

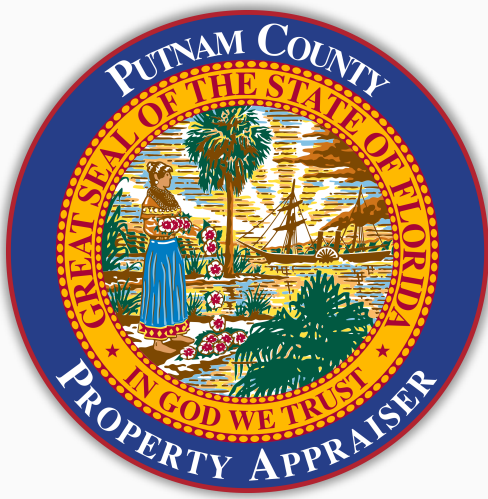
2019 ANNUAL REPORT



PUTNAM COUNTY PROPERTY APPRAISER

TIMOTHY E. PARKER, C.F.A.

"EVERY PUTNAM COUNTY PROPERTY APPRAISER EMPLOYEE ASPIRES TO PROVIDE THE BEST SERVICE POSSIBLE IN A PROFESSIONAL AND COURTEOUS MANNER WITH THE GOAL OF EXCEEDING THE EXPECTATIONS OF THOSE WE SERVE"



Timothy E. Parker, C.F.A
Putnam County Property Appraiser

386/329-0286 • Fax: 386-329-0447
www.putnam-fl.com/app • appraiser@putnam-fl.com

Dear Reader:

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

One of the hallmarks of a fair property tax system is its transparency and public access to information. Even though 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. To that end, in addition to maintaining a very informative and user friendly website (PutnamAppraiser.com), a need was felt to provide annually summarized data that may not be available in other places.

Because Putnam 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,

TIM PARKER, C.F.A.
PUTNAM COUNTY PROPERTY APPRAISER
STATE-CERTIFIED GENERAL APPRAISER
RZ2438



Crescent City Annex
115 N. Summit Street
386-698-4284

Main Office
P.O. Box 1920
312 Oak Street
Palatka, FL 32178

Interlachen Annex
Hitchcock's Plaza, SR #20
386-684-3383

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Office Locations

HOURS OF OPERATION

MONDAY

8:30 AM—5 PM

TUESDAY

8:30 AM—5 PM

WEDNESDAY

8:30 AM—5 PM

THURSDAY

8:30 AM—5 PM

FRIDAY

8:30 AM—5 PM



EAST ANNEX

MAIN OFFICE LOCATION
312 OAK ST.
PALATKA, FL 32177

CONTACT INFO

PHONE:

386-329-0286

FAX:

386-329-0447

MAILING

ADDRESS:

PO BOX 1920
PALATKA, FL 32178

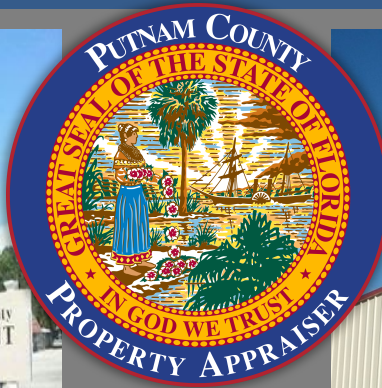


SOUTH PUTNAM GOVERNMENT CENTER

ADDRESS: 115 N SUMMIT ST. CRESCENT CITY, FL 32112

PHONE: (386) 698-4284

SELECT DAYS FROM JANUARY 1ST TO MARCH 1ST.



WEST PUTNAM GOVERNMENT CENTER

ADDRESS: THE HITCHCOCKS PLAZA AT
114 STATE RD. 20. INTERLACHEN FL 32148

PHONE: (386) 684-3383

SELECT DAYS FROM JANUARY 1ST TO MARCH 1ST.

IMPORTANT DATES

January 1st	The date which determines property ownership, value, exemptions and classifications. Automatic exemptions and classification renewal notices mailed. Tangible personal property returns mailed to business owners.
March 1st	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 1st	Filing deadline for Tangible Personal Property returns.
July 1st	Property Appraiser submits a Preliminary Tax Roll to the Florida Department of Revenue 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, along with any 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).
Mid-September	Deadline for filing Petition to the Value Adjustment Board (VAB).
Mid-October	Value Adjustment Board (VAB) meets to review disputed parcels and Tax Roll certified to the Tax Collector.
November 1st	Current tax bills are mailed by the Putnam County Tax Collector.
December 1st	Annual mobile home decals must be purchased from the Department of Motor Vehicles (Putnam County Tax Collector's Office). Annual Decals expire December 31st of each year.

Save Our Homes

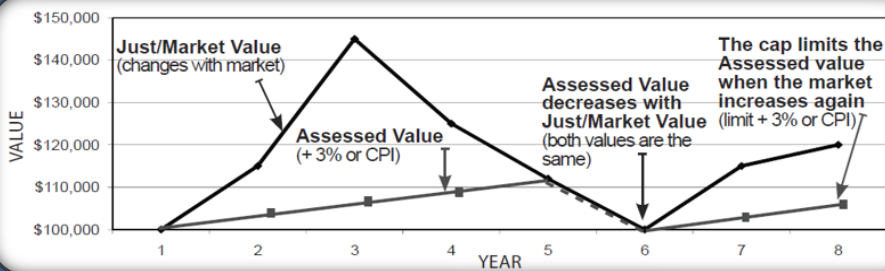
The Florida Constitution was amended effective January 1, 1995, to limit annual increases in assessed value of property with Homestead Exemption to three percent or the change in the Consumer Price Index, whichever is lower.

No assessment, though, shall exceed current fair market value. This limitation applies only to property value, NOT property taxes.

The Save-Our-Homes Cap "Recapture" Rule

If you have the Save-Our-Homes cap on your property and your just/market values decreases, your assessed value will still increase by the annual cap rate until it reaches the just/market value. If the just/market value decreases below the assessed value, the assessed value will decrease until the values are the same. This does not mean that you have lost your Save-Our-Homes cap. The cap is still on the property, and will limit future increases of the assessed value.

Recapture: Just/Market to Assessed Value Relationship on a Capped Property



Save Our Homes Annual Increase

Year	CPI Change*	Cap*
2019	2.3%	2.3%
2018	2.1%	1.9%
2017	2.1%	2.1%
2016	0.7%	0.7%
2015	0.8%	0.8%
2014	1.5%	1.5%
2013	1.7%	1.7%
2012	3.0%	3.0%
2011	1.5%	1.5%
2010	2.7%	2.7%
2009	0.1%	0.1%
2008	4.1%	3.0%
2007	2.5%	2.5%
2006	3.4%	3.0%
2005	3.3%	3.0%
2004	1.9%	1.9%
2003	2.4%	2.4%
2002	1.6%	1.6%
2001	3.4%	3.0%
2000	2.7%	2.7%
1999	1.6%	1.6%

Portability

Eligible homestead property owners can transfer their Save-Our-Homes benefit (up to \$500,000) within two tax roll years after relinquishing their previous homestead.

Can only be transferred to properties within the State of Florida.

Parcel Authority Value Breakdown [?] [?]

Authority	Deferred Value	Assessed Value
County	\$42,210	\$152,670
Fire MSTU	\$42,210	\$152,670
School Local	\$42,210	\$152,670
School Discretionary	\$42,210	\$152,670
School Capital Outlay	\$42,210	\$152,670
St Johns River Water Management Dist	\$42,210	\$152,670

Parcel Exemption Breakdown Listing [?] [?]

Description	App Status	Year Granted
Constitutional Homestead	A	2016
Additional Homestead	A	2016

Deferred Value Information

Deferred Value:	\$42,210	Comments:	This information is to a new homestead reduction the par
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Do You Qualify?

In order to be eligible for this new exemption, you must meet the following requirements:

- Must be receiving or in the process of applying for the constitutional Homestead Exemption (up to \$25,000)
- At least one owner be 65 years of age or older, be legally in possession of and living on said property as their primary residence as of January 1st of the year of the application.
- Have a **Total Household Adjusted Income** less than the amount set by the Florida Department of Revenue. You may contact our office mid-January to find out the current Adjusted household income limitation.

Total household income for **2019 was \$30,174 or less**. Security Income is usually not included in that amount if a resident is NOT REQUIRED to file an income tax return

Deadline to file is March 1st of the current tax year.

Income Information must be submitted by June 1st

[Exemption List](#)

Senior Homestead Exemption

Year	% Change*	Adjusted Income Limitation
2019	2.4%	\$30,174
2018	2.1%	\$29,454
2017	1.3%	\$28,841
2016	0.1%	\$28,482
2015	1.6%	\$28,448
2014	1.5%	\$27,994
2013	2.1%	\$27,590
2012	3.2%	\$27,030
2011	1.6%	\$26,203
2010	-0.4%	\$25,780
2009	3.8%	\$25,873
2008	2.9%	\$24,916
2007	3.2%	\$24,214
2006	3.4%	\$23,463
2005	2.7%	\$22,693
2004	2.3%	\$22,096
2003	1.6%	\$21,599
2002	2.8%	\$21,259
2001	3.4%	\$20,680

Super Senior Exemption

Applicant(s) meeting the above criteria, who have owned and maintained their permanent residency on the homestead property for at least 25 consecutive years and have a just value of less than \$250,000 may be eligible for additional benefits.

The Super Senior Exemption, if granted, shall be exempt the **full amount** of the assessed value of ad valorem taxes for taxing authorities that have been enacted by local ordinance. The following Taxing Authorities enacting this exemption are Putnam County, City of Palatka, City of Crescent City, Town of Interlachen, Town of Pomona Park and Town of Welaka



Greenbelt Classification

Farmland qualifying for agricultural classification is not exempted but rather under Florida Law is classified to a value which is often substantially less than market value. Only lands, which are used for bona fide agricultural purposes, shall be classified agricultural.

“Bona fide Agricultural purposes” means active good faith commercial agricultural use of land for income purposes.

Application for Agricultural Classification is made annually at the same time exemptions are applied for. Approval of all applications is subject to prior review by the Putnam County Greenbelt Advisory Board.

Lands used primarily for residential, developmental, or investment purposes are not eligible for this classification. Agricultural classification for tax purposes is not the same thing as agricultural zoning. These two terms are often confused.

Links below will direct you to our fillable forms on our website.

[Agricultural Guidelines](#)

[Application and Return](#)

[Land Used For Conservation](#)



Tangible Personal Property

Tangible Personal Property is everything used in business and other income generating occupations other than the real estate. Often known as business personal property, it includes: machinery, equipment, furniture, fixtures, tractors, signs, supplies, and leased, loaned, borrowed, or rented equipment. However, inventory items, held for sale, are not returned.

Tangible Personal Property also applies to mobile home attachments on rented land (such as cabanas, carports and utility rooms). It also applies to furnishings and chattels used in connection with rental property, such as apartments, duplexes, or single-family homes.

Every person, firm, corporation, etc.; owning, leasing, managing, having control or custody, direction or supervision of any tangible personal property in Putnam County is required to file an initial return.

All Tangible Personal Property accounts (except non-tagged mobile homes) are eligible to receive up to a \$25,000 exemption. In January 2008, with the passing of Amendment 1, a \$25,000 Tangible Personal Property exemption was created. In order to receive the exemption a Tangible Personal Property Return (DR-405) must first be timely filed. Beginning in 2009, accounts with a zero taxable value due to the exemption, will no longer be required to file a Tangible Personal Property return. However, if at any time equipment is purchased which causes the business equipment value to exceed \$25,000, a Tangible Personal Property return is required to be filed.

For all accounts assessed over \$25,000, failure to timely file will result in the loss of the exemptions and up to a 25% penalty.

Below are Links for more information:

[2020 Tangible Personal Property Return \(DR-405\)](#)

[2020 Tangible Personal Property Index Factors](#)

[2020 Tangible Personal Property Extension Request](#)

[Return for Pollution Control Devices](#)

[2020 Present Worth Tables](#)



2019 Top Ten Taxpayers



	Putnam County Top Ten Tax Payers	
Name	Total Taxable Value (\$)	% of Total Taxable Value
Georgia Pacific Corp.	\$359,100,942	9.2%
Seminole Electric Coop Inc.	\$276,165,576	7.0%
Florida Power & Light Co.	\$273,868,180	7.0%
Continental Palatka (FKA Lafarge Gypsum)	\$80,526,779	2.1%
Clay Electric Cooperative	\$50,431,653	1.3%
Putnam Community Medical Center	\$18,650,100	0.5%
CSX Transportation, Inc.	\$16,294,932	0.4%
Wal-Mart Stores East LP	\$14,116,360	0.4%
9520 Bonita Beach Road LLC	\$11,354,640	0.3%
Revenue Properties Town & Country	\$10,420,189	0.3%
Total Of Top Ten	\$1,110,929,351	28.3%
Putnam County TOTAL Taxable Value	\$3,920,961,85	
	Prepared from the 2019 Final Tax Roll	



Taxing Authorities

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 service provided by each other the taxing authorities. Each year the newly proposed millage rates are published in 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 authorities budget hearing as well as contact information.

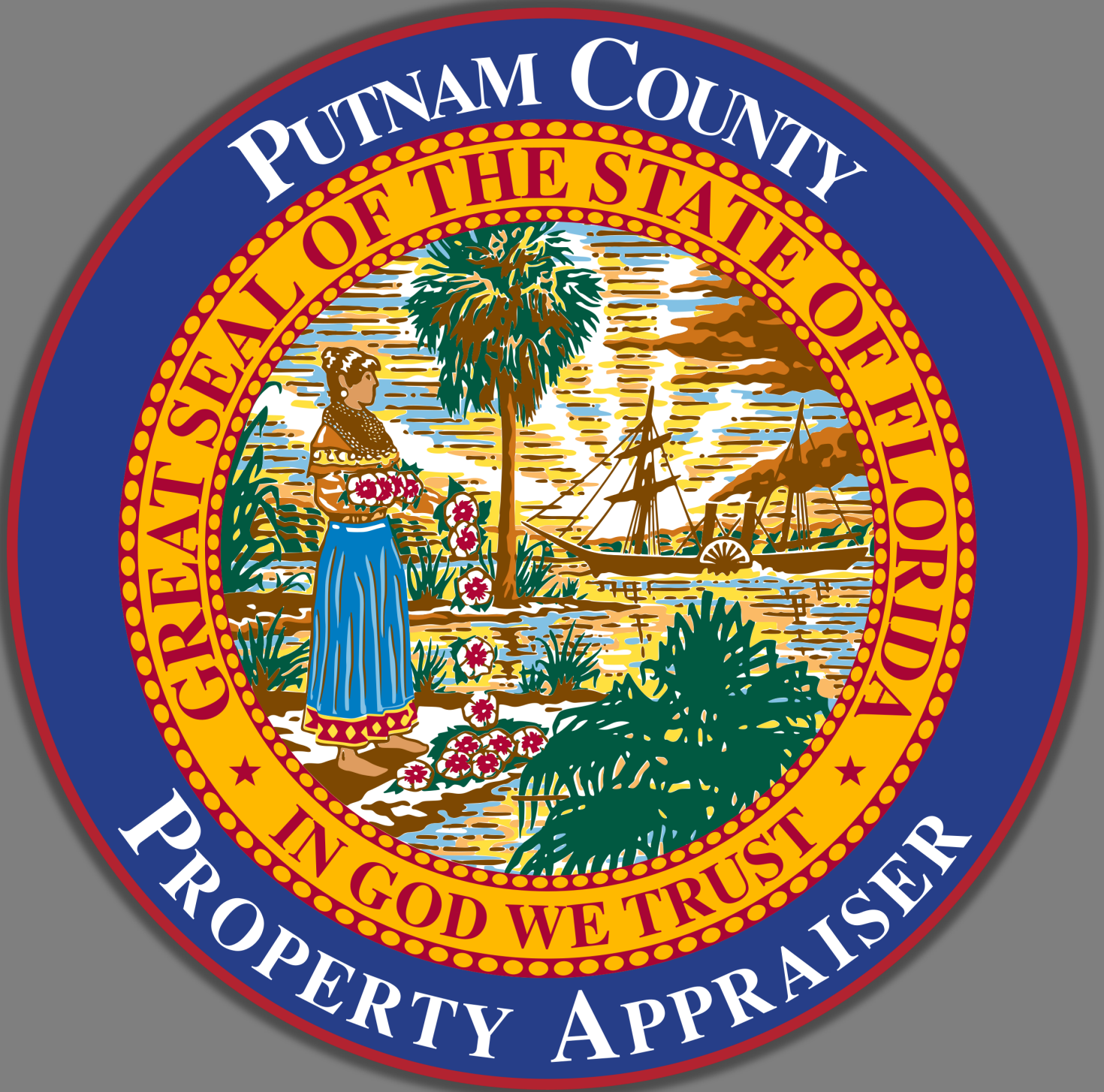
Tax Authority Code	Description	2019 Tax Authority Final Millage Rate	2019 Total Final Millage Rates
000	Unincorporated	9.5946	16.8050
001	Unincorporated- Hastings Drainage District	9.5946	16.8050
004	Unincorporated- Suwannee WMD	0.384	16.9476
010	City of Palatka	6.4000	22.1050
016	City of Palatka-Downtown District	6.4000	22.1050
017	City of Palatka- South Historic District	6.4000	22.1050
018	City of Palatka- North Historic District	6.4000	22.1050
020	City of Crescent City	8.5914	25.3964
023	City of Crescent City- Redevelopment	8.5914	25.3964
030	Town of Interlachen	8.5602	24.2652
040	Town of Pomona Park	5.7124	22.5174
050	Town of Welaka	5.5050	23.3100

One Mill equals \$1 per \$1,000 or .001 percent.

For Example: A tax rate of 14.2891 mills is 1.42891% of taxable value.

(Calculation: .0142891 is multiplied by the taxable value of the property to determine the ad valorem tax.)

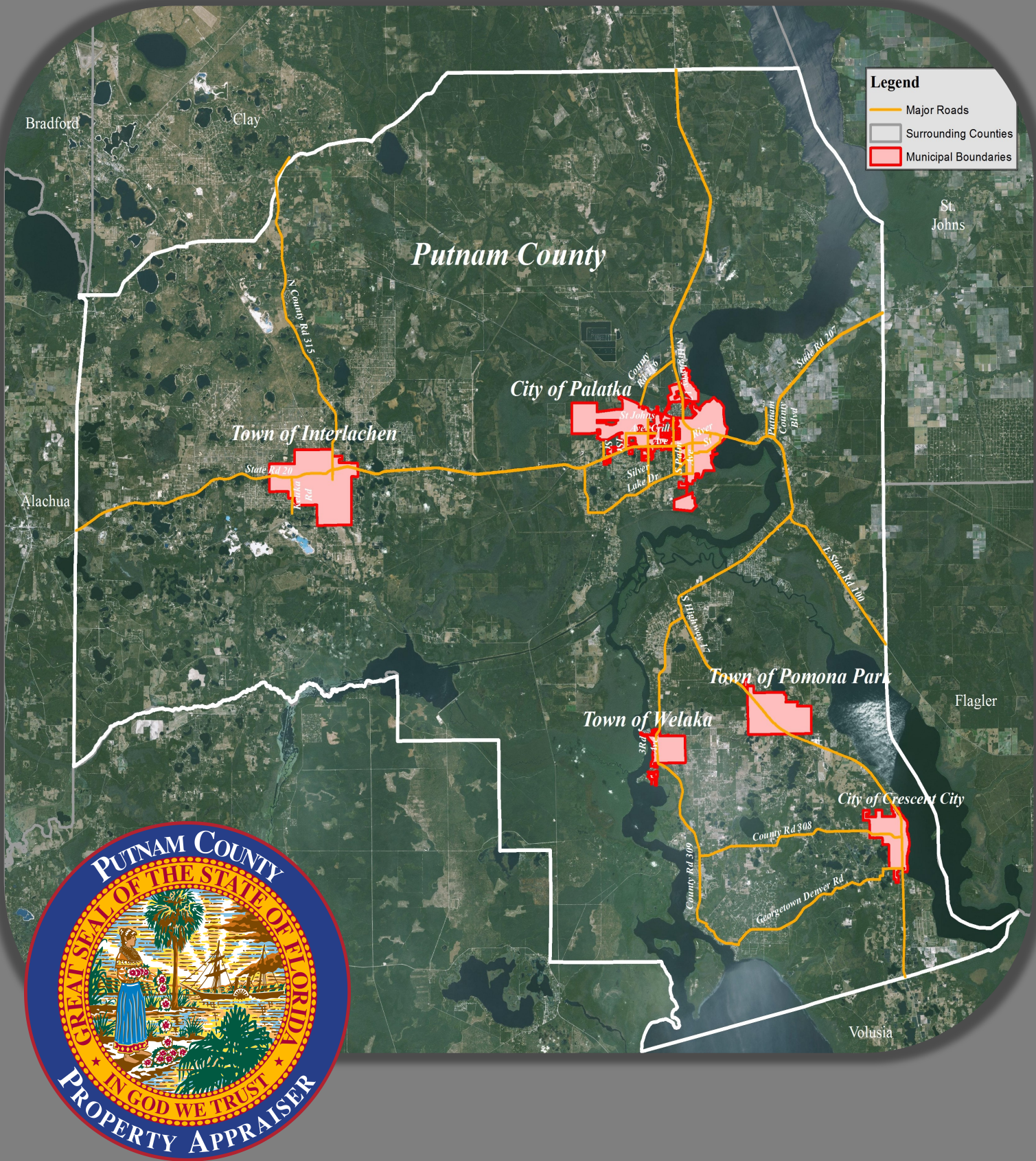
The millage (tax) rate for each taxing authority is listed above.





