



# TRIM NEWSLETTER 2024

Dear Taxpayer, thank you for the opportunity to serve you. We are increasing our presence in the community to directly answer your questions. Please keep this TRIM newsletter as it provides important information about the value of your home. Our staff is here for you, committed to assisting with your questions concerning valuation, exemptions, and land record issues. This is NOT A BILL. Please contact our office for further assistance.

Joyce Morgan, Duval County Property Appraiser

## Disagree with your “TRIM” 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.

If you, as a property owner, disagree with the value or exemption status on your Notice of Proposed Property Taxes (also known as a “TRIM” notice), you should first contact the Duval County Property Appraiser’s Office for an INFORMAL review. You can call us at one of the numbers listed on this newsletter or visit our office at 231 East Forsyth Street, Jacksonville, FL 32202. Please note that this informal review will NOT extend 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 at the VAB office in 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 just postmarked) by the deadline on your notice. **To contact the VAB office, call (904) 255-5124.**

## 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



## 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 2024 increased 3.4 percent from the preceding calendar year, which is an important number for those with a homestead exemption.

Therefore, 3% will be the homestead valuation limitation for the 2024 tax roll.

The maximum 3% cap rate increase has only been applied 7 times in the past 20 years. Over the past 20 years the average increase has been 2.12%.

Non-homesteaded properties have a 10% percent cap.

## Legislative Update

The Florida Legislature passed SB 770 amending the “Property Assessed Clean Energy” or “Pace” program during the 2024 session implementing stronger consumer protections. Property Appraiser Joyce Morgan and staff advocated for not allowing residential Pace Loans in Duval County due to the predatory lending practices. Fortunately, the Legislature addressed these issues making it mandatory to have an interlocal agreement in place.

For more information visit our website at [duvalpa.com](http://duvalpa.com)

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## Determining Taxable Value

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

Just (Fair Market) Value.....\$280,748  
Capped Assessed Value.....\$170,886  
(Cannot increase annually more than 3% on homesteaded properties)  
Less Homestead and/or other Exemptions.....\$50,000\*  
Equals Taxable Value.....\$120,886



(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.

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

January 1	March 1	August	September	October	November
Date of property assessment and eligibility for homestead and other exemptions.	Deadline to file timely for exemptions, portability and for Agricultural Classification.	Mailing of Notices of Proposed Property Taxes - date varies.	Deadline for filing formal petition with the VAB and the late file exemptions - (date printed at the bottom of the Notice of Proposed Property Taxes)	Tax Roll is certified - date varies. VAB hearings begin.	Tax Collector mails property tax bills by Nov 1.

## 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 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 considers 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, as some exemptions do not apply to every authority.

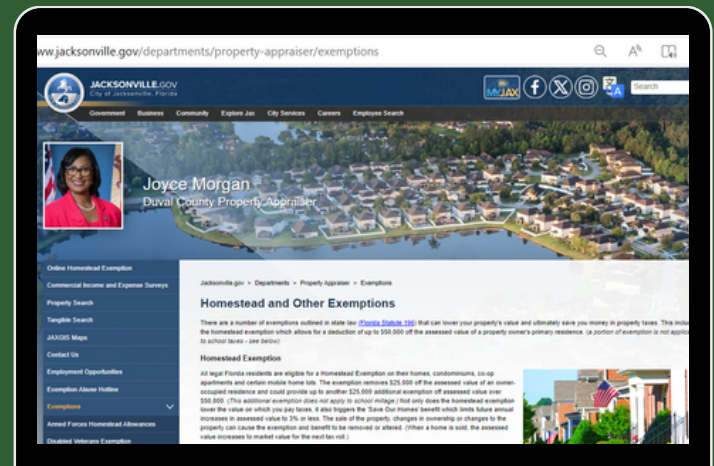
## Your Taxing Authorities

Taxes are determined by applying each Taxing Authority's 'millage rate

- The City of Jacksonville
- Duval County School Board
- The Florida Inland Navigation District
- The St. John's River Water Management District
- The Cities of Atlantic Beach, Jacksonville Beach, Neptune Beach, or the Town of Baldwin

## Exemptions

There are various exemptions such as Disabled Veteran, Historic Preservation, Homestead, Senior Citizen, Surviving Spouse of a Military Veteran or First Responder, Totally and Permanently Disabled (Income-Based), and Widow/Widower. Visit our website at [duvalpa.com](http://duvalpa.com) for a full list of exemptions.



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