
A MESSAGE FROM THE PROPERTY APPRAISER

JOYCE MORGAN, CFA



Dear Property Owner,

Each year our office works to make sure property assessments are fair, accurate, and equitable across all property types. Your 2026 Notice of Proposed Property Taxes (TRIM Notice) is one of the most important documents we send. It isn't a bill, but it gives you a preview of your property's assessed value, exemptions, and the tax rates proposed by the taxing authorities responsible for levying property taxes.

I encourage you to take a moment to review your notice. It's your opportunity to make sure everything looks right before tax bills are mailed in November.

How Your Homestead Cap Affects Your 2026 Value

If you have a homestead exemption, Florida's assessment cap helps protect you from large increases in assessed value. For 2026, the Save Our Homes cap is 2.7%, based on the Consumer Price Index. This means most homesteaded properties will see assessed value increases limited to that amount. Non-homesteaded real properties remain capped at 10% per state law.

If You Have Questions About Your Value

If something doesn't look right, please reach out. You have 25 days from the mailing of your notice to act.

- You may contact our office for an informal review of your value or exemption.
- If you still disagree, you may file a formal petition with the Value Adjustment Board (VAB) by September 8, 2026. Petitions and instructions are available at duvalpa.com or by contacting the VAB at 904-255-5124 or VAB@coj.net.

Our team is here to help. We're open Monday through Friday, 7:30 a.m. to 5:30 p.m., and we're always glad to answer questions about your notice, exemptions, or property value.

Sincerely,

A handwritten signature in dark ink that reads "Joyce Morgan". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Joyce Morgan, CFA
Duval County Property Appraiser



'We Value You'

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