Photos: Palatka Daily News

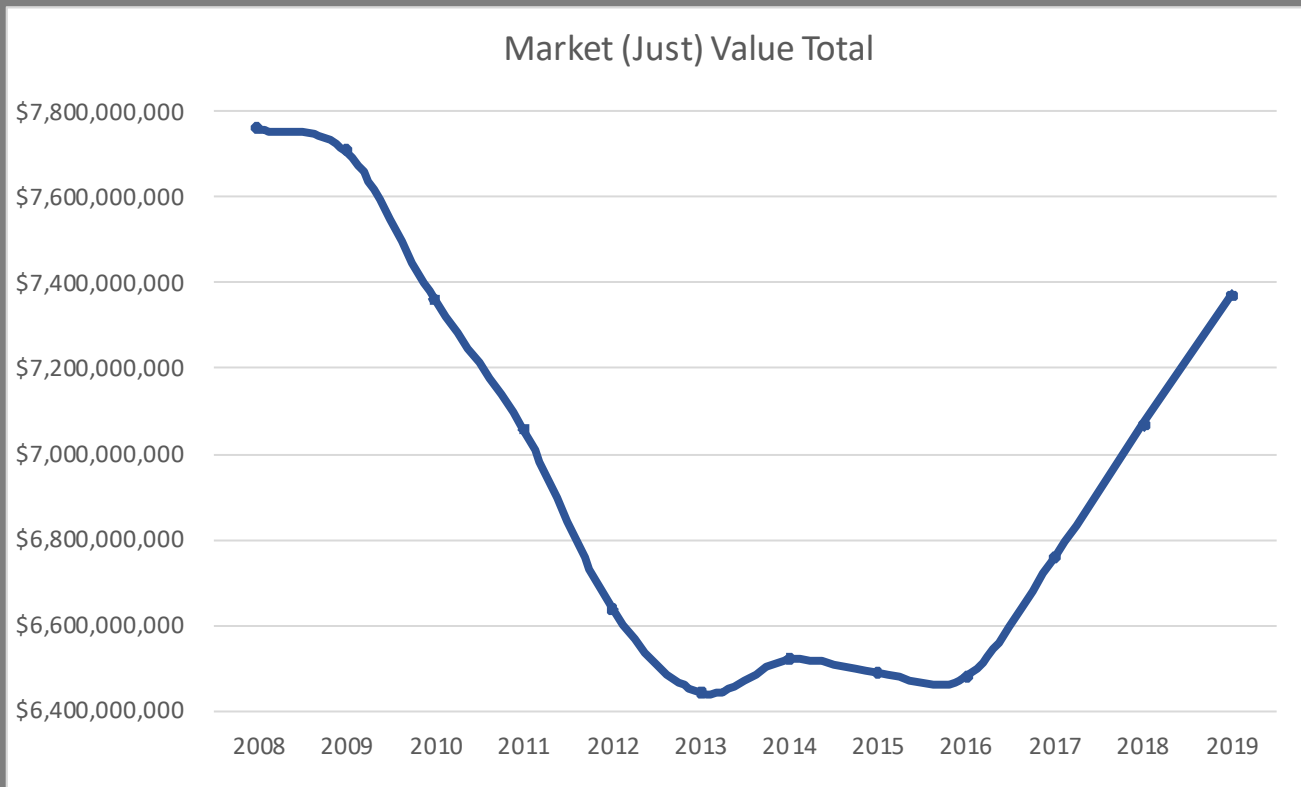
Taxing District – Putnam County



Market (Just) Value – Putnam County

Market (Just) Value is the major focus of real and tangible personal property for ad valorem assessments. Market value is defined as the most probable sale price for a property in a competitive, open market involving a willing buyer and seller. The market value assessment is unencumbered and may increase (or decrease) as the market dictates.

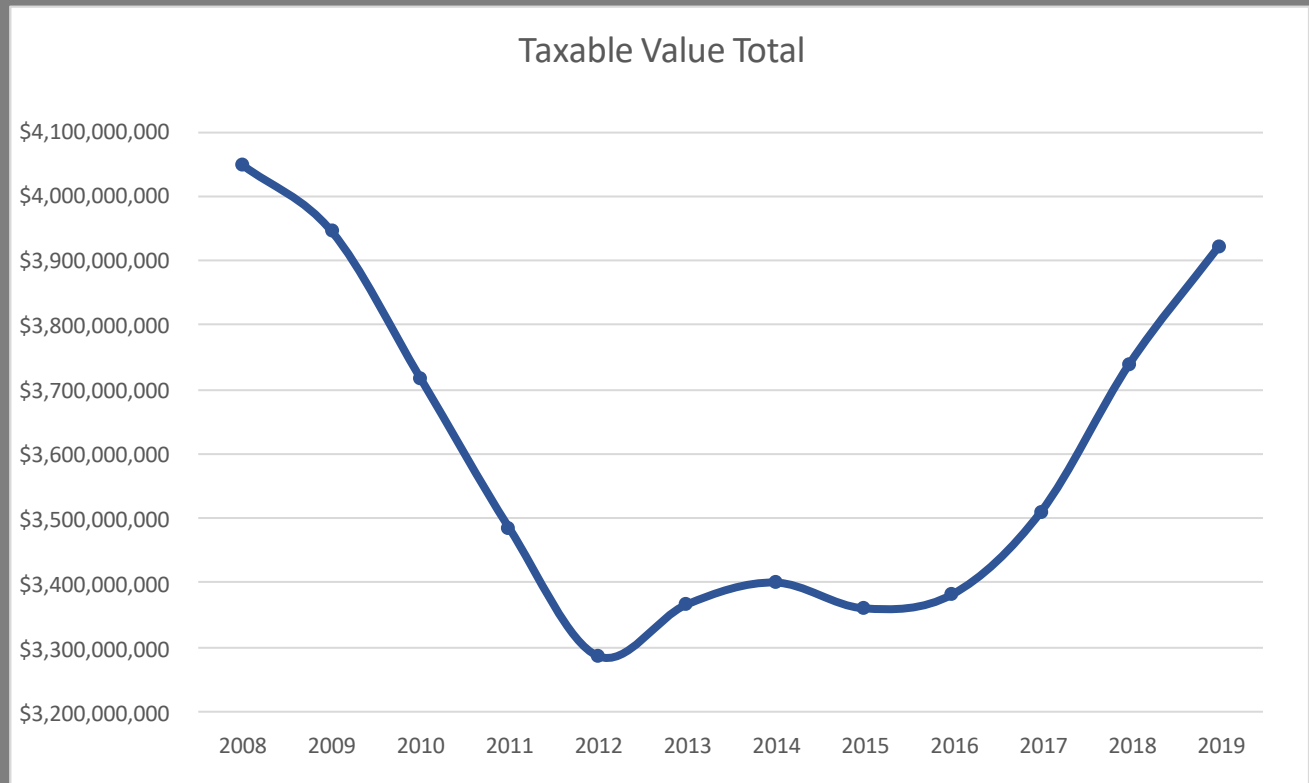
Assessment Year	Real Property	TPP	Centrally Assessed	Market Just Total	Change	Percent of Change
2019	\$ 5,362,773,780	\$ 1,987,361,417	\$18,469,845	\$ 7,368,605,042	\$ 300,423,125	4.25%
2018	\$ 5,125,636,176	\$ 1,923,394,648	\$19,151,093	\$ 7,068,181,917	\$ 311,522,959	4.61%
2017	\$ 4,925,275,535	\$ 1,813,012,694	\$18,370,729	\$ 6,756,658,958	\$ 278,806,342	4.30%
2016	\$ 4,682,659,015	\$ 1,776,644,152	\$18,549,449	\$ 6,477,852,616	\$ (9,404,536)	-0.14%
2015	\$ 4,671,765,892	\$ 1,798,026,570	\$17,464,690	\$ 6,487,257,152	\$ (31,341,740)	-0.48%
2014	\$ 4,670,485,816	\$ 1,831,279,049	\$16,834,027	\$ 6,518,598,892	\$ 78,032,295	1.21%
2013	\$ 4,640,358,541	\$ 1,783,948,502	\$16,259,554	\$ 6,440,566,597	\$ (198,171,811)	-2.99%
2012	\$ 4,848,840,564	\$ 1,774,334,332	\$15,563,512	\$ 6,638,738,408	\$ (418,150,731)	-5.93%
2011	\$ 5,243,431,445	\$ 1,797,016,228	\$16,441,466	\$ 7,056,889,139	\$ (301,480,099)	-4.10%
2010	\$ 5,813,796,274	\$ 1,529,638,787	\$14,934,177	\$ 7,358,369,238	\$ (348,692,996)	-4.52%
2009	\$ 6,173,422,965	\$ 1,517,486,284	\$16,152,985	\$ 7,707,062,234	\$ (53,733,568)	-0.69%
2008	\$ 6,245,272,583	\$ 1,500,722,990	\$14,800,229	\$ 7,760,795,802	N/A	N/A



Taxable Value – Putnam County

The Taxable value equals the assessed value minus exemptions and assessment reductions. The taxable value is half of the formula used to determine ad valorem property taxes. The other half is the millage rates levied by taxing authorities.

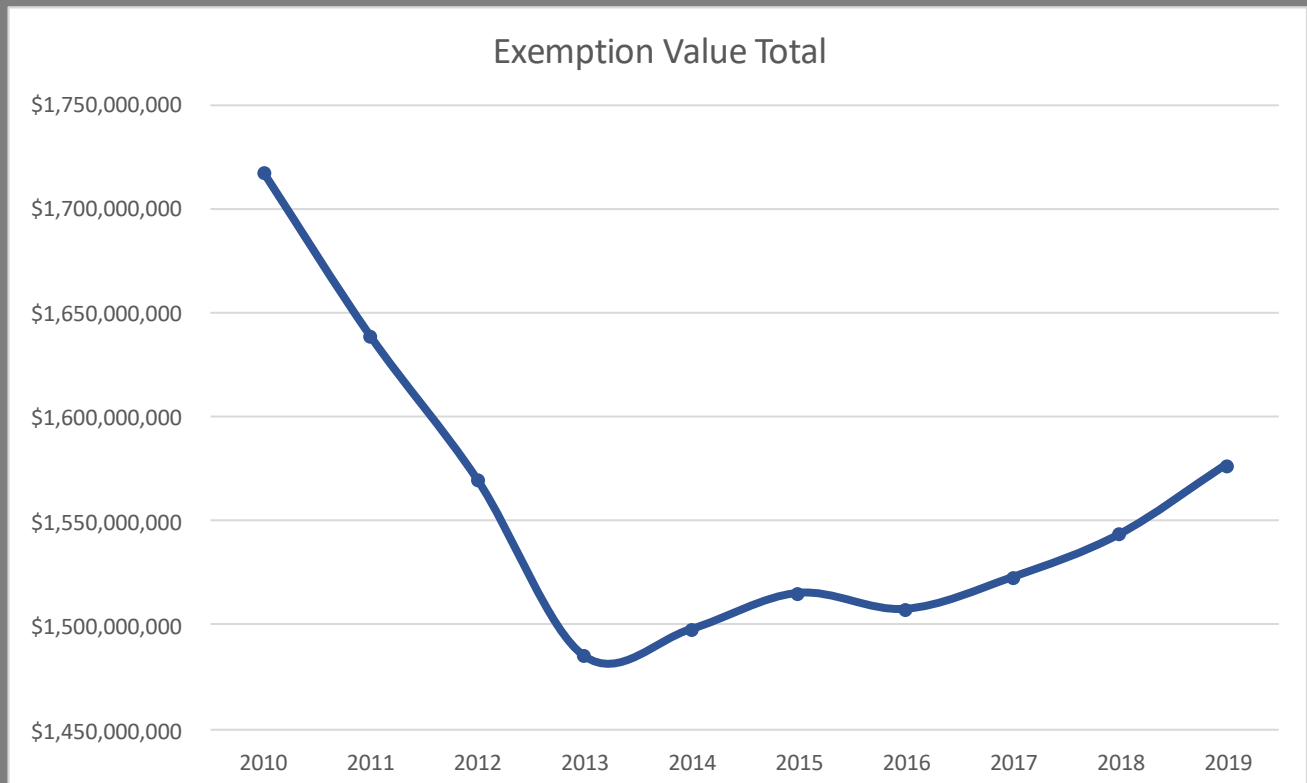
Assessment Year	Real Property	TPP	Centrally Assessed	Taxable Value Total	Change	Percent of Change
2019	\$ 2,821,717,750	\$ 1,082,192,009	\$17,052,086	\$ 3,920,961,845	\$ 180,645,470	4.83%
2018	\$ 2,680,821,884	\$ 1,042,041,281	\$17,453,210	\$ 3,740,316,375	\$ 229,652,781	6.54%
2017	\$ 2,589,708,039	\$ 904,197,064	\$16,758,491	\$ 3,510,663,594	\$ 127,807,053	3.78%
2016	\$ 2,477,536,023	\$ 888,284,877	\$17,035,641	\$ 3,382,856,541	\$ 21,475,012	0.64%
2015	\$ 2,468,097,012	\$ 877,290,946	\$15,993,571	\$ 3,361,381,529	\$ (39,977,811)	-1.18%
2014	\$ 2,457,970,626	\$ 927,948,257	\$15,440,457	\$ 3,401,359,340	\$ 34,362,557	1.02%
2013	\$ 2,412,476,005	\$ 939,615,784	\$14,904,994	\$ 3,366,996,783	\$ 79,539,023	2.42%
2012	\$ 2,424,460,175	\$ 848,720,703	\$14,276,882	\$ 3,287,457,760	\$ (198,723,062)	-5.70%
2011	\$ 2,602,606,033	\$ 868,923,685	\$14,651,104	\$ 3,486,180,822	\$ (232,067,111)	-6.24%
2010	\$ 2,848,815,873	\$ 855,886,630	\$13,545,430	\$ 3,718,247,933	\$ (227,440,097)	-5.76%
2009	\$ 3,080,186,859	\$ 851,043,814	\$14,457,357	\$ 3,945,688,030	\$ (102,395,938)	-2.53%
2008	\$ 3,192,399,017	\$ 840,884,722	\$14,800,229	\$ 4,048,083,968	N/A	N/A



Exempt Value – Putnam County

The Florida Constitution provides for a number of property exemptions and assessment reductions which will reduce a property taxable value.

Assessment Year	Real Property	TPP	Centrally Assessed	Exemption Total	Change	Percent of Change
2019	\$ 1,505,927,131	\$69,850,728	\$1,417,759	\$ 1,577,195,618	\$ 33,478,031	2.17%
2018	\$ 1,473,060,807	\$68,958,897	\$1,697,883	\$ 1,543,717,587	\$ 20,573,515	1.35%
2017	\$ 1,447,577,104	\$73,954,730	\$1,612,238	\$ 1,523,144,072	\$ 15,189,876	1.01%
2016	\$ 1,429,903,343	\$76,537,045	\$1,513,808	\$ 1,507,954,196	\$ (7,669,398)	-0.51%
2015	\$ 1,433,455,831	\$80,696,644	\$1,471,119	\$ 1,515,623,594	\$ 17,326,195	1.16%
2014	\$ 1,417,737,930	\$79,165,899	\$1,393,570	\$ 1,498,297,399	\$ 12,950,151	0.87%
2013	\$ 1,411,909,204	\$72,083,484	\$1,354,560	\$ 1,485,347,248	\$ (84,695,035)	-5.39%
2012	\$ 1,499,239,280	\$69,516,373	\$1,286,630	\$ 1,570,042,283	\$ (68,788,934)	-4.20%
2011	\$ 1,565,575,628	\$71,967,717	\$1,287,872	\$ 1,638,831,217	\$ (78,602,914)	-4.58%
2010	\$ 1,642,739,480	\$73,346,912	\$1,347,739	\$ 1,717,434,131	N/A	N/A



Putnam County

Where Do My Tax Dollars Go?



School Board
34.92%

SJRWMD
1.44%

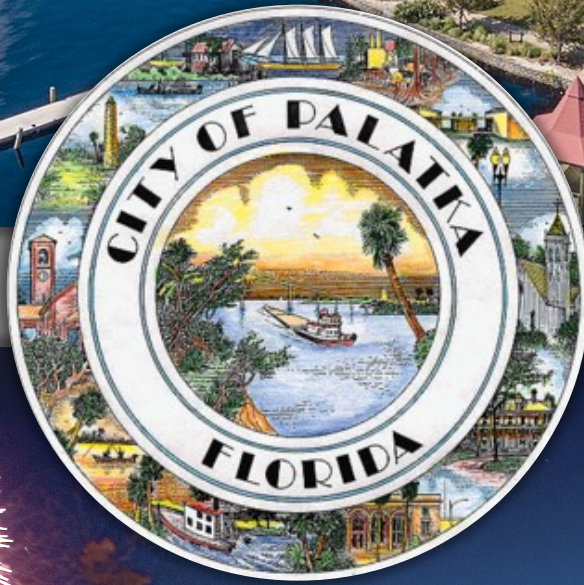
Fire MSTU
6.55%

County BOCC
57.09%

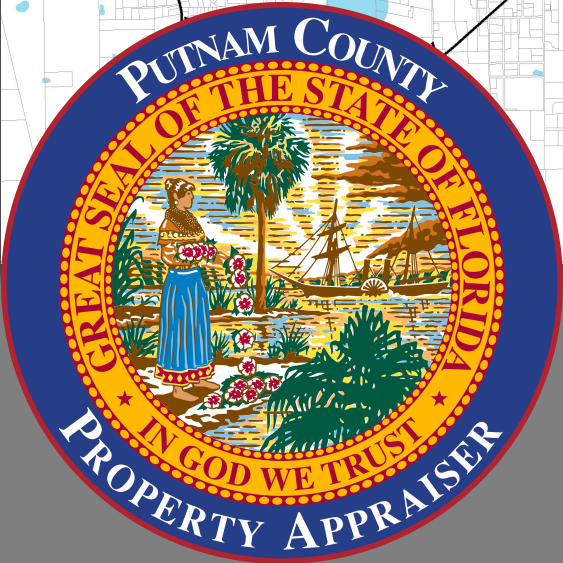
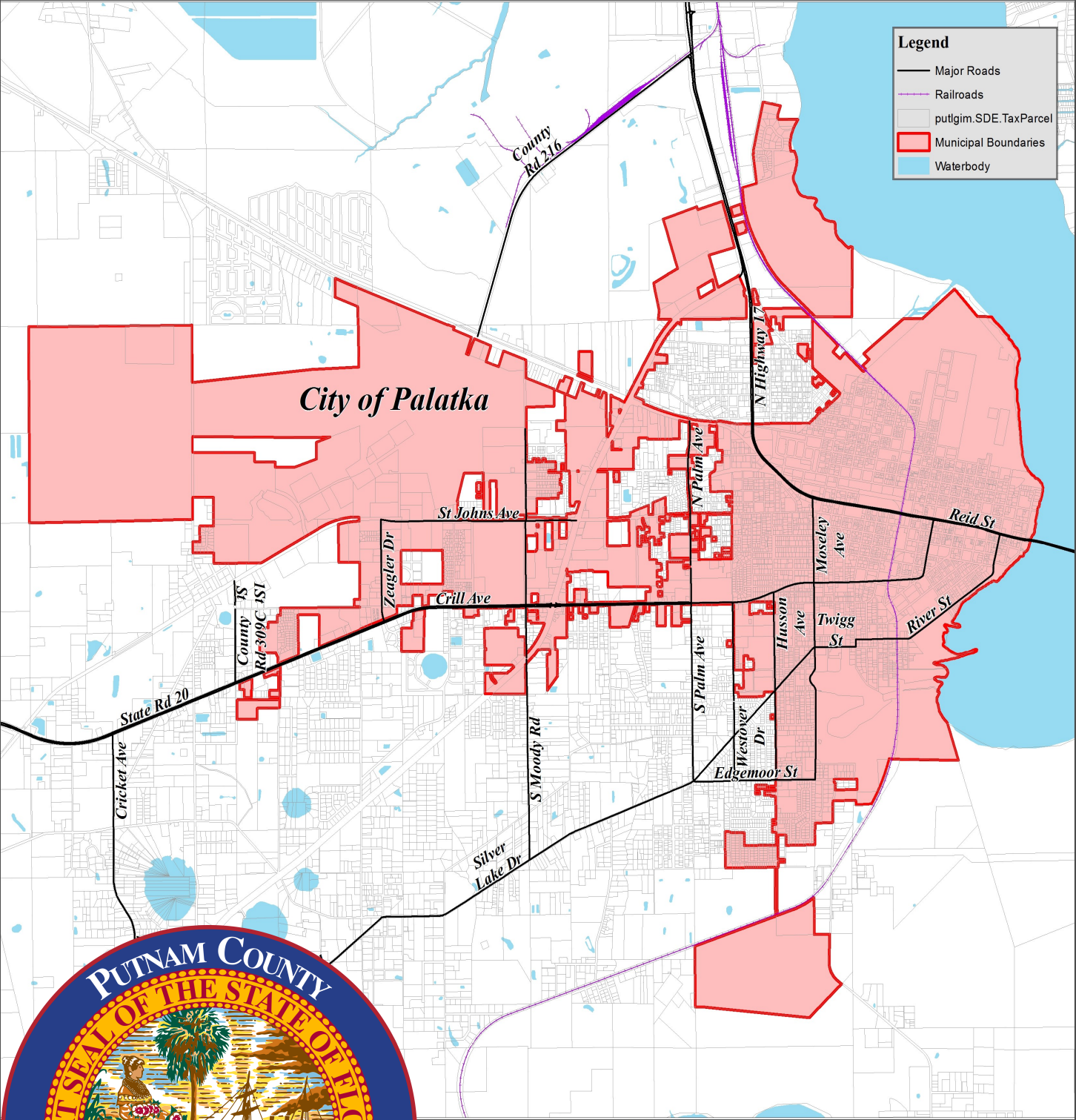
Office Efficiency

