



VALUE ADJUSTMENT BOARD
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Notice Regarding the Timing of VAB Decisions and Tax Bills

Because (by law) property tax bills must be mailed by November 1, a VAB petitioner may not receive the final VAB decision on the petition until after the property tax bill is mailed.

If that happens:

1. The property owner may go ahead and pay the full amount of the property tax bill as rendered. The property owner may then receive the discounts for early tax payment allowed by Section 197.162, Florida Statutes. (Those discounts equal 4% if taxes are paid in November; 3% in December, 2% in January and 1% in February). If the VAB subsequently reduces the property's assessed value, the Tax Collector will ordinarily send the property owner a corrected tax notice within 60 to 90 days. The property owner should receive any refund due for overpaid taxes at about the same time.
2. The property owner may elect to withhold payment of property taxes until receipt of the VAB decision. IF the action of the VAB results alters the taxpayer's liability (typically, because the VAB reduces the property tax assessment), then a 4% discount will apply for 30 days after the mailing of the new tax bill. Thereafter, the regular discount periods apply. HOWEVER, if the final VAB decision does NOT alter the taxpayer's liability (which is the case if the Property Appraiser prevails), then failure to timely pay property tax may result in loss of some or all of the discounts for early payment. (For further information, refer to sections 197.102(4), 197.162, 197.323 of Florida Statutes and Florida Administrative Code sections 12D-8.021(2)(c) and 12D-13.005).

The Value Adjustment Board regrets any inconvenience the process may cause.