantic Beach, Jacksonville Beach, Neptune Beach, or the Town of Baldwin
4. The St. John's River Water Management District
5. The Florida Inland Navigational District



### Homestead Exemption

This exemption removes \$25,000 off the assessed value of an owner-occupied residence and could provide up to another \$25,000 additional exemption off assessed value over \$50,000. (This additional exemption does not apply to school millage.) Not only does the homestead exemption lower the value on which you pay taxes, it also provides the 'Save Our Homes' benefit which limits future annual increases in assessed value to 3% or less.

### Veteran's Exemptions

Any ex-service member disabled at least 10% in war or by service-connected misfortune is entitled to a \$5,000 exemption.

Any honorably discharged veteran with service connected total and permanent disabilities is entitled to exemption on real estate used and owned as a homestead, less any portion thereof used for commercial purposes.



### Homestead Property Tax Exemption for Surviving Spouse of Military Veteran or First Responder

Any real estate used and owned as a homestead by a surviving spouse of a veteran who died from service connected causes while on active duty, or first responder who died in the line of duty is exempt from taxation, less any portion thereof used for commercial purposes.

### Totally and Permanently Disabled Exemption (Income-Based)

Any real estate used and owned as a homestead, less any portion thereof used for commercial purposes, by any quadriplegic shall be exempt from taxation.



Any real estate used and owned as a homestead, less any portion thereof used for commercial purposes, by a paraplegic, hemiplegic or other totally and permanently disabled person, as defined in Section 196.012(11), Florida Statutes, who must use a wheelchair for mobility or who is legally blind, shall be exempt from taxation.

## HOMESTEAD EXEMPTION & THE CONSUMER PRICE INDEX

The December-to-December 12 month CPI percent change the Bureau of Labor Statistics initially reported in January of 2023 increased 6.5 percent from the preceding calendar year, which is an important number for those with a homestead exemption. Real property is appraised at fair market value each year, however, assessment limitations cap annual increases on a property's assessed value used for taxes with a maximum cap rate of 3% or the consumer price index whichever is lower. Therefore, 3% will be the homestead valuation limitation for the 2023 tax roll. The maximum 3% cap rate increase has only been applied 6 times in the past 20 years. Over the past 20 years the average increase has been 2.11%.

Non-homesteaded properties have a 10% percent cap.

The Duval County Property Appraiser's Office is located in the Yates Building at 231 East Forsyth Street, Jacksonville, FL on the second and third floors. The Office is open from 7:30am to 5:30pm Monday through Friday. Website: [www.duvalpa.com](http://www.duvalpa.com)