COUNTY	2018 POPULATION	2018 TOTAL PARCELS/ ACCOUNTS	TOTAL FTE	BUDGET PER CAPITA	BUDGET PER PARCEL	PARCEL PER POSITION
	72,500	102,283	21	\$23.67	\$16.78	4,871
PUTNAM	PERSONAL SERVICES	OPERATING EXPENSES	CAPITAL OUTLAY	NON OPERATING	TOTAL BUDGET	
	\$1,438,537	\$255,111	21,420	\$174,000	\$1,889,068	

[Putnam County Property Appraiser Budget](#)



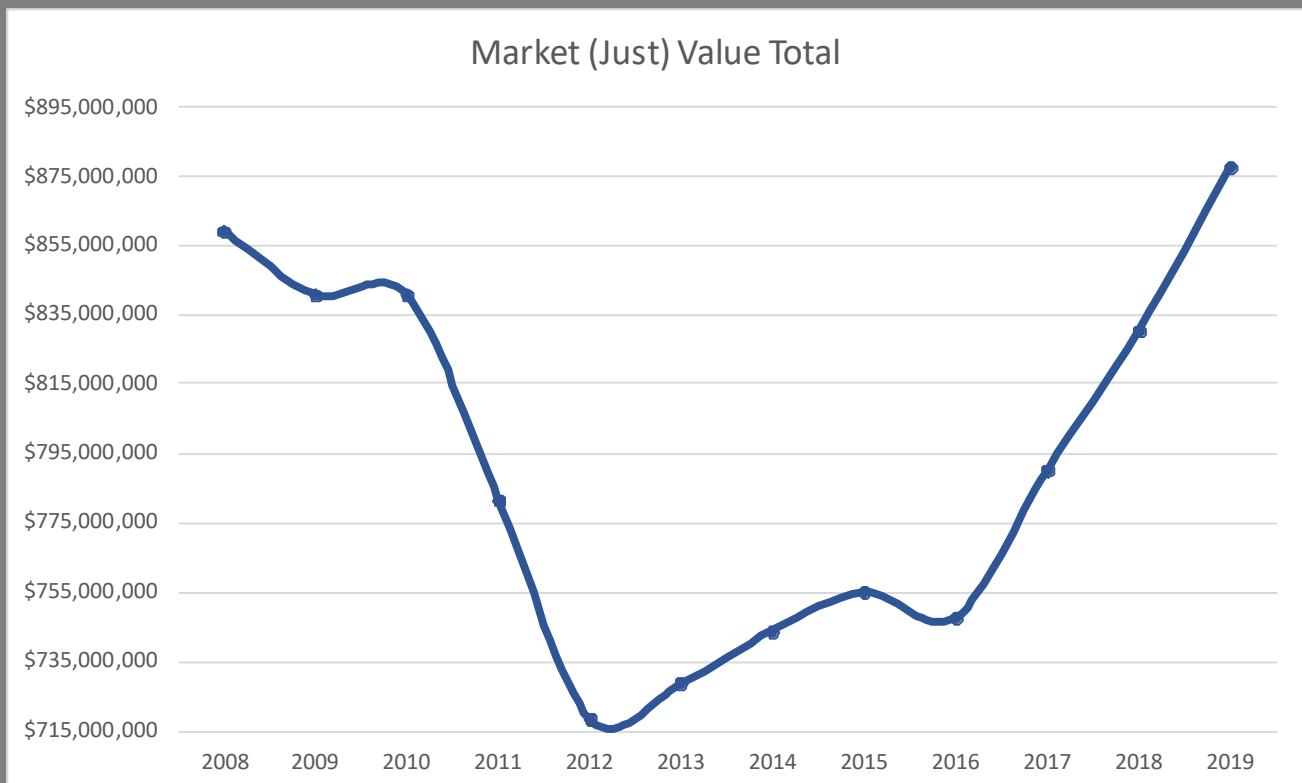
Taxing District – City of Palatka



Market (Just) Value – City of Palatka

Market (just) value is the major focus of real and tangible personal property for ad valorem assessments. Market value is defined as the most probable sale price for a property in a competitive, open market involving a willing buyer and seller. The market value assessment is unencumbered and may increase (or decrease) as the market dictates.

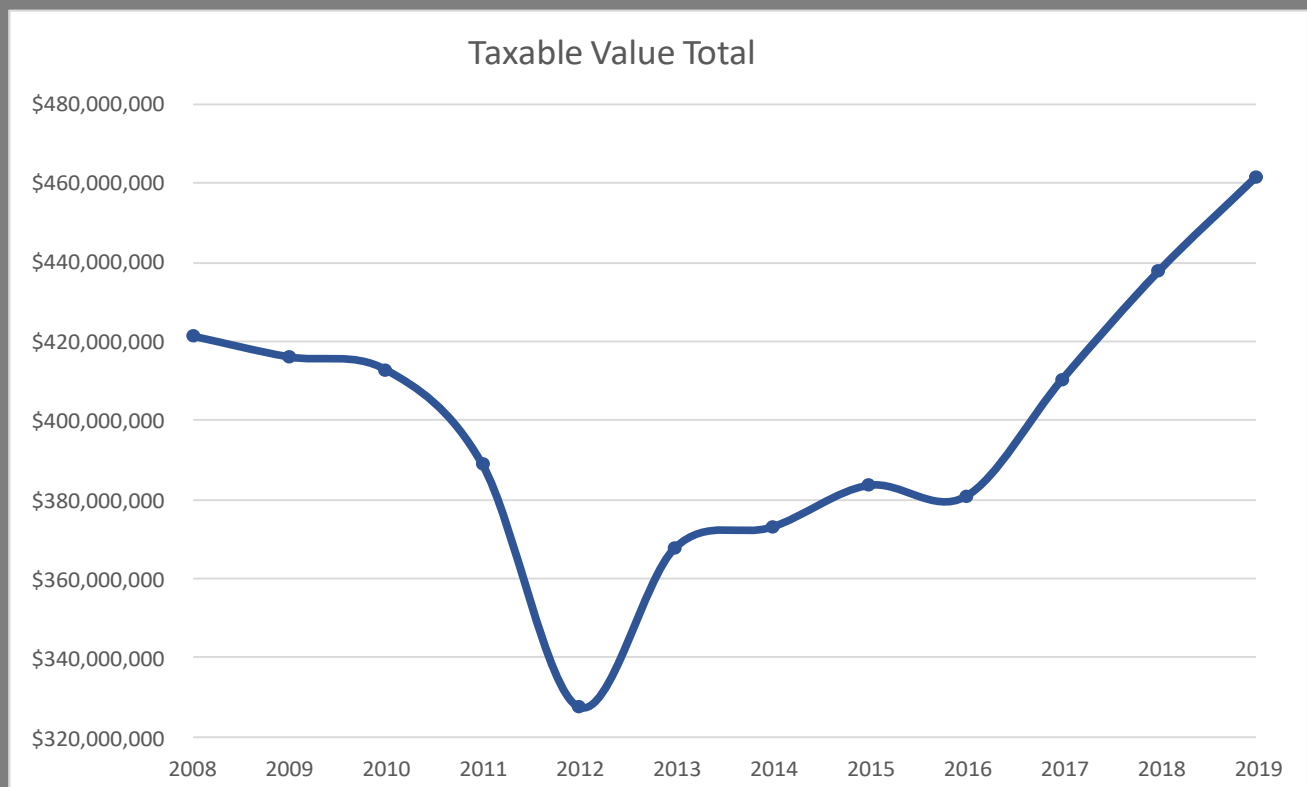
Assessment Year	Real Property	TPP	Centrally Assessed	Market Value Total	Change	Percent of Change
2019	\$771,432,092	\$107,599,850	\$979,441	\$877,011,383	\$46,667,765	5.62%
2018	\$723,289,677	\$106,041,181	\$1,012,760	\$830,343,618	\$40,392,026	5.11%
2017	\$689,357,447	\$99,632,130	\$962,015	\$789,951,592	\$42,469,547	5.68%
2016	\$652,989,633	\$93,516,279	\$976,133	\$747,482,045	-\$7,333,117	-0.97%
2015	\$657,991,860	\$95,899,655	\$923,647	\$754,815,162	\$11,051,849	1.49%
2014	\$645,989,098	\$96,712,360	\$1,061,855	\$743,763,313	\$15,389,930	2.11%
2013	\$638,829,722	\$88,509,233	\$1,034,428	\$728,373,383	\$10,210,377	1.42%
2012	\$631,505,080	\$85,664,930	\$992,996	\$718,163,006	-\$63,126,327	-8.08%
2011	\$691,859,577	\$88,419,079	\$1,010,677	\$781,289,333	-\$59,023,419	-7.02%
2010	\$745,957,201	\$93,443,957	\$911,594	\$840,312,752	-\$296,498	-0.04%
2009	\$743,823,588	\$95,725,559	\$1,060,103	\$840,609,250	-\$18,244,644	-2.12%
2008	\$761,216,873	\$96,615,143	\$1,021,878	\$858,853,894	N/A	N/A



Taxable Value – City of Palatka

The Taxable value equals the assessed value minus exemptions and assessment reductions. The taxable value is half of the formula used to determine ad valorem property taxes. The other half is the millage rates levied by taxing authorities.

Assessment Year	Real Property	TPP	Centrally Assessed	Taxable Value Total	Change	Percent of Change
2019	\$ 392,589,294	\$67,885,338	\$ 910,058	\$ 461,384,690	\$ 23,682,113	5.41%
2018	\$ 369,198,476	\$67,574,341	\$ 929,760	\$ 437,702,577	\$ 27,472,495	6.70%
2017	\$ 351,896,928	\$57,449,969	\$ 883,185	\$ 410,230,082	\$ 29,620,742	7.78%
2016	\$ 329,058,573	\$50,648,682	\$ 902,085	\$ 380,609,340	\$ (2,899,214)	-0.76%
2015	\$ 332,051,212	\$50,605,671	\$ 851,671	\$ 383,508,554	\$ 10,585,663	2.84%
2014	\$ 318,343,135	\$53,586,092	\$ 993,664	\$ 372,922,891	\$ 5,174,938	1.41%
2013	\$ 312,960,196	\$53,819,623	\$ 968,134	\$ 367,747,953	\$ 40,415,077	12.35%
2012	\$ 295,557,492	\$31,712,360	\$ 63,024	\$ 327,332,876	\$ (61,598,228)	-15.84%
2011	\$ 331,832,689	\$56,180,408	\$ 918,007	\$ 388,931,104	\$ (23,915,980)	-5.79%
2010	\$ 350,826,549	\$61,172,680	\$ 847,855	\$ 412,847,084	\$ (3,214,477)	-0.77%
2009	\$ 349,743,213	\$65,330,966	\$ 987,382	\$ 416,061,561	\$ (5,285,326)	-1.25%
2008	\$356,272,047	\$64,052,962	\$1,021,878	\$421,346,887	N/A	N/A



Where Do My Tax Dollars Go?

