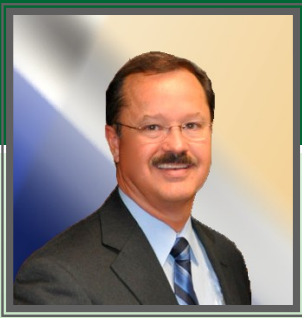


2010 TRIM NOTICE INFORMATION

Understanding Your Proposed Property Tax Notice



Roger A. Suggs, CFA, AAS
Property Appraiser

August 20, 2010

Dear Clay County Property Owner,

Enclosed is your 2010 Notice of Proposed Property Taxes form, also known as the TRIM (Truth In Millage) notice. Florida law requires the TRIM notice to be prepared and mailed each year by the County Property Appraiser on behalf of the Taxing Authorities.

This notice lists data specific to your property such as market value, assessed value, taxable value, and any applicable exemptions. The Florida Constitution and Statutes require that my office assess your property at the **market value** created by market transactions. Your 2010 TRIM notice reflects the market value of your property as of January 1, 2010. The **assessed value** is generally the market value limited by the Save Our Homes assessment cap for homesteaded property or the market value lowered by Portability, which is the Save Our Homes benefit transferred from a previous homesteaded property. The **taxable value** is the assessed value minus any exemptions you may have such as homestead, disability, widow, and widower.

Also displayed on the enclosed notice are the times, dates, and locations of the public budget hearings for each Taxing Authority. Concerns of proposed budgets and resulting taxation levels should be directed to the Taxing Authorities as listed on the notice. Although the County Property Appraiser's Office is responsible for mailing this notice, the market, assessed, and taxable values are the only issues this office can address.

When you receive your TRIM notice, review it carefully. It will show both last year's and this year's values and exemptions. If you have any questions or concerns regarding your property value or exemptions, please do not hesitate to contact my office.

Our ultimate goal is to produce fair and accurate assessments.

Sincerely,

A handwritten signature in black ink that reads "Roger A. Suggs". The signature is written in a cursive style.

Roger A. Suggs, CFA, AAS
Property Appraiser
State-Certified General Appraiser
RZ2771

Clay County Property Appraiser's Office Locations

Main Office:
477 Houston Street,
2nd Floor, Administration
Building, Green Cove Springs,
FL 32043
Phone: 904-284-6305
Fax: 904-284-2923



Branch Office:
1518 Park Avenue,
Orange Park,
FL 32073
Phone: 904-541-5332
Fax: 904-541-5340

Frequently Asked Questions

How is the value of my property estimated?

Our staff is continually collecting property data. After analyzing sales and cost of all types of properties, the data is entered into our computer assisted mass appraisal (CAMA) system to estimate the value of more than 87,000 Real Property parcels and 5,000 Personal Property accounts.

Why would my property value increase or decrease if I haven't done anything to it?

Real estate values are established by buyers and sellers acting independently. If sale prices in your area increase or decrease, the market value of your property, as estimated by the County Property Appraiser, should change similarly.

Can the County Property Appraiser lower my taxes or change my tax rates?

The answer is no. Tax rates and taxes are set by your local taxing authorities, such as the School Board, Board of County Commissioners, Water Management District (SJRWMD), Municipalities, and special voter-approved districts.

How long will it take for a review of my property?

We will answer general questions on the phone immediately and refer specific valuation questions to our appraisers. Our goal is to have an appraiser respond to your request within 24 hours.

Dates to Remember

APPRAISAL DATE

The effective date of all appraisals and exemptions is January 1 of the assessment year.

EXEMPTIONS AND REDUCTIONS

Application for exemptions and classified use assessments must be filed with the County Property Appraiser, by March 1.

MOBILE HOMES

Declaration of Mobile Home as Real Property can be filed with the County Property Appraiser at anytime.

BUSINESS PERSONAL PROPERTY

Tangible Personal Property tax returns must be filed between January 1 and April 1 each year, to avoid a penalty.

TRIM NOTICE

A truth in millage notice will be mailed to all property owners in mid to late August of each year.

VALUE ADJUSTMENT BOARD

A petition to appear before the Value Adjustment Board must be filed within 25 days after the TRIM notice mailing. Petitions may be obtained from the County Property Appraiser or the Value Adjustment Board.

TAX BILL

On or about November 1, tax bills are mailed by the County Tax Collector to all property owners.

For more information or how to file for an exemption, please visit our website at www.ccpao.com