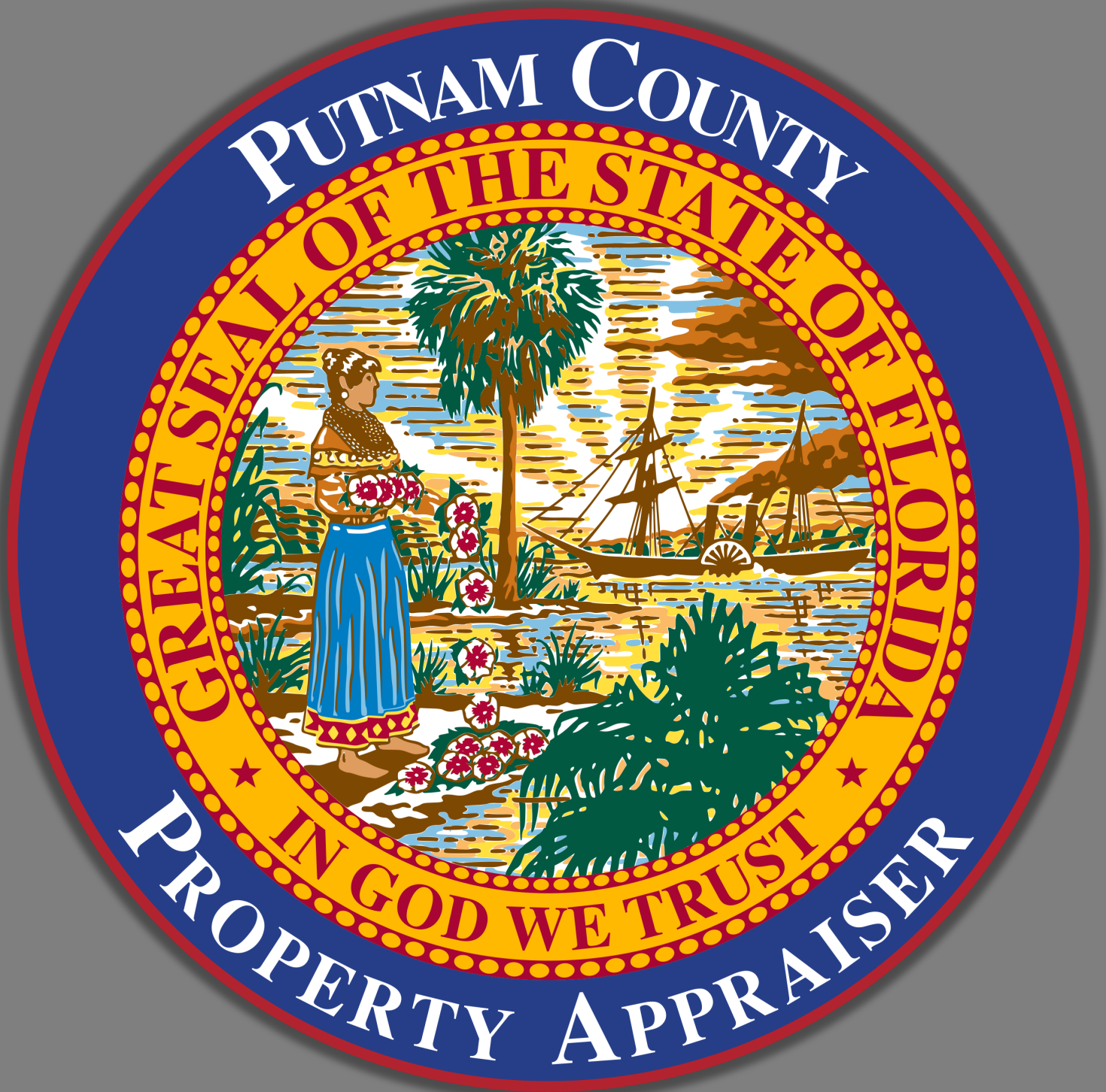


County BOCC
43.40%

SJRWMD
1.09%

City of Palatka
28.95%

School Board
26.55%





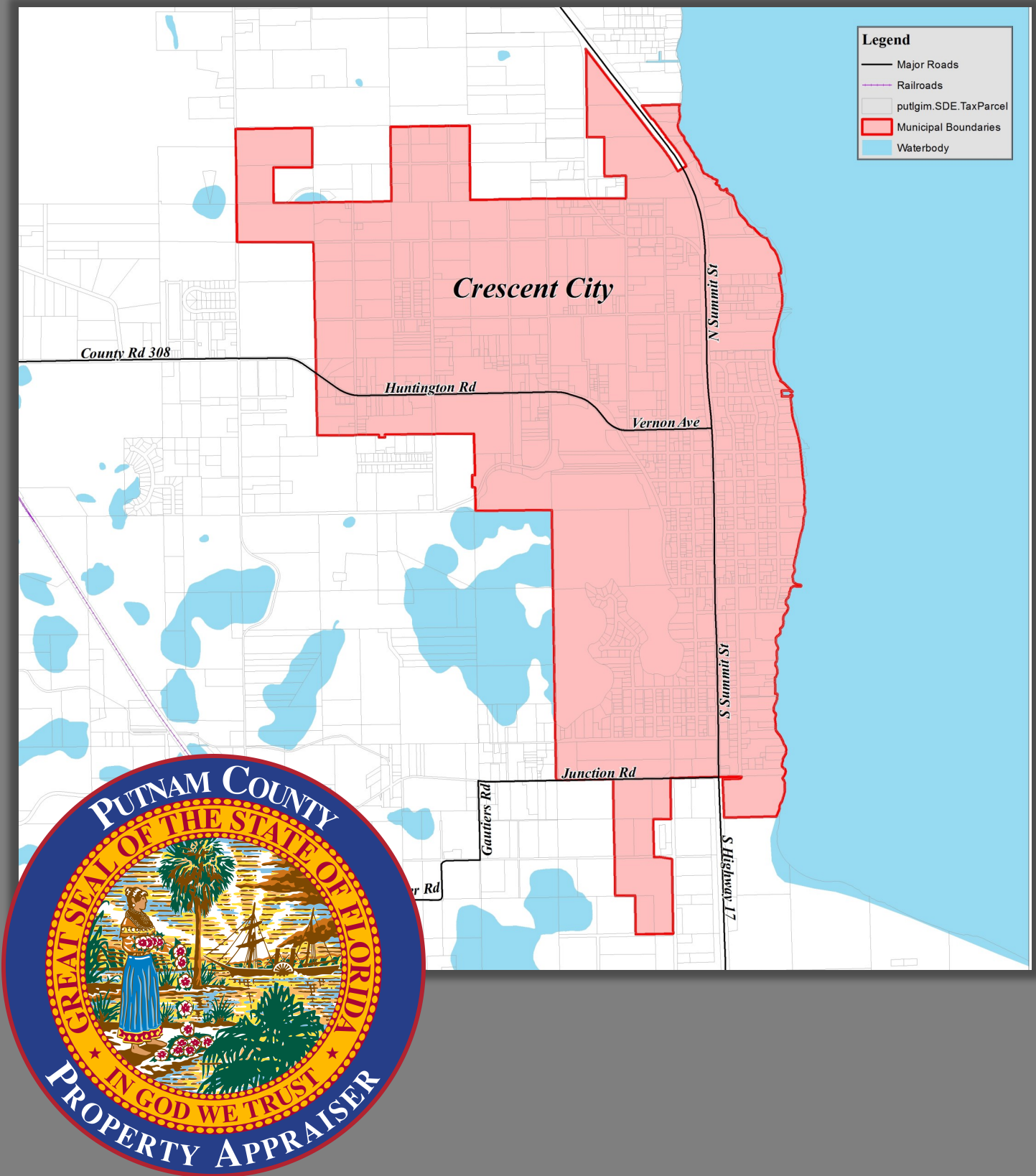
VISIT CRESCENT CITY, FL

BASS CAPITAL OF THE WORLD

SETTLED IN 1852



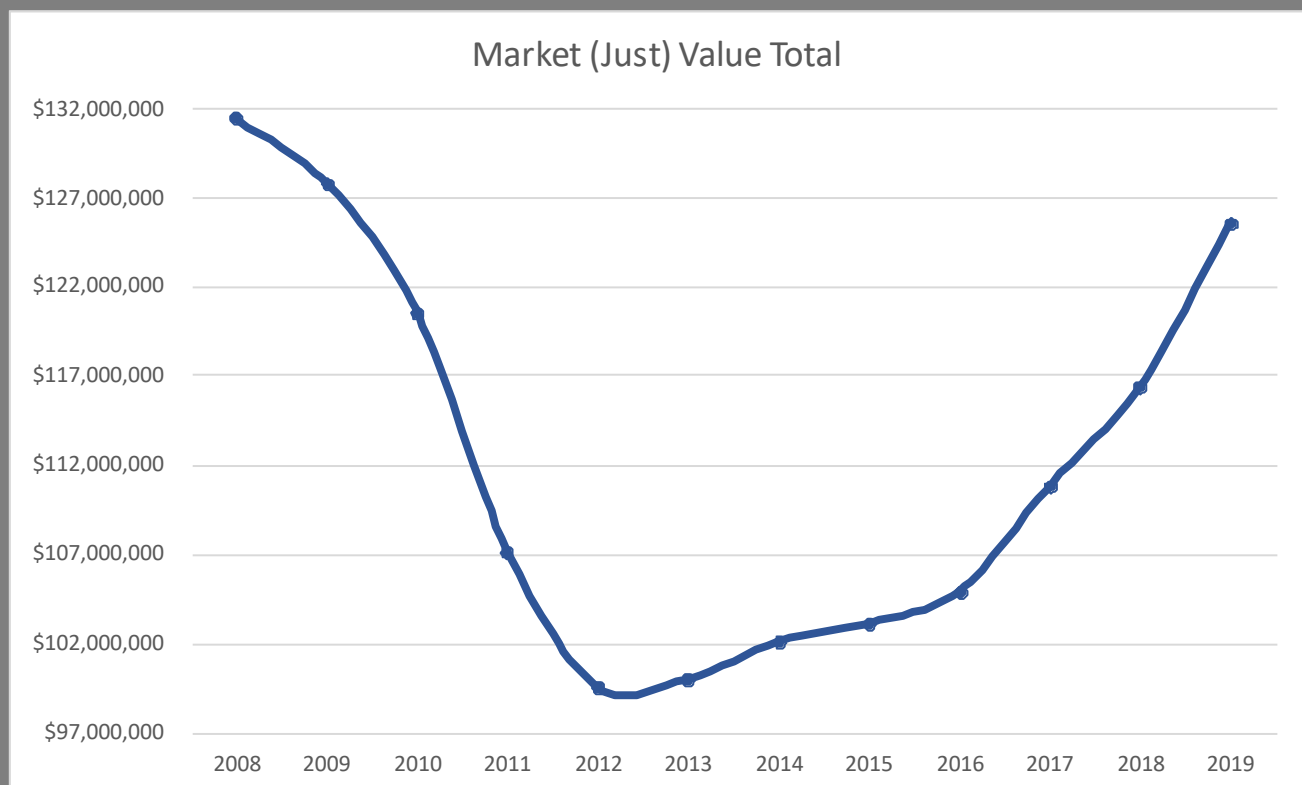
Taxing District – Crescent City



Market (Just) Value – Crescent City

Market (just) value is the major focus of real and tangible personal property for ad valorem assessments. Market value is defined as the most probable sale price for a property in a competitive, open market involving a willing buyer and seller. The market value assessment is unencumbered and may increase (or decrease) as the market dictates.

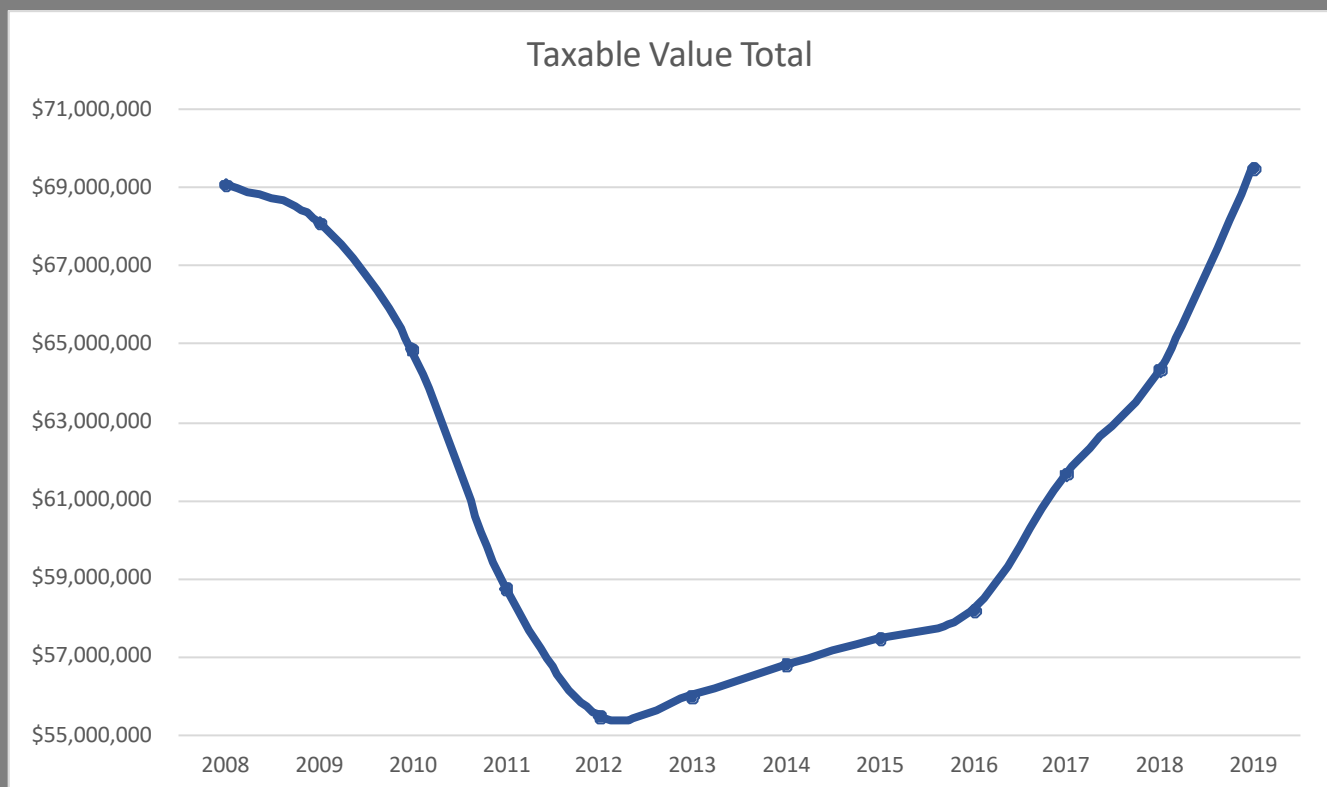
Assessment Year	Real Property	TPP	Centrally Assessed	Market Value Total	Change	Percent of Change
2019	\$ 111,652,210	\$ 13,877,134	\$ -	\$ 125,529,344	\$ 9,156,541	7.87%
2018	\$ 103,184,113	\$ 13,188,690	\$ -	\$ 116,372,803	\$ 5,522,910	4.98%
2017	\$ 96,848,087	\$ 14,001,806	\$ -	\$ 110,849,893	\$ 5,912,599	5.63%
2016	\$ 90,975,358	\$ 13,961,936	\$ -	\$ 104,937,294	\$ 1,795,440	1.74%
2015	\$ 88,815,075	\$ 14,326,779	\$ -	\$ 103,141,854	\$ 1,019,840	1.00%
2014	\$ 87,531,365	\$ 14,590,649	\$ -	\$ 102,122,014	\$ 2,089,912	2.09%
2013	\$ 85,309,587	\$ 14,722,515	\$ -	\$ 100,032,102	\$ 453,607	0.46%
2012	\$ 85,180,118	\$ 14,398,377	\$ -	\$ 99,578,495	\$ (7,590,126)	-7.08%
2011	\$ 91,769,441	\$ 15,399,180	\$ -	\$ 107,168,621	\$ (13,371,502)	-11.09%
2010	\$ 104,183,891	\$ 16,356,232	\$ -	\$ 120,540,123	\$ (7,256,630)	-5.68%
2009	\$ 110,687,425	\$ 17,109,328	\$ -	\$ 127,796,753	\$ (3,617,369)	-2.75%
2008	\$ 113,679,216	\$ 17,734,906	\$ -	\$ 131,414,122	N/A	N/A



Taxable Value – City of Crescent City

The Taxable value equals the assessed value minus exemptions and assessment reductions. The taxable value is half of the formula used to determine ad valorem property taxes. The other half is the millage rates levied by taxing authorities.

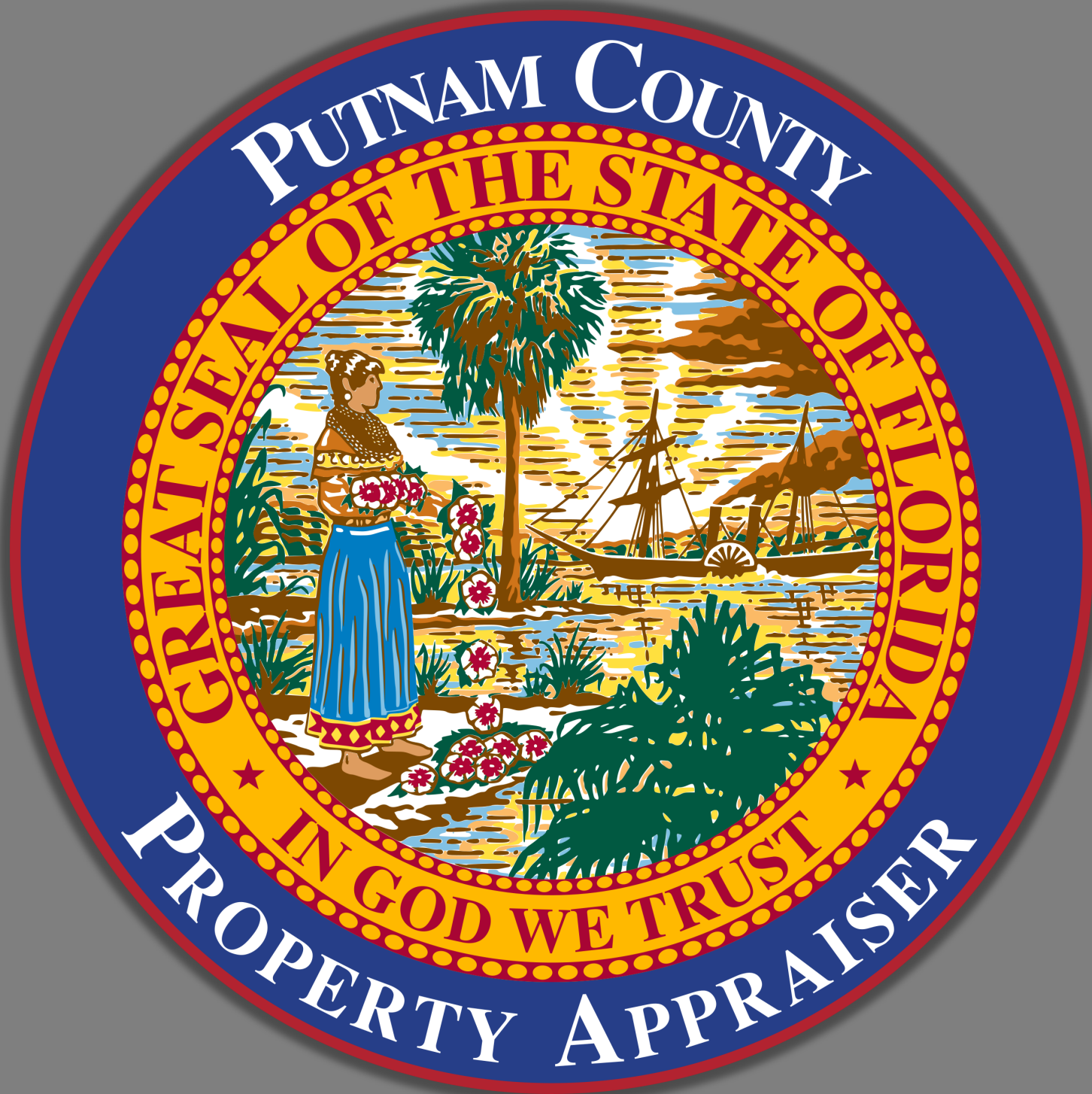
Assessment Year	Real Property	TPP	Centrally Assessed	Taxable Value Total	Change	Percent of Change
2019	\$ 60,351,605	\$ 9,127,262	\$ -	\$ 69,478,867	\$ 5,154,882	8.01%
2018	\$ 55,687,967	\$ 8,636,018	\$ -	\$ 64,323,985	\$ 2,673,398	4.34%
2017	\$ 52,488,574	\$ 9,162,013	\$ -	\$ 61,650,587	\$ 3,478,430	5.98%
2016	\$ 49,563,604	\$ 8,608,553	\$ -	\$ 58,172,157	\$ 731,926	1.27%
2015	\$ 49,226,409	\$ 8,213,822	\$ -	\$ 57,440,231	\$ 656,223	1.16%
2014	\$ 48,616,373	\$ 8,167,635	\$ -	\$ 56,784,008	\$ 788,932	1.41%
2013	\$ 48,022,855	\$ 7,972,221	\$ -	\$ 55,995,076	\$ 514,200	0.93%
2012	\$ 48,210,467	\$ 7,270,409	\$ -	\$ 55,480,876	\$ (3,290,395)	-5.60%
2011	\$ 51,140,662	\$ 7,630,609	\$ -	\$ 58,771,271	\$ (6,052,906)	-9.34%
2010	\$ 57,260,819	\$ 7,563,358	\$ -	\$ 64,824,177	\$ (3,264,703)	-4.79%
2009	\$ 60,882,626	\$ 7,206,254	\$ -	\$ 68,088,880	\$ (982,386)	-1.42%
2008	\$ 62,005,452	\$ 7,066,264	\$ -	\$ 69,071,716	N/A	N/A

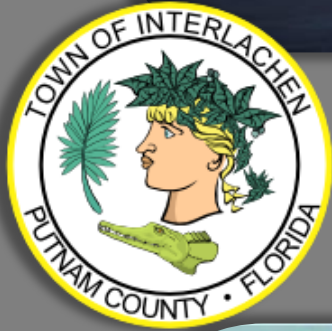


Where Do My Tax Dollars Go?



County BOCC	Fire MSTU	SJRWMD	City of Crescent City	School Board
37.78%	4.33%	0.95%	33.83%	23.11%



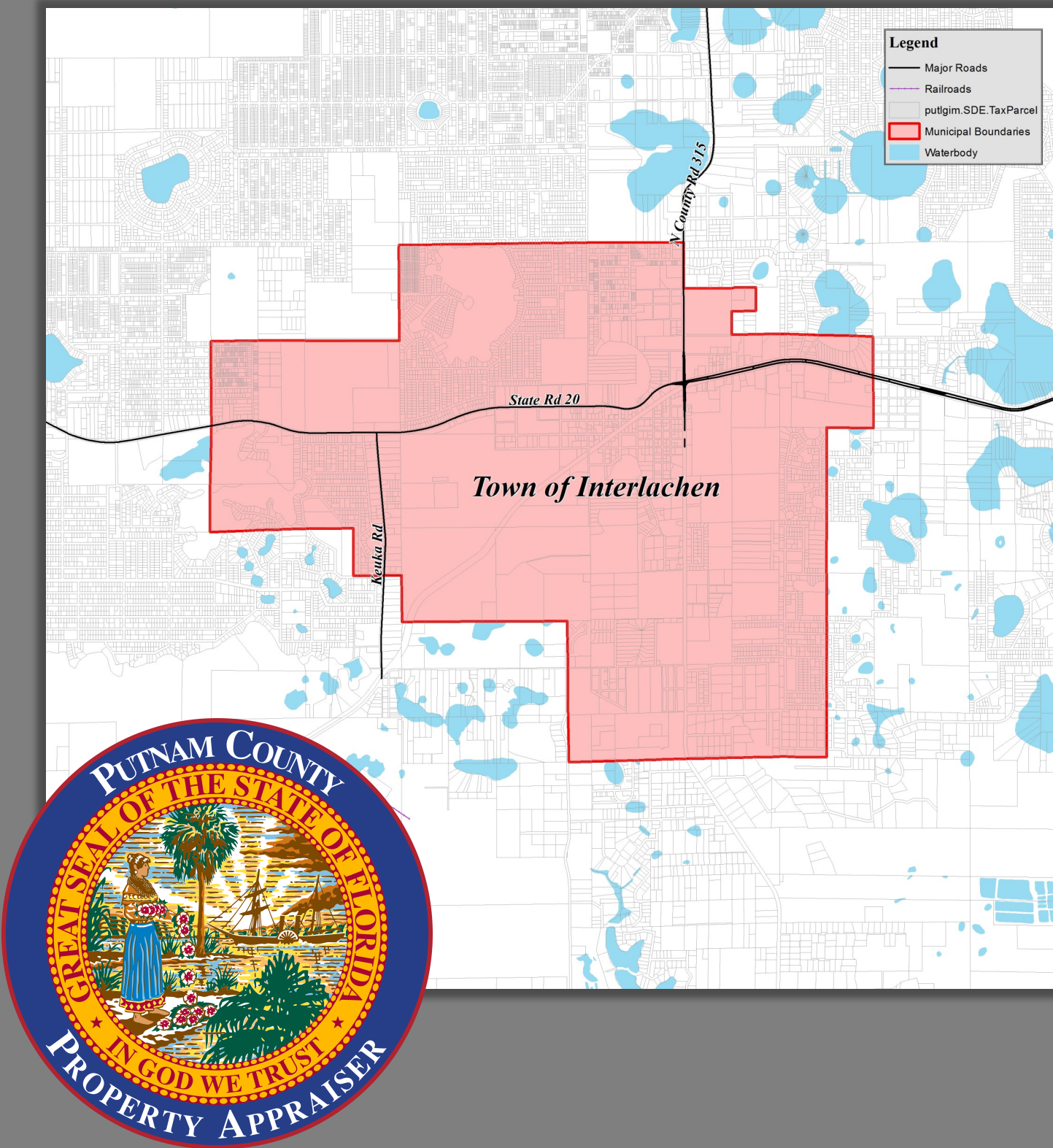


"BETWEEN THE LAKES"

TOWN OF INTERLACHEN *Florida*



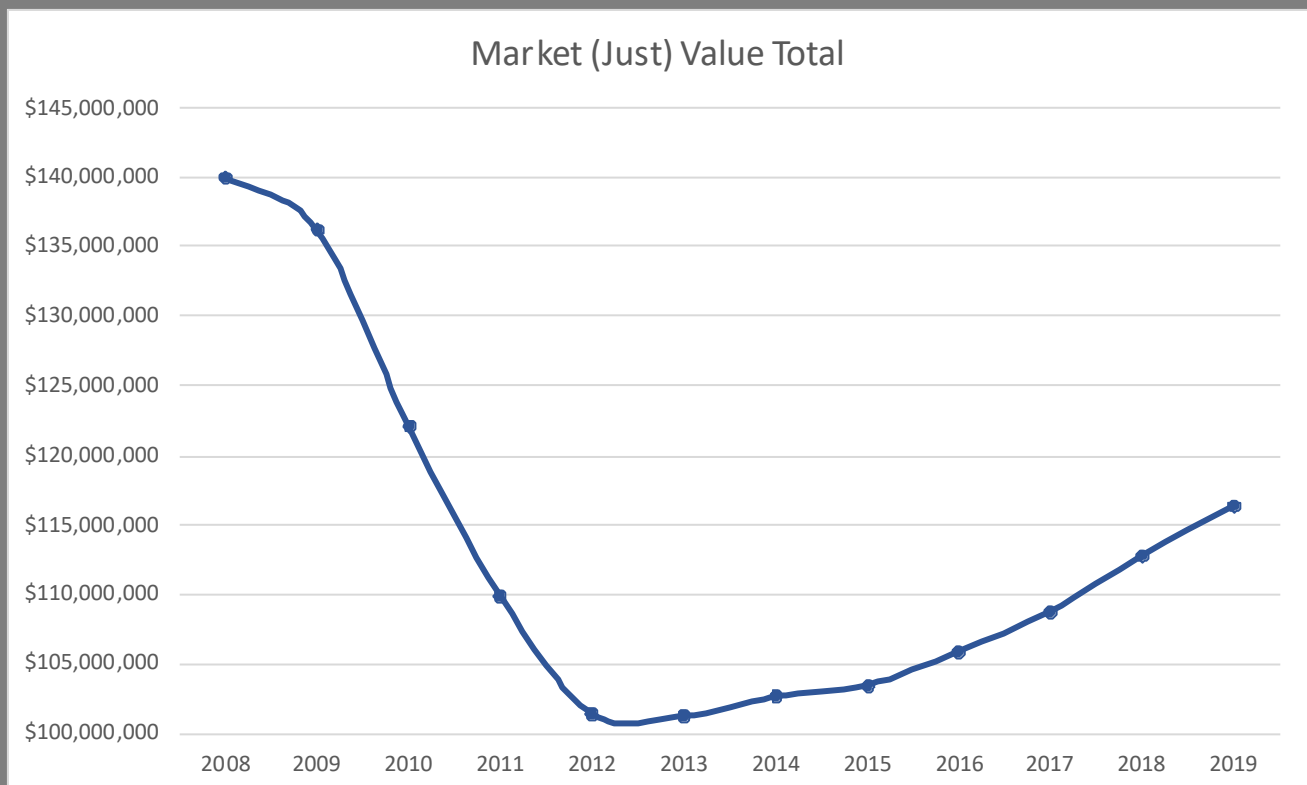
Taxing District – Town of Interlachen



Market Value – Town of Interlachen

Market (just) value is the major focus of real and tangible personal property for ad valorem assessments. Market value is defined as the most probable sale price for a property in a competitive, open market involving a willing buyer and seller. The market value assessment is unencumbered and may increase (or decrease) as the market dictates.

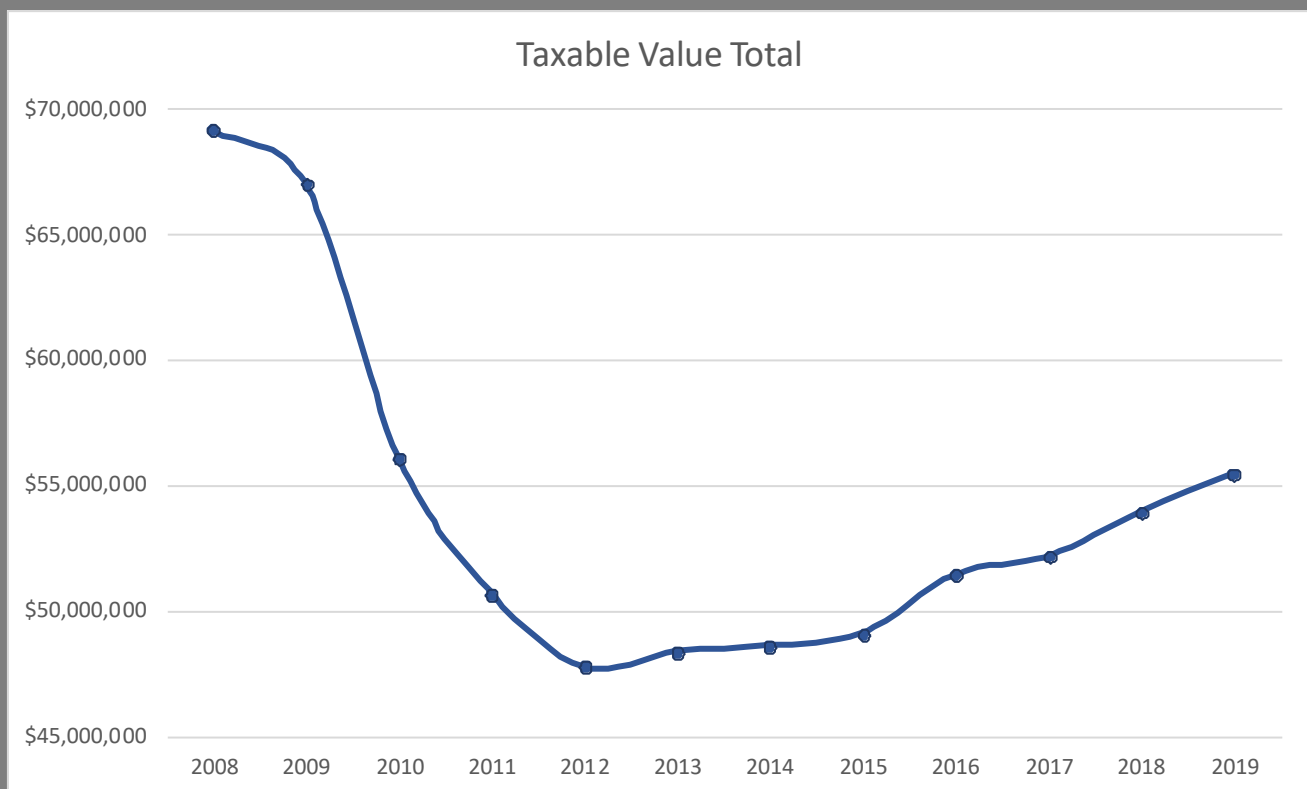
Assessment Year	Real Property	TPP	Centrally Assessed	Market Value Total	Change	Percent of Change
2019	\$104,813,805	\$11,491,609	\$0	\$116,305,414	\$3,484,249	3.09%
2018	\$102,164,207	\$10,656,958	\$0	\$112,821,165	\$4,057,146	3.73%
2017	\$98,762,377	\$10,001,642	\$0	\$108,764,019	\$2,903,455	2.74%
2016	\$95,602,018	\$10,258,546	\$0	\$105,860,564	\$2,424,368	2.34%
2015	\$94,024,951	\$9,411,245	\$0	\$103,436,196	\$783,246	0.76%
2014	\$93,115,123	\$9,537,827	\$0	\$102,652,950	\$1,450,519	1.43%
2013	\$92,746,908	\$8,455,523	\$0	\$101,202,431	-\$221,405	-0.22%
2012	\$93,353,006	\$8,070,830	\$0	\$101,423,836	-\$8,409,669	-7.66%
2011	\$101,330,011	\$8,503,494	\$0	\$109,833,505	-\$12,304,232	-10.07%
2010	\$113,818,766	\$8,318,971	\$0	\$122,137,737	-\$14,042,596	-10.31%
2009	\$127,428,052	\$8,752,281	\$0	\$136,180,333	-\$3,802,329	-2.72%
2008	\$132,468,372	\$7,514,290	\$0	\$139,982,662	N/A	N/A



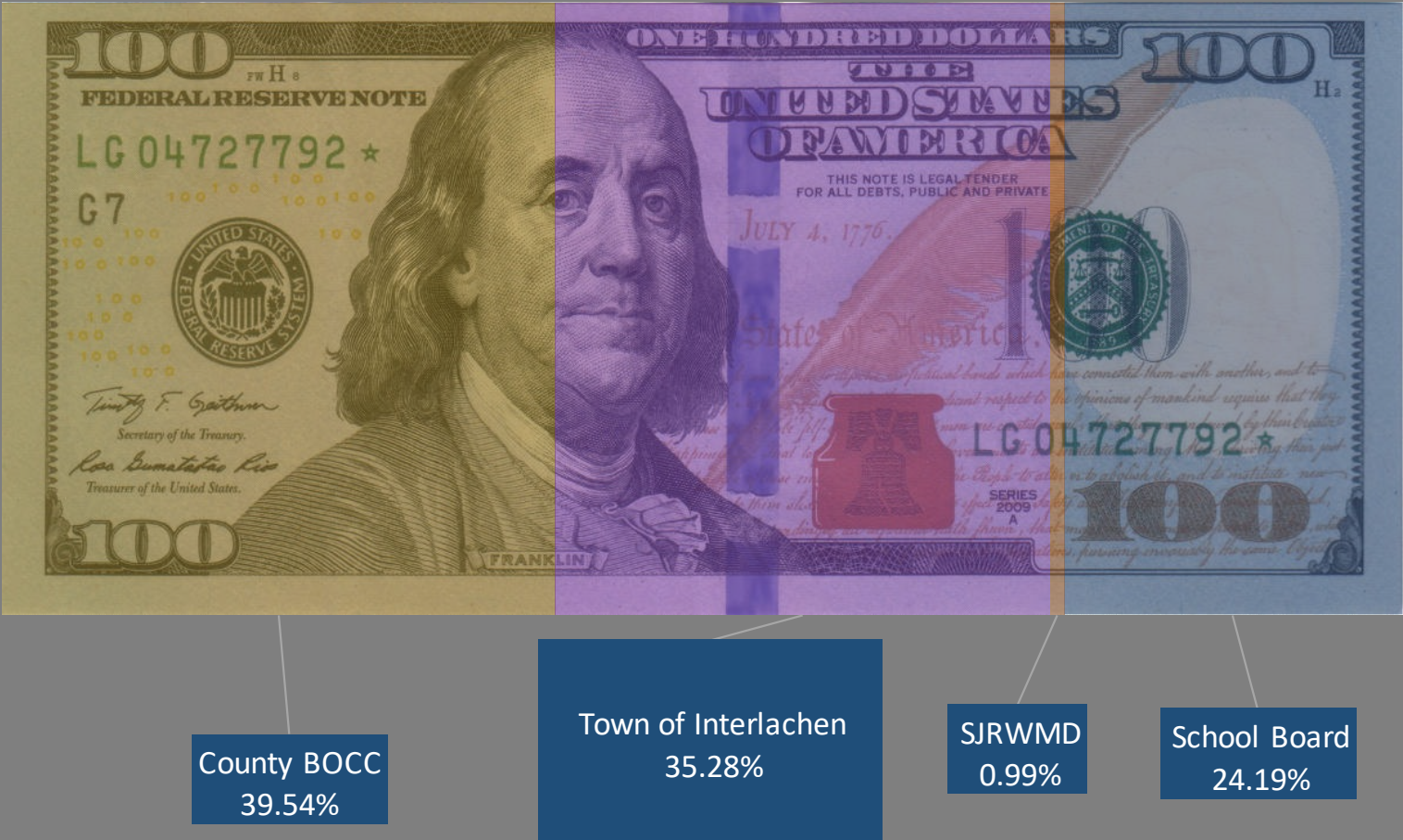
Taxable Value – Town of Interlachen

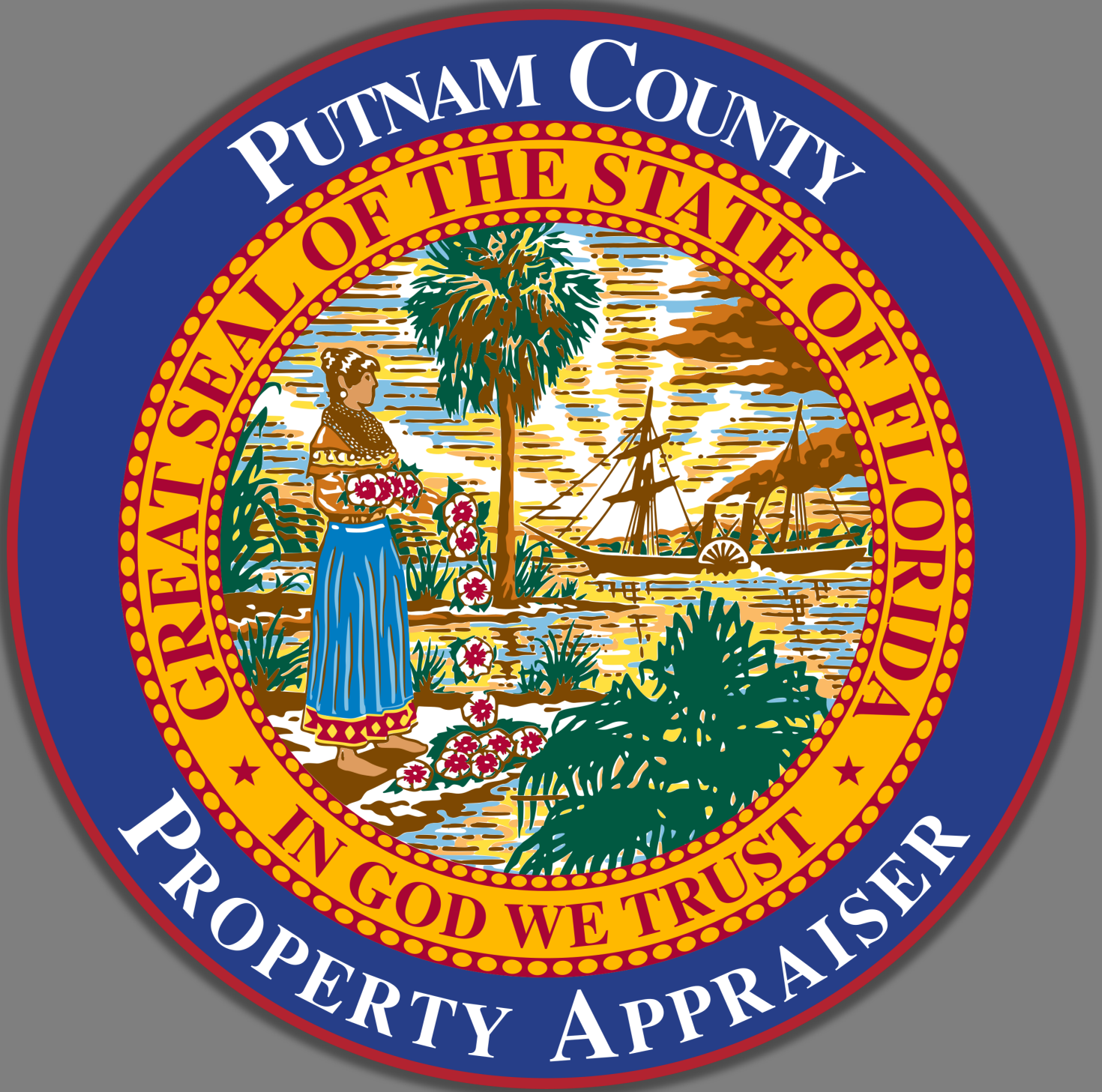
The Taxable value equals the assessed value minus exemptions and assessment reductions. The taxable value is half of the formula used to determine ad valorem property taxes. The other half is the millage rates levied by taxing authorities.

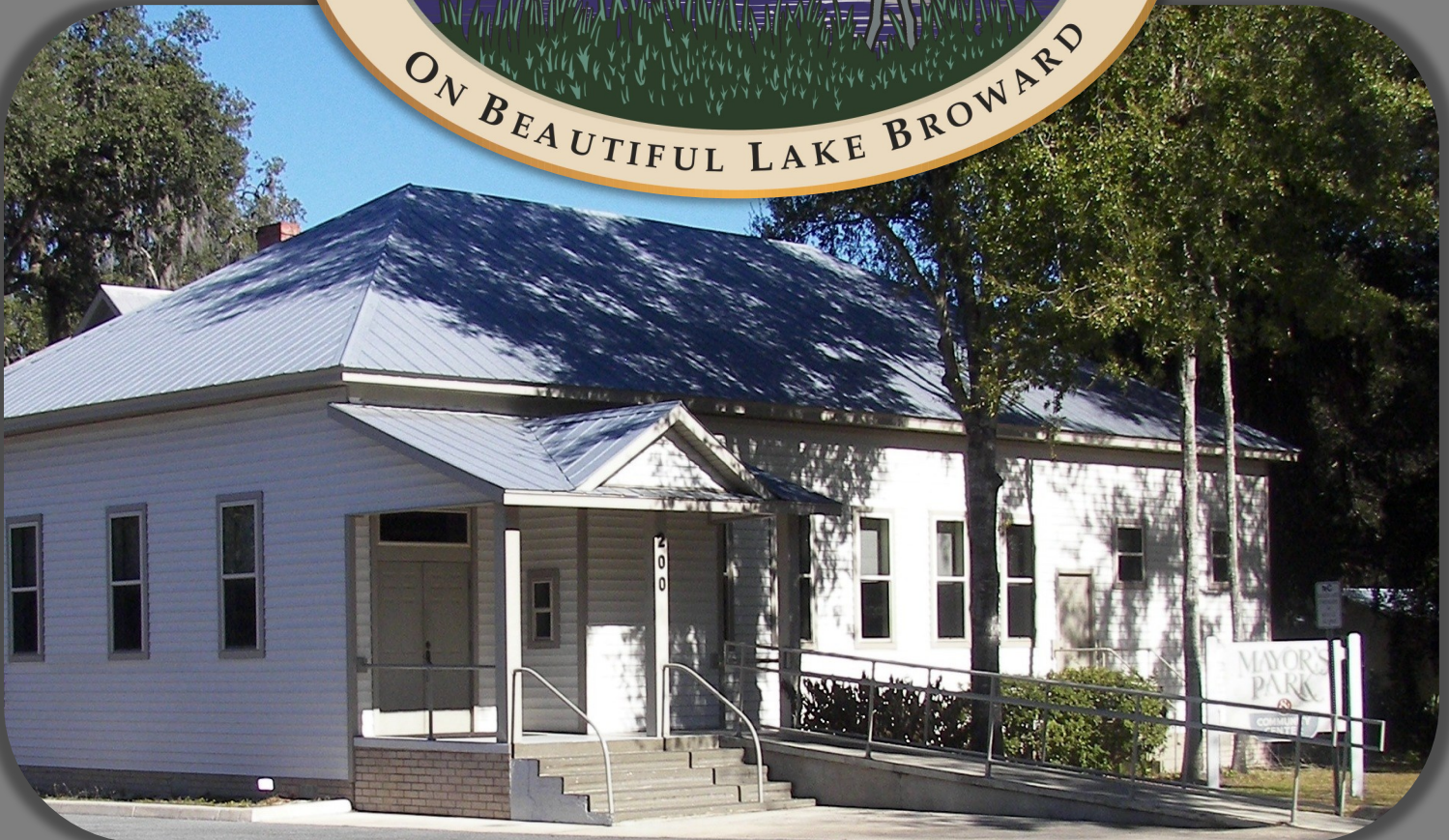
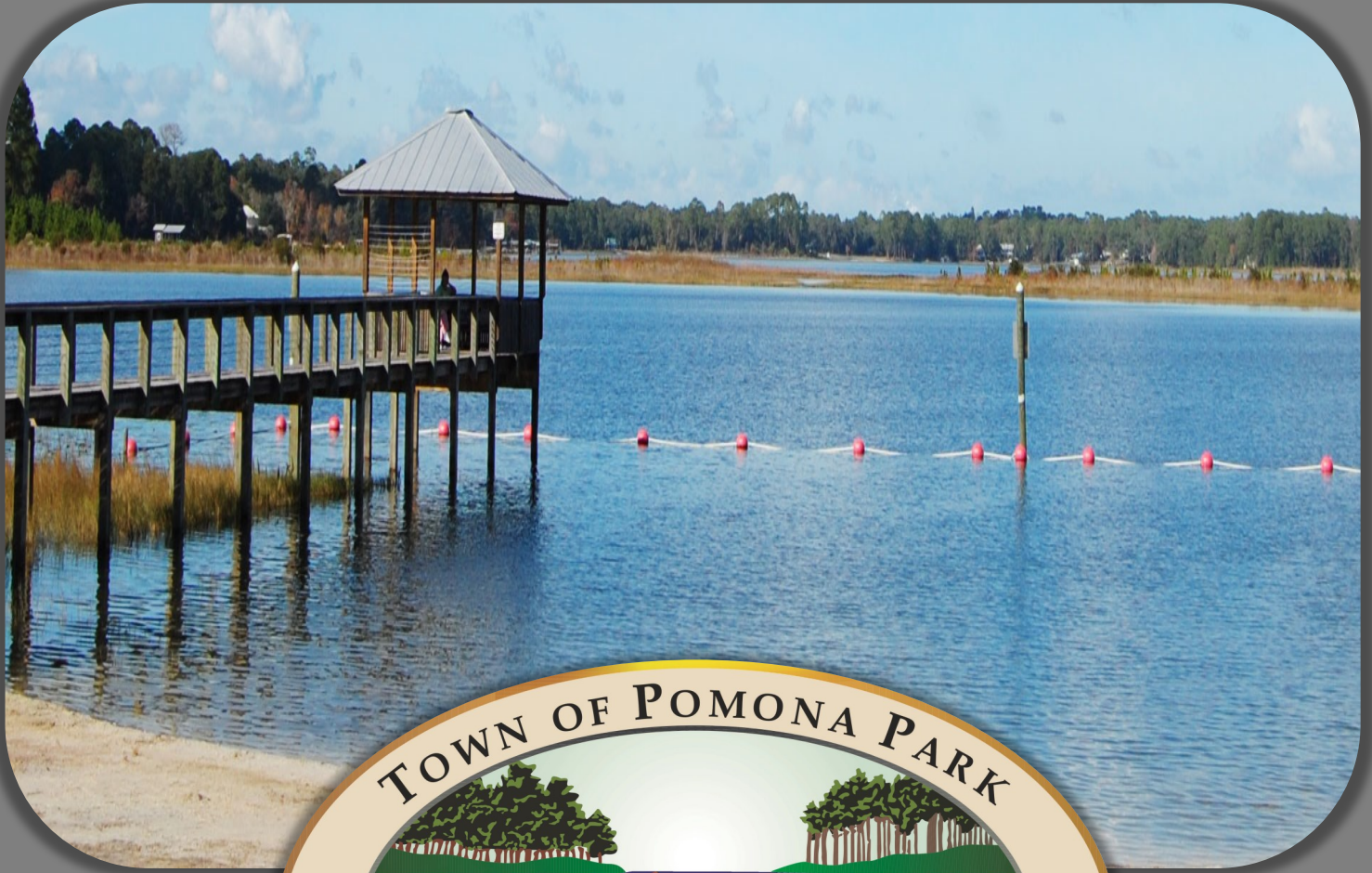
Assessment Year	Real Property	TPP	Centrally Assessed	Taxable Value Total	Change	Percent of Change
2019	\$47,254,725	\$8,201,172	\$0	\$55,455,897	\$1,527,881	2.83%
2018	\$45,768,530	\$8,159,486	\$0	\$53,928,016	\$1,780,628	3.41%
2017	\$44,647,577	\$7,499,811	\$0	\$52,147,388	\$723,201	1.41%
2016	\$43,653,191	\$7,770,996	\$0	\$51,424,187	\$2,346,899	4.78%
2015	\$42,243,985	\$6,833,303	\$0	\$49,077,288	\$502,280	1.03%
2014	\$41,648,222	\$6,926,786	\$0	\$48,575,008	\$228,526	0.47%
2013	\$42,177,017	\$6,169,465	\$0	\$48,346,482	\$608,823	1.28%
2012	\$41,844,083	\$5,893,576	\$0	\$47,737,659	-\$2,930,179	-5.78%
2011	\$44,451,713	\$6,216,125	\$0	\$50,667,838	-\$5,375,879	-9.59%
2010	\$50,226,081	\$5,817,636	\$0	\$56,043,717	-\$10,896,908	-16.28%
2009	\$60,494,016	\$6,446,609	\$0	\$66,940,625	-\$2,145,455	-3.11%
2008	\$63,951,197	\$5,134,883	\$0	\$69,086,080	N/A	N/A



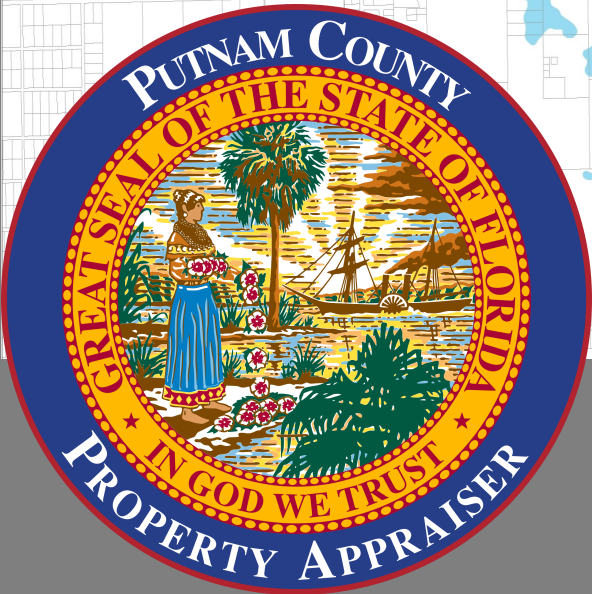
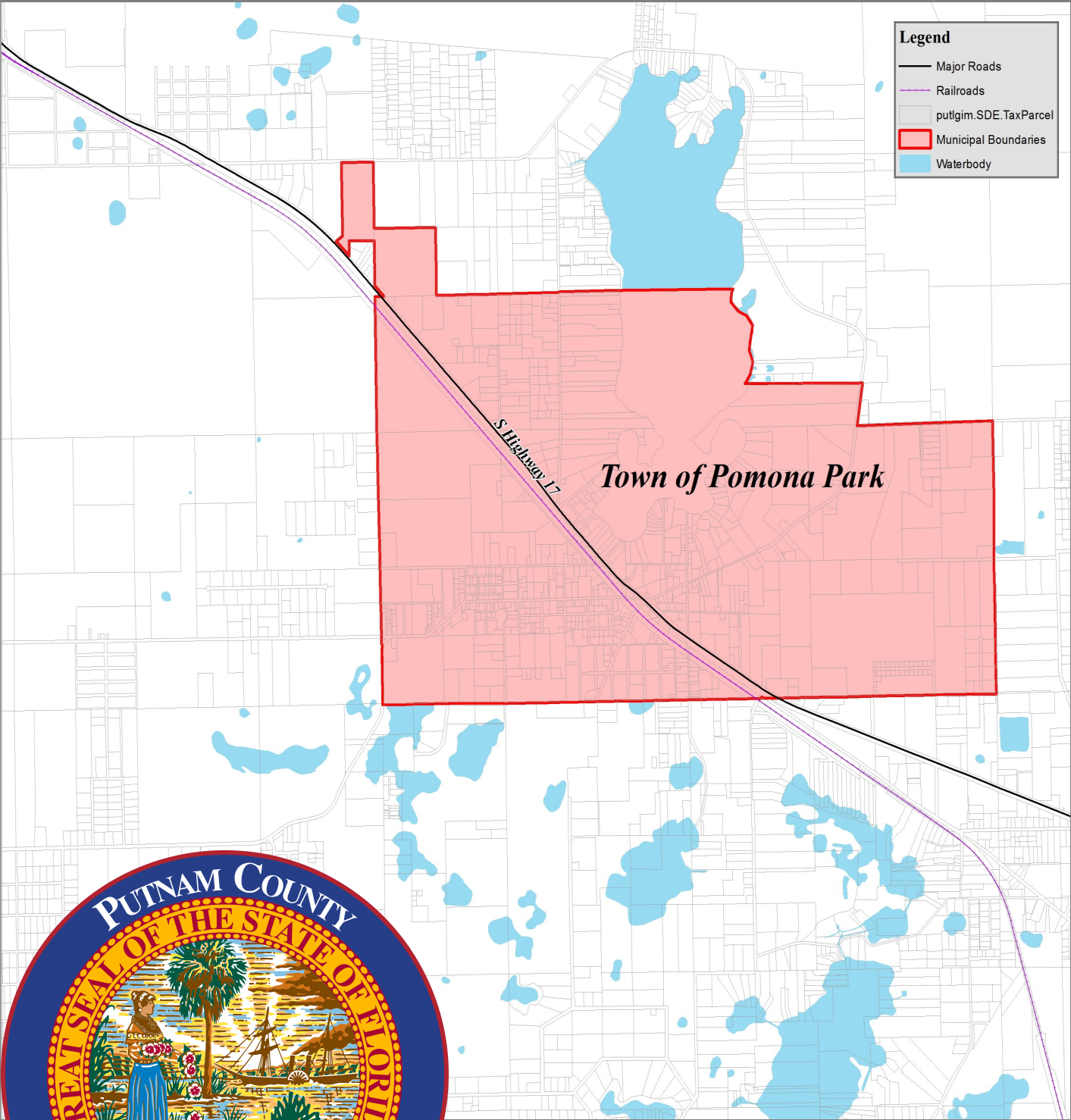
Where Do My Tax Dollars Go?







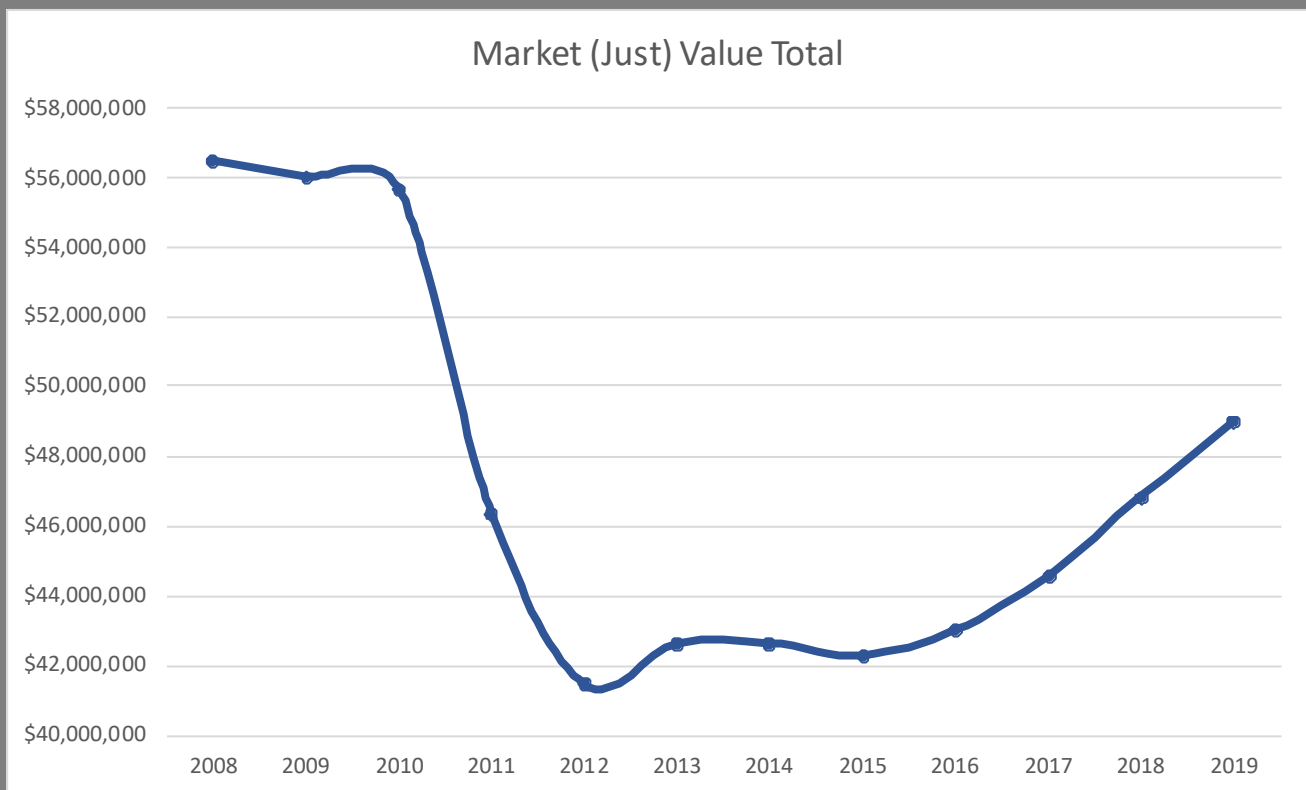
Taxing District – Town of Pomona Park



Market Value – Town of Pomona Park

Market (just) value is the major focus of real and tangible personal property for ad valorem assessments. Market value is defined as the most probable sale price for a property in a competitive, open market involving a willing buyer and seller. The market value assessment is unencumbered and may increase (or decrease) as the market dictates.

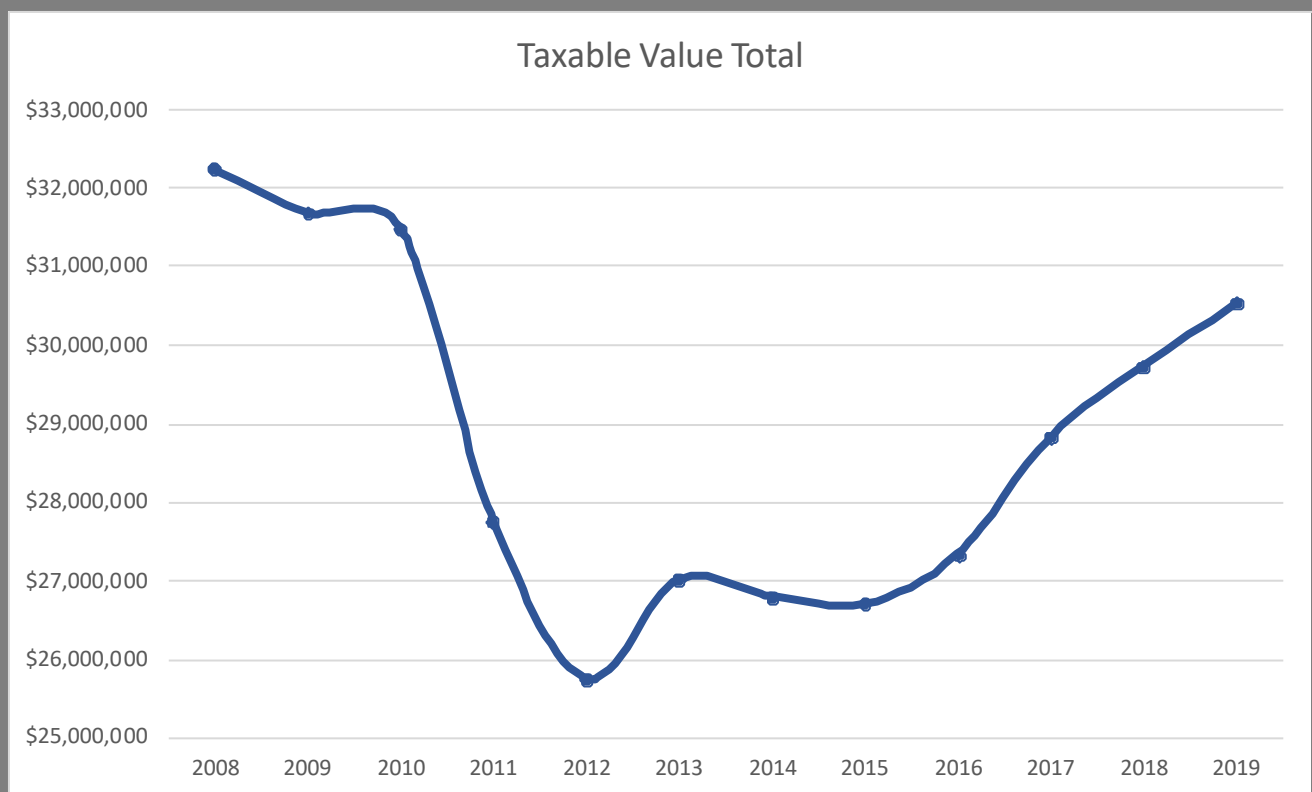
Assessment Year	Real Property	TPP	Centrally Assessed	Market Value Total	Change	Percent of Change
2019	\$43,828,866	\$4,391,128	\$751,297	\$48,971,291	\$2,133,265	4.55%
2018	\$41,558,732	\$4,497,728	\$781,566	\$46,838,026	\$2,269,380	5.09%
2017	\$39,551,678	\$4,263,918	\$753,050	\$44,568,646	\$1,539,401	3.58%
2016	\$38,238,598	\$4,032,471	\$758,176	\$43,029,245	\$725,850	1.72%
2015	\$37,497,765	\$4,095,547	\$710,083	\$42,303,395	-\$350,449	-0.82%
2014	\$37,839,474	\$4,121,527	\$692,843	\$42,653,844	\$4,631	0.01%
2013	\$37,638,003	\$4,343,114	\$668,096	\$42,649,213	\$1,189,889	2.87%
2012	\$36,924,715	\$3,895,626	\$638,983	\$41,459,324	-\$4,888,134	-10.55%
2011	\$41,797,465	\$3,922,204	\$627,789	\$46,347,458	-\$9,283,777	-16.69%
2010	\$50,904,493	\$4,150,598	\$576,144	\$55,631,235	-\$365,887	-0.65%
2009	\$51,334,344	\$4,079,923	\$582,855	\$55,997,122	-\$455,111	-0.81%
2008	\$51,642,653	\$4,279,759	\$529,821	\$56,452,233	N/A	N/A



Taxable Value – Town of Pomona Park

The Taxable value equals the assessed value minus exemptions and assessment reductions. The taxable value is half of the formula used to determine ad valorem property taxes. The other half is the millage rates levied by taxing authorities.

Assessment Year	Real Property	TPP	Centrally Assessed	Taxable Value Total	Change	Percent of Change
2019	\$26,032,473	\$3,794,598	\$688,453	\$30,515,524	\$794,305	2.67%
2018	\$24,819,581	\$4,195,375	\$706,263	\$29,721,219	\$904,946	3.14%
2017	\$24,204,844	\$3,929,864	\$681,565	\$28,816,273	\$1,493,149	5.46%
2016	\$22,945,129	\$3,686,934	\$691,061	\$27,323,124	\$628,772	2.36%
2015	\$22,354,590	\$3,694,898	\$644,864	\$26,694,352	-\$96,751	-0.36%
2014	\$22,431,389	\$3,728,639	\$631,075	\$26,791,103	-\$216,155	-0.80%
2013	\$22,469,503	\$3,930,336	\$607,419	\$27,007,258	\$1,268,856	4.93%
2012	\$21,688,236	\$3,468,298	\$581,868	\$25,738,402	-\$2,003,750	-7.22%
2011	\$23,797,019	\$3,391,026	\$554,107	\$27,742,152	-\$3,736,899	-11.87%
2010	\$27,433,199	\$3,527,427	\$518,425	\$31,479,051	-\$201,315	-0.64%
2009	\$27,702,593	\$3,460,592	\$517,181	\$31,680,366	-\$541,286	-1.68%
2008	\$28,100,937	\$3,590,894	\$529,821	\$32,221,652	N/A	N/A



Taxable Value – Town of Pomona Park

Where Do My Tax Dollars Go?



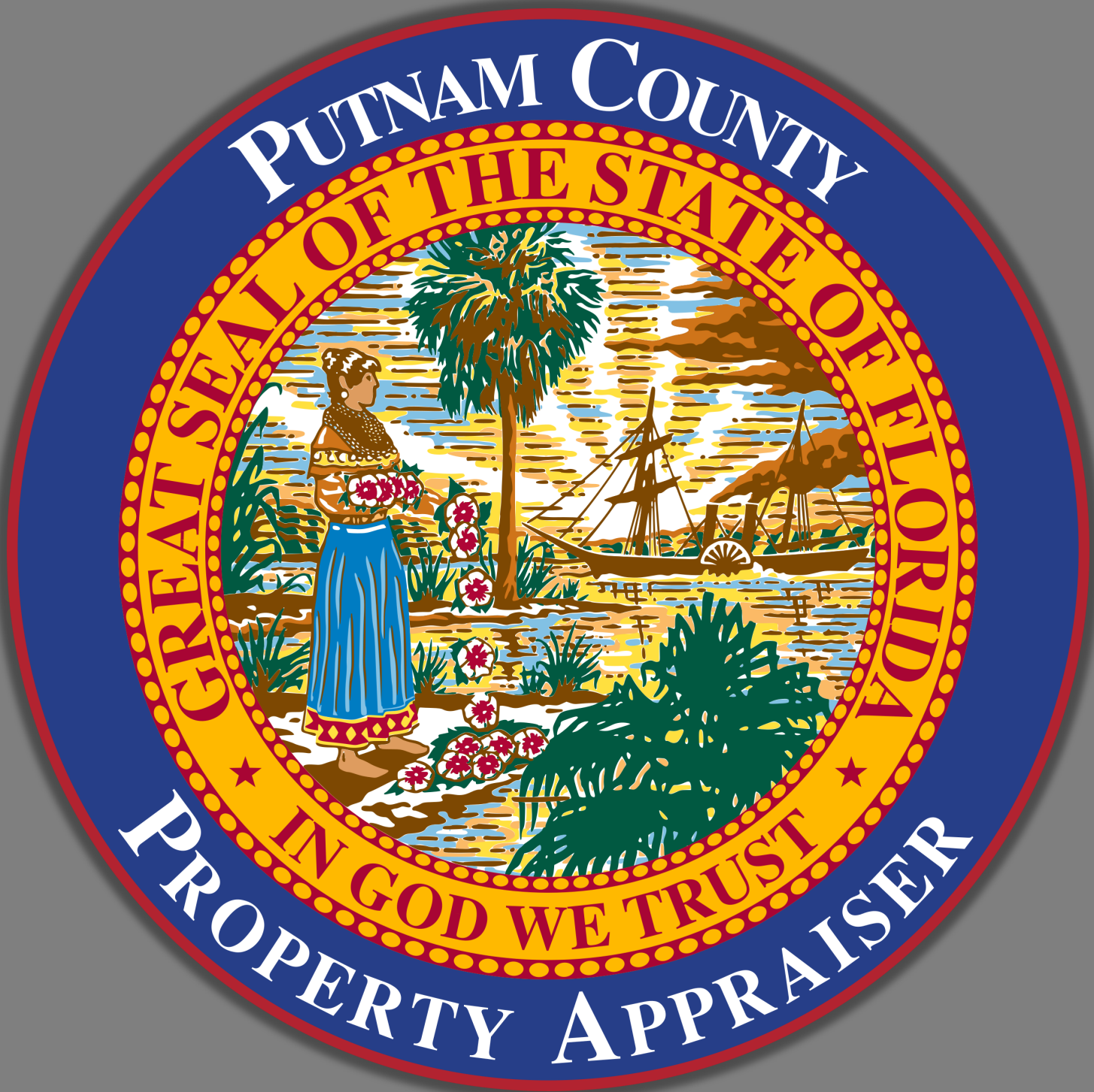
County BOCC
42.61%

Fire MSTU
4.89%

SJRWMD
1.07%

Town of Pomona Park
25.37%

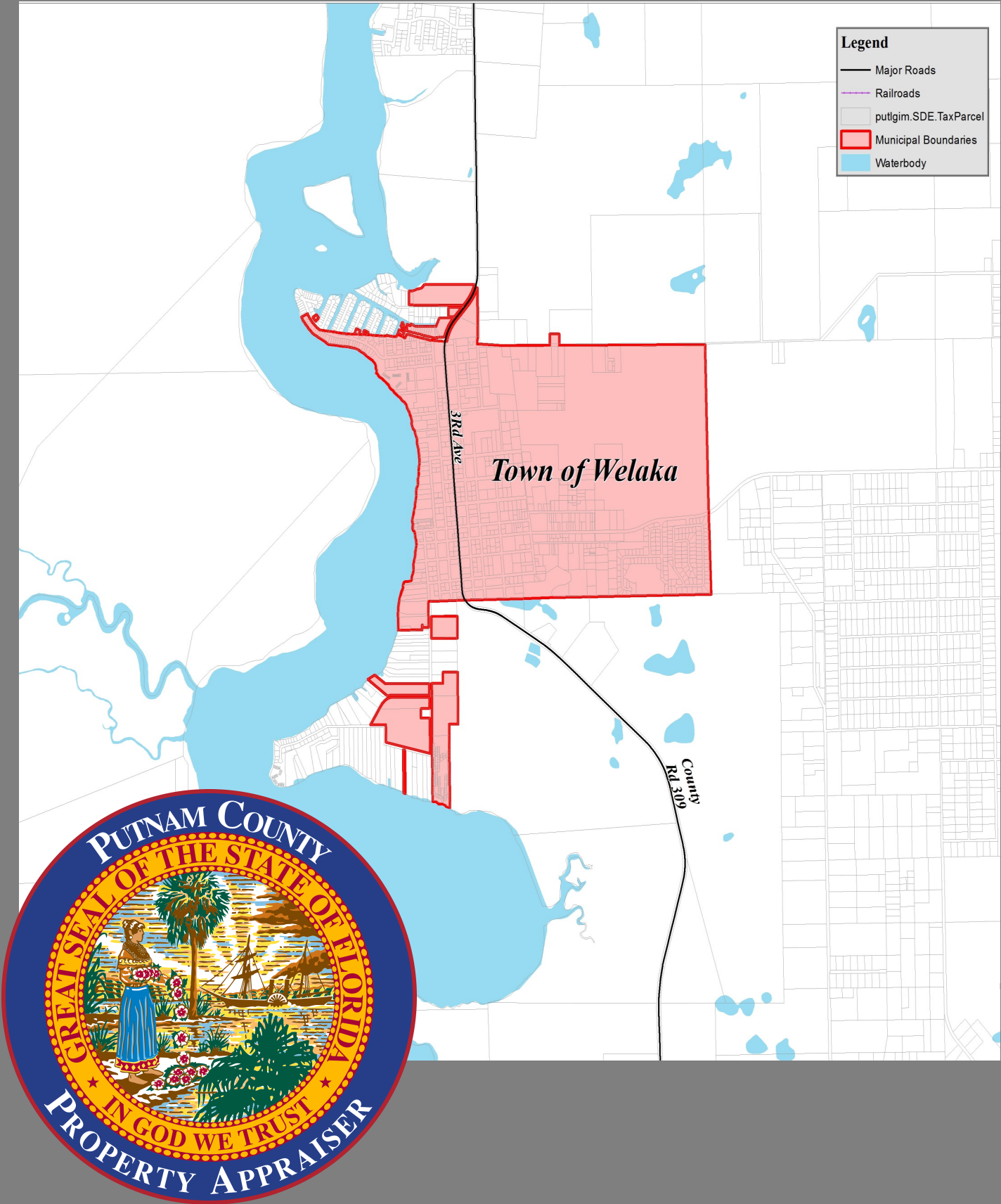
School Board
26.06%





Photos: Welaka Fish Hatchery

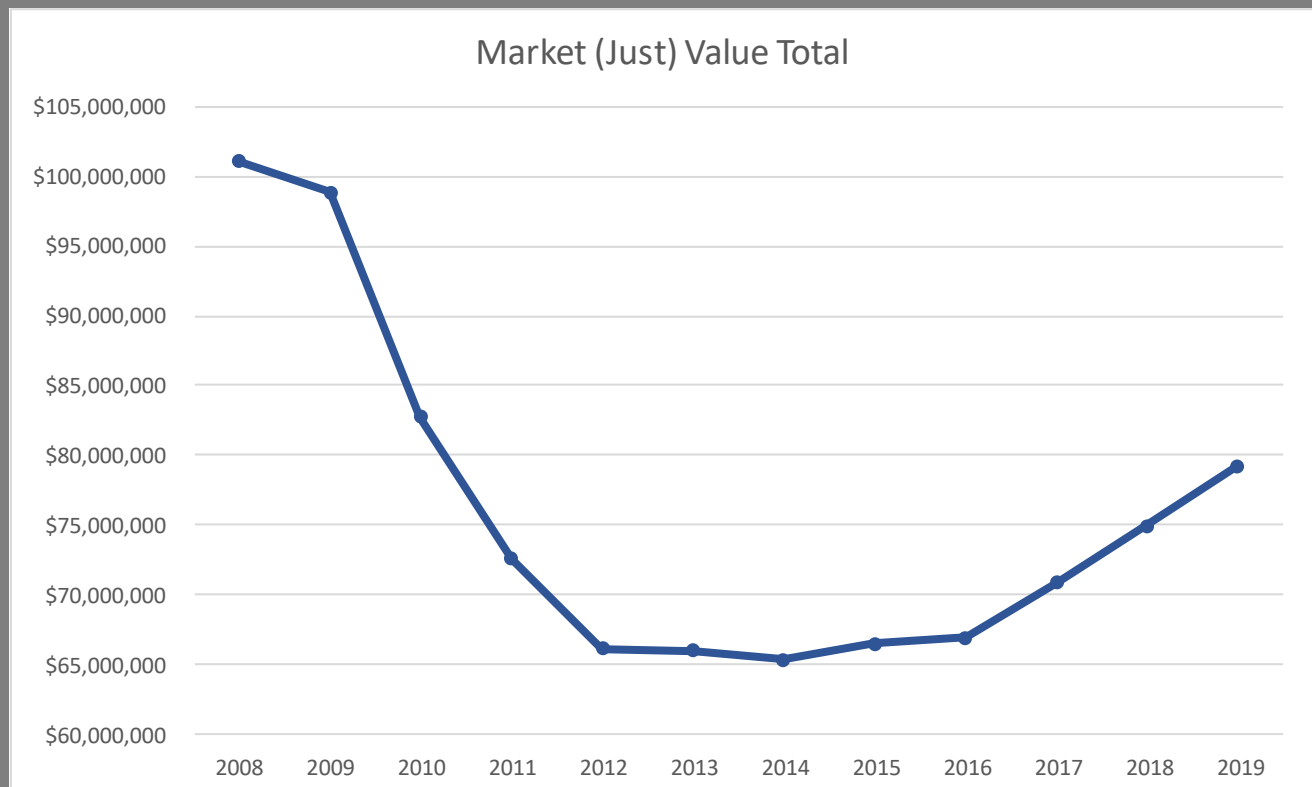
Taxing District – Town of Welaka



Market Value – Town of Welaka

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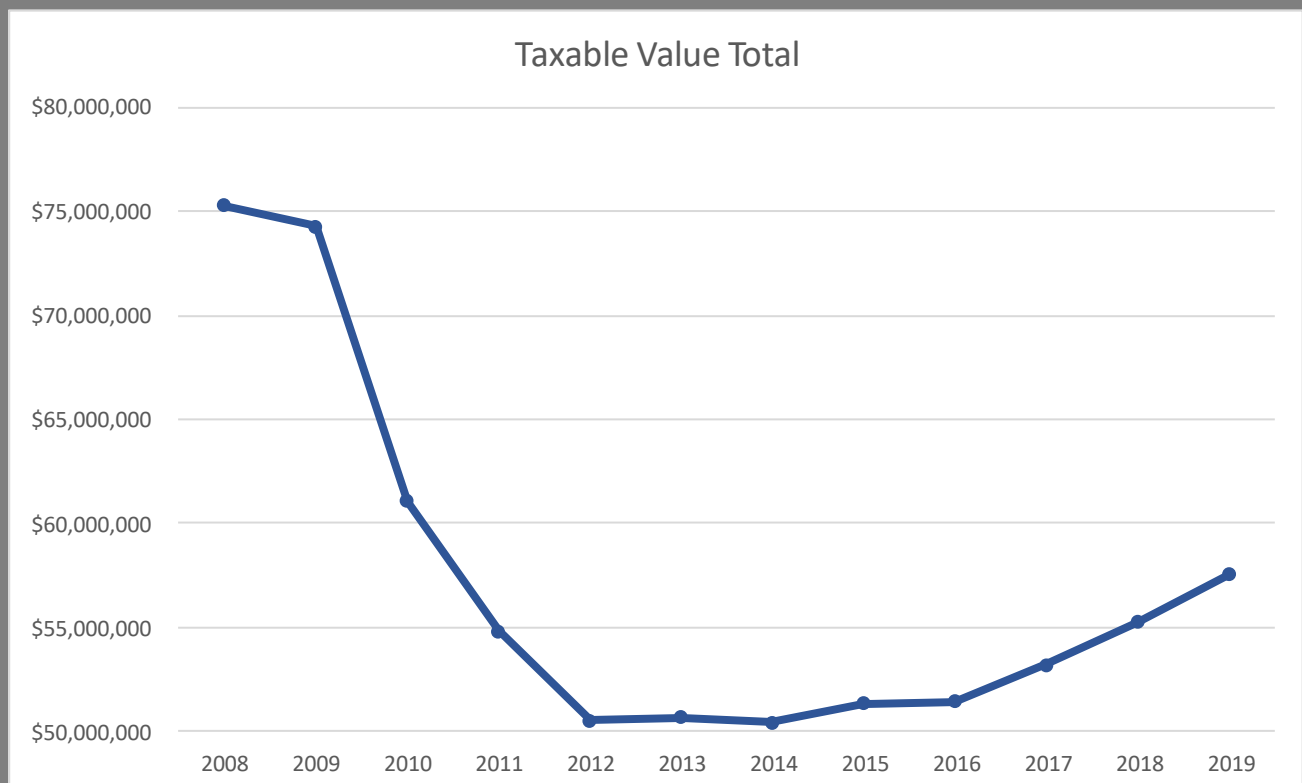
Assessment Year	Real Property	TPP	Centrally Assessed	Market Value Total	Change	Percent of Change
2019	\$73,907,023	\$5,317,725	\$ -	\$ 79,224,748	\$ 4,281,209	5.71%
2018	\$69,711,381	\$5,232,158	\$ -	\$ 74,943,539	\$ 4,151,553	5.86%
2017	\$65,582,050	\$5,209,936	\$ -	\$ 70,791,986	\$ 3,941,740	5.90%
2016	\$62,308,932	\$4,541,314	\$ -	\$ 66,850,246	\$ 414,374	0.62%
2015	\$62,109,395	\$4,326,477	\$ -	\$ 66,435,872	\$ 1,158,590	1.77%
2014	\$60,755,268	\$4,522,014	\$ -	\$ 65,277,282	\$ (652,081)	-0.99%
2013	\$61,149,933	\$4,779,430	\$ -	\$ 65,929,363	\$ (136,977)	-0.21%
2012	\$61,849,045	\$4,217,295	\$ -	\$ 66,066,340	\$ (6,500,816)	-8.96%
2011	\$67,147,707	\$5,419,449	\$ -	\$ 72,567,156	\$ (10,158,153)	-12.28%
2010	\$78,292,068	\$4,433,241	\$ -	\$ 82,725,309	\$ (16,155,859)	-16.34%
2009	\$95,364,291	\$3,516,877	\$ -	\$ 98,881,168	\$ (2,240,226)	-2.22%
2008	\$97,142,944	\$3,978,450	\$ -	\$ 101,121,394	N/A	N/A



Taxable Value – Town of Welaka

The Taxable value equals the assessed value minus exemptions and assessment reductions. The taxable value is half of the formula used to determine ad valorem property taxes. The other half is the millage rates levied by taxing authorities.

Assessment Year	Real Property	TPP	Centrally Assessed	Taxable Value Total	Change	Percent of Change
2019	\$52,837,933	\$4,674,905	\$ -	\$ 57,512,838	\$ 2,296,507	4.16%
2018	\$50,733,043	\$4,483,288	\$ -	\$ 55,216,331	\$ 2,036,413	3.83%
2017	\$48,692,841	\$4,487,077	\$ -	\$ 53,179,918	\$ 1,770,662	3.44%
2016	\$47,404,761	\$4,004,495	\$ -	\$ 51,409,256	\$ 103,814	0.20%
2015	\$47,532,838	\$3,772,604	\$ -	\$ 51,305,442	\$ 910,541	1.81%
2014	\$46,460,790	\$3,934,111	\$ -	\$ 50,394,901	\$ (217,707)	-0.43%
2013	\$46,421,003	\$4,191,605	\$ -	\$ 50,612,608	\$ 128,367	0.25%
2012	\$46,832,861	\$3,651,380	\$ -	\$ 50,484,241	\$ (4,315,308)	-7.87%
2011	\$50,033,114	\$4,766,435	\$ -	\$ 54,799,549	\$ (6,237,723)	-10.22%
2010	\$57,249,748	\$3,787,524	\$ -	\$ 61,037,272	\$ (13,255,750)	-17.84%
2009	\$71,393,368	\$2,899,654	\$ -	\$ 74,293,022	\$ (1,013,154)	-1.35%
2008	\$71,934,337	\$3,371,839	\$ -	\$ 75,306,176	N/A	N/A



Taxable Value – Town of Welaka

Where Do My Tax Dollars Go?



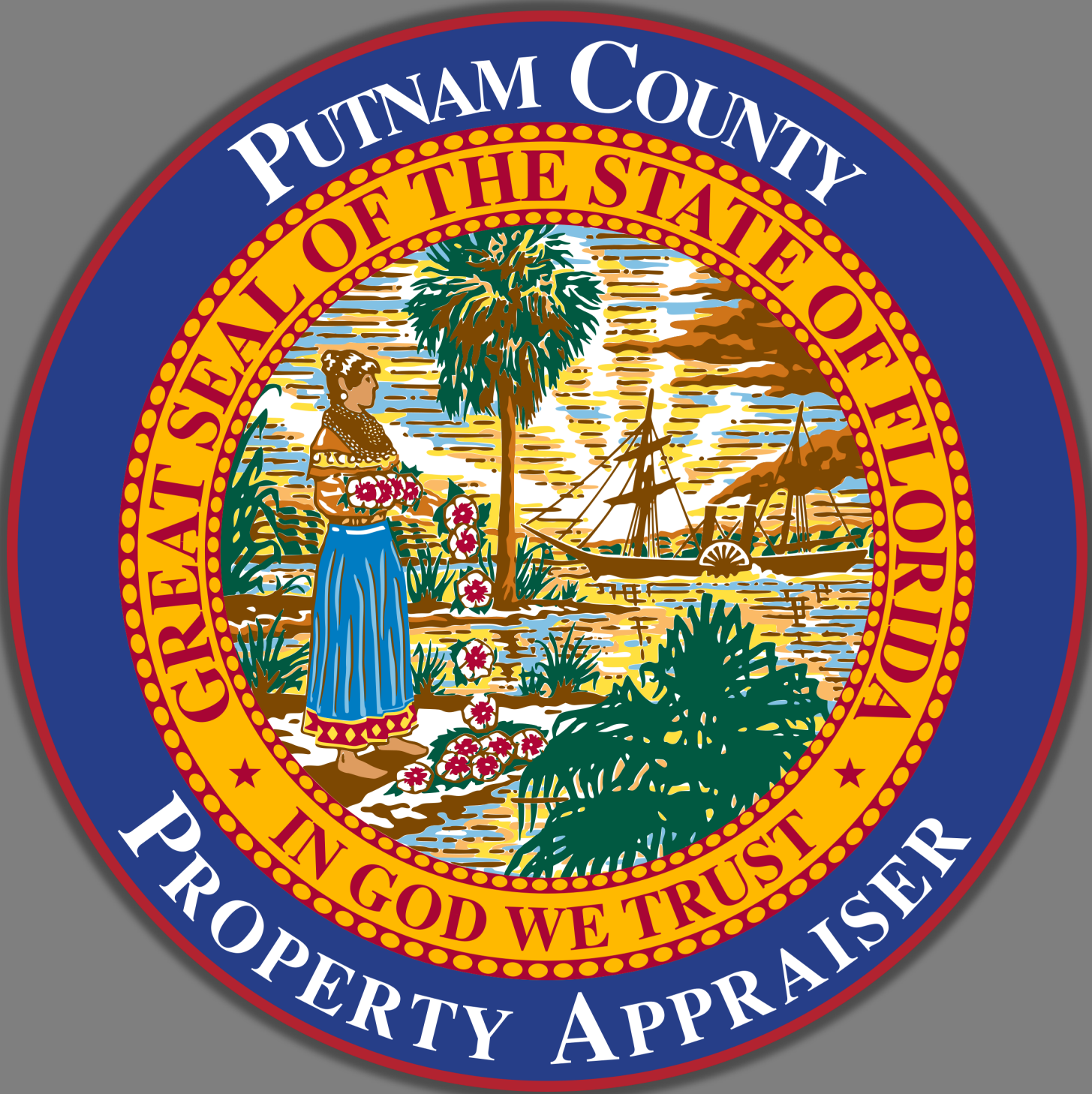
County BOCC
42.61%

Fire MSTU
4.89%

SJRWMD
1.07%

Town of Pomona Park
25.37%

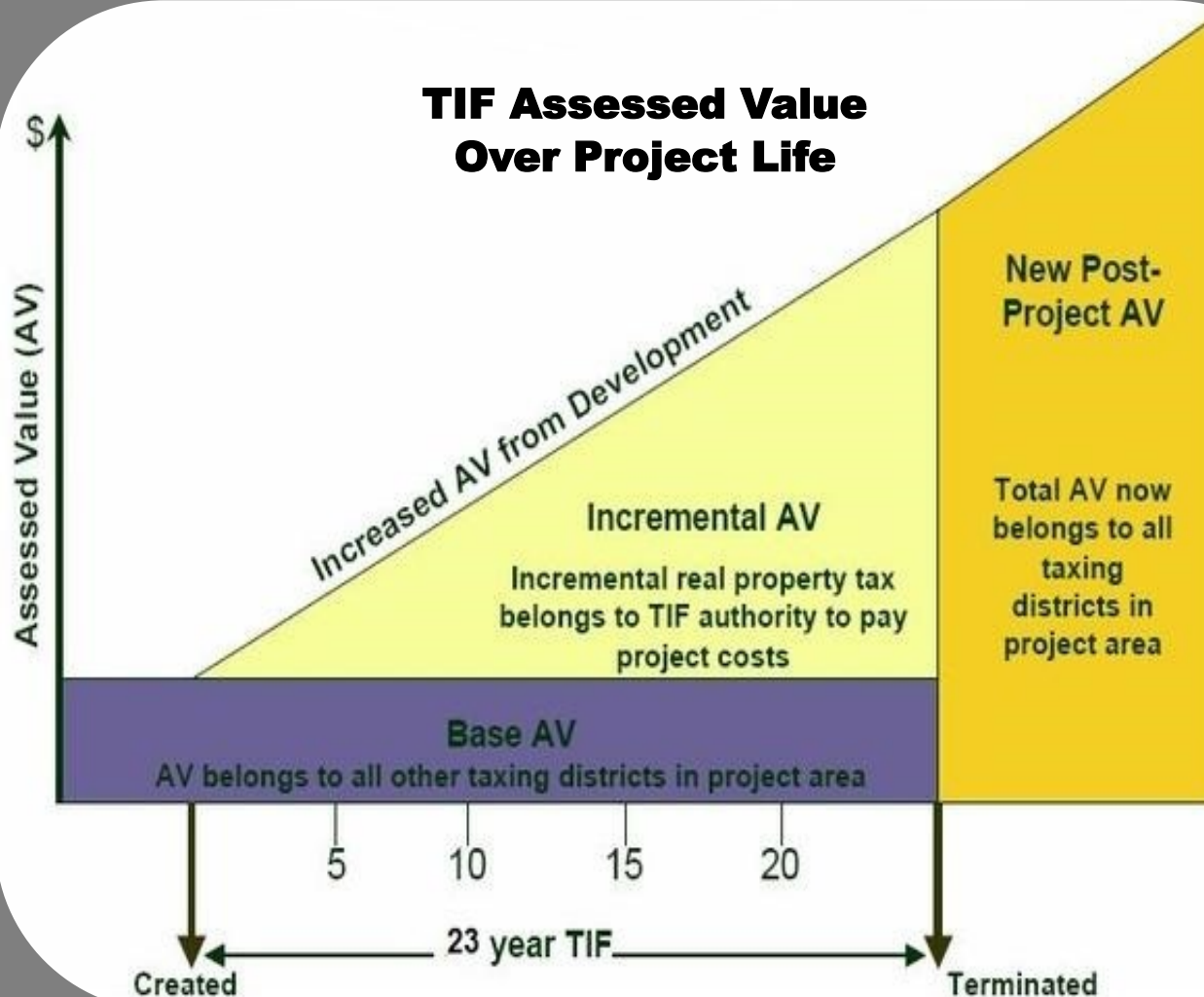
School Board
26.06%



What Is A TIF District?

Tax Increment Finance also known as TIF is a way for Municipalities to freeze the tax base for a set amount of years. The municipality collects a set amount of taxes from the TIF and any funds above the frozen taxable value go into a special fund usually designed to revitalize the TIF district. Usually, TIF helps to pay for infrastructure improvements (streets, sewers, parking lots) in the area near a new development. In some states, TIF can also be used for acquiring land (including eminent domain), paying for planning expenses (legal fees, studies, engineering, etc.), demolishing and rehabbing buildings, cleaning up contaminated areas, or funding job training programs. Some states allow TIF to directly subsidize private development expenses.

TIF Assessed Value Over Project Life



TIF Districts— Palatka Downtown Redevelopment District

Pursuant to Resolution (#4-7) passed by the City Commission of Palatka on September 8, 1983, where a portion of Downtown Palatka was declared as an area suitable for redevelopment. Pursuant to Resolution (#4-12) passed by the city commission of the City of Palatka on November 10, 1983, where a “community redevelopment agency” now know as the Downtown Redevelopment Agency for the City of Palatka was created.

The 1983 Taxable Real Property Value Of Downtown District:

\$14,750,255

The 2019 Final Taxable Real Property Value Of Downtown District:

\$39,420,083

The Resultant 2019 Final Taxable Real Property Increment Of Downtown District:

\$24,669,828



TIF Districts— Palatka North Historic District

Adopted by ordinance 94-27 on November 10, 1994 and Ordinance 95-5 on March 23, 1995 passed by the city commission of the City of Palatka on November 10, 1983. Ordinance 94-28 was adopted on November 10, 1994 to change the boundaries of the TIF district.

The 1994 Taxable Real Property Value Of North Historic District:

\$1,099,110

The 2019 Final Taxable Real Property Value Of North Historic District:

\$3,916,800

The Resultant 2019 Final Taxable Real Property Increment Of North Historic District:

\$2,817,690



TIF Districts– Palatka South Historic District

Adopted by ordinance 94-27 on November 10, 1994 and Ordinance 95-5 on March 23, 1995 passed by the city commission of the City of Palatka on November 10, 1983. Ordinance 94-28 was adopted on November 10, 1994 to change the boundaries of the TIF district.

The 1994 Taxable Real Property Value Of South Historic District:

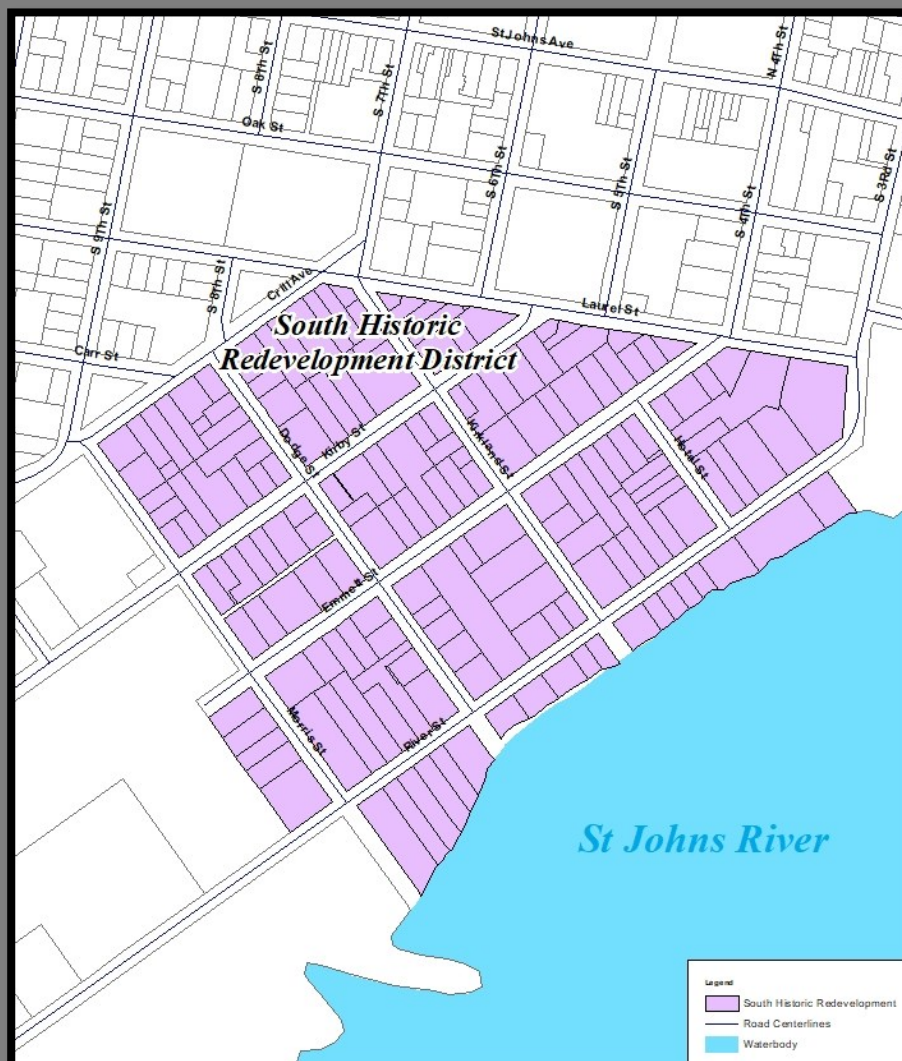
\$3,217,275

The 2019 Final Taxable Real Property Value Of South Historic District:

\$10,105,078

The Resultant 2019 Final Taxable Real Property Increment Of South Historic District:

\$6,887,803



TIF Districts– Crescent City Redevelopment District

Pursuant to Resolution (NO.R-9507) passed by City Commission of the City of Crescent City on November 9,1995. Pursuant to that certain Ordinance NO.9504 passed by the City Commission of the City of Crescent City on November 9, 1995 where a “community redevelopment agency” now known as the Crescent city Redevelopment Agency was legally Created.

The 1995 Taxable Real Property Value Of Crescent City District:

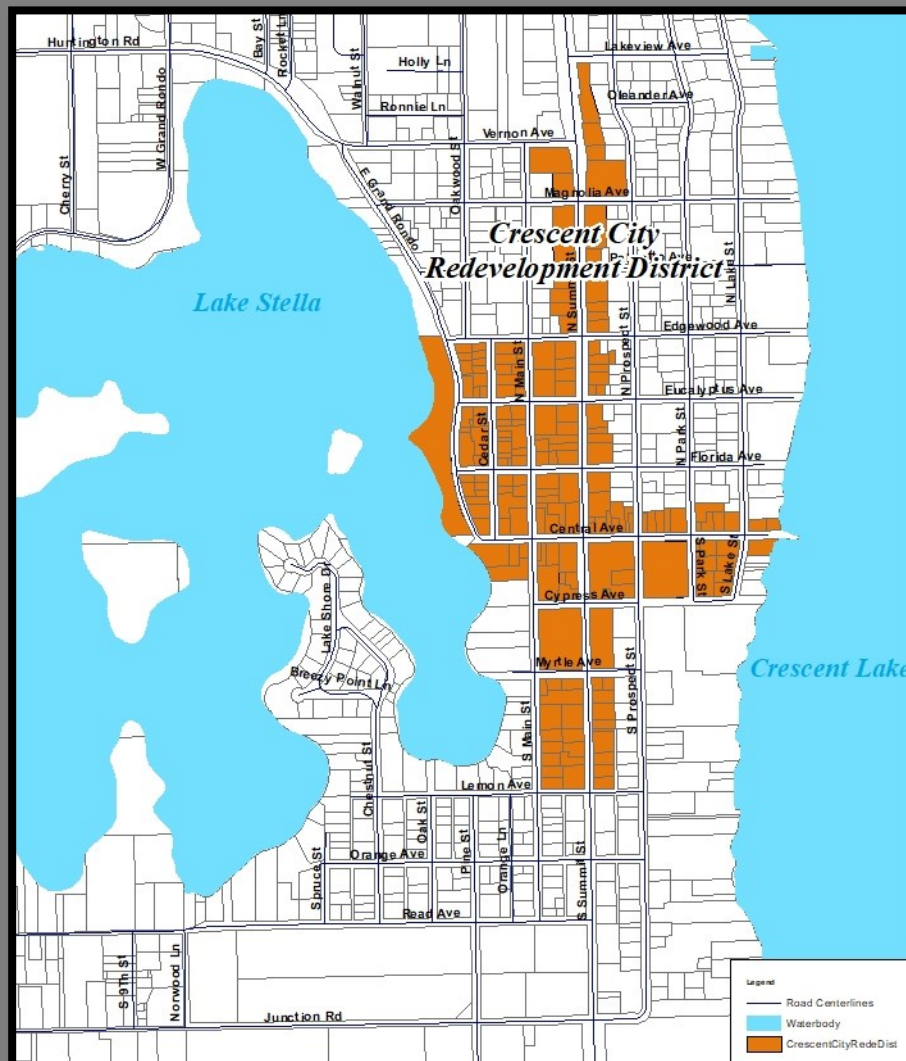
\$7,436,011

The 2019 Final Taxable Real Property Value Of Crescent City District :

\$11,248,759

The Resultant 2019 Final Taxable Real Property Increment

\$3,812,748



TIF Districts– Crescent City North Redevelopment District

Adopted by Resolution (No. R17-19) on December 19, 2017 and Ordinance No. 18-01 passed on May 10, 2018 by the city commission of the City of Crescent City to expand the boundaries of the CRA district.

The 2017 Taxable Real Property Value Of Crescent City District:

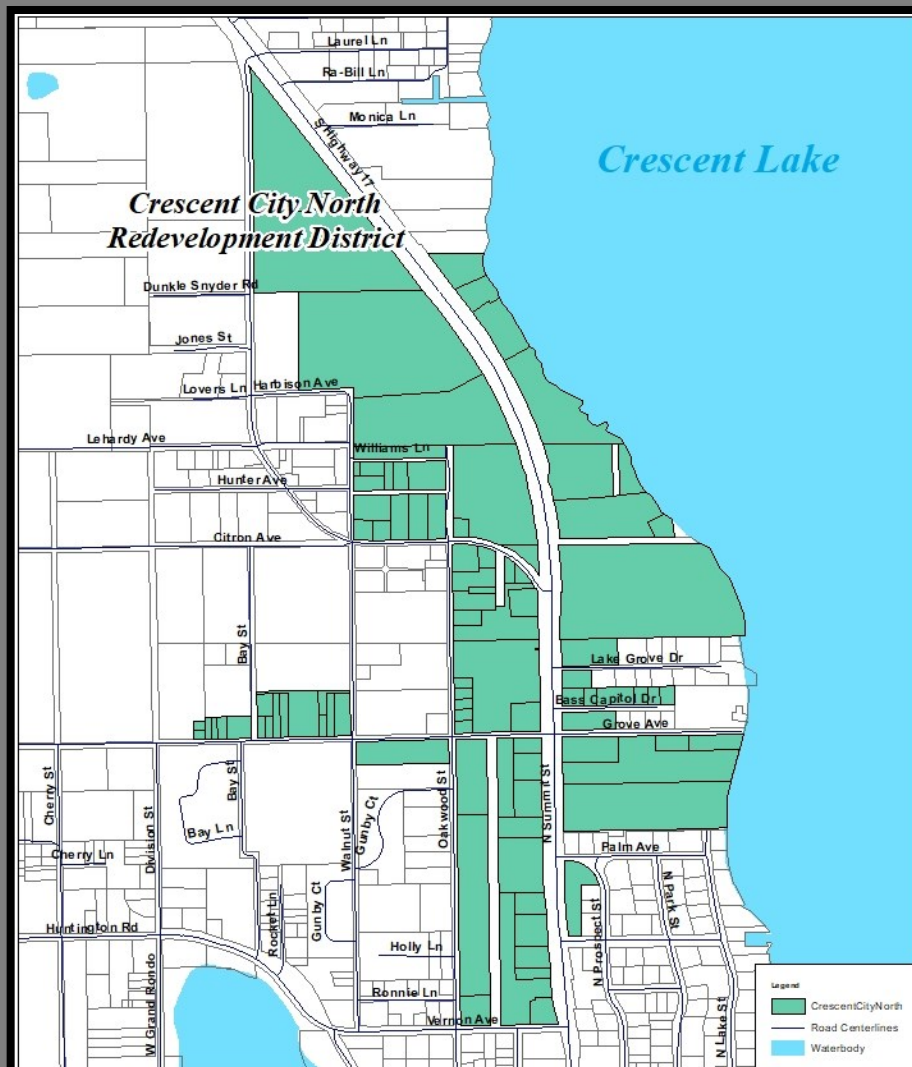
\$12,079,748

The 2019 Final Taxable Real Property Value Of Crescent City District :

\$14,490,465

The Resultant 2019 Final Taxable Real Property Increment

\$2,410,717



TIF Districts– Crescent City South Redevelopment District

Adopted by Resolution (No. R17-19) on December 19, 2017 and Ordinance No. 18-01 passed on May 10, 2018 by the city commission of the City of Crescent City to expand the boundaries of the CRA district.

The 2017 Taxable Real Property Value Of Crescent City District:

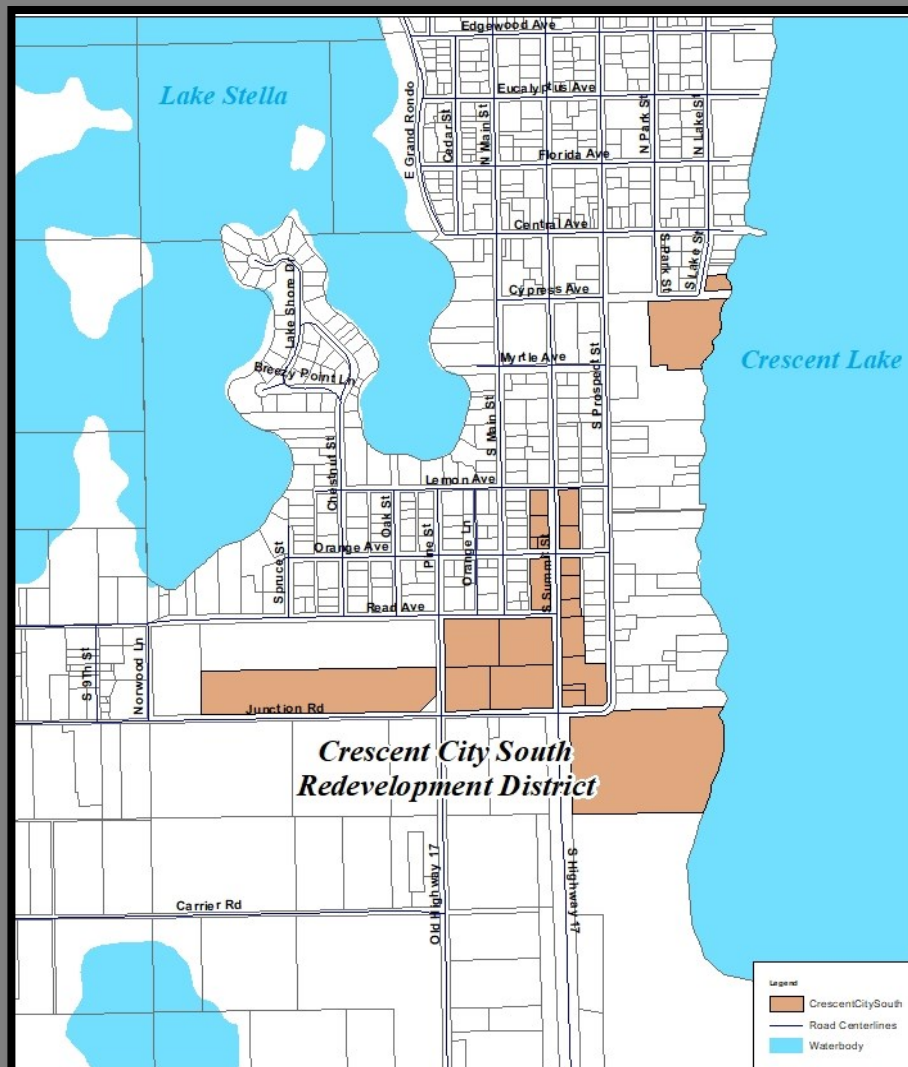
\$1,955,224

The 2019 Final Taxable Real Property Value Of Crescent City District :

\$2,181,063

The Resultant 2019 Final Taxable Real Property Increment

\$225,839





DISCLAIMER

The information displayed is from the Final Tax roll which is certified each year in mid October and is updated annually. This information may not reflect the data currently on file in the Property Appraiser's office.

The information that is supplied by the Putnam County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a property tax roll per Florida Statute.

The Putnam County Property Appraiser's office makes no warranties, expressed or implied, as to the correctness, accuracy, completeness, reliability or suitability of this data for any other particular use.

The Putnam County Property Appraiser's office furthermore assumes no liability whatsoever associated with the use or misuse of the public information data.

Tim Parker, C.F.A.
Putnam County Property Appraiser
State-Certified General Appraiser
RZ2438

