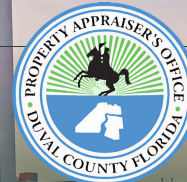




Joyce Morgan

Duval County Property Appraiser



## 2025 TRIM Newsletter

Dear Taxpayer,

Thank you for the opportunity to serve you. In 2025, we're continuing to expand our presence throughout the community to better support you and answer your questions face-to-face. While this is not a bill, this letter contains important information regarding the value of your property.

Our office offers more than a dozen exemptions that may apply to you, including Homestead, Senior Citizen, Disabled Veteran, and Widow/Widower exemptions. Be sure to apply by March 1 each year to take advantage of these savings! Our dedicated staff is available to assist you with questions related to property valuation, exemptions, and land records.

For a full list of exemptions and eligibility requirements, please visit our website at [duvalpa.com](http://duvalpa.com).

If you need additional assistance, please contact our office. We are here to help.

Sincerely,  
Duval County Property Appraiser.  
Joyce Morgan



SCAN HERE

### AVERAGE MARKET VALUE OF A HOMESTEADED SINGLE-FAMILY HOME IN DUVAL COUNTY

\$281,265 (Market Value)  
↓  
-\$98,819 (Difference between Market Value and Capped Value)  
↓  
=\$182,446 (Capped Assessed Value)  
↓  
- \$50,722 (Homestead Exemptions)  
↓  
= \$131,724 (Taxable Value)

The capped assessed value reflects a 2.9% annual limit on increases for homesteaded properties. The \$50,722 exemption includes the original \$25,000 plus an additional \$25,722 (not applied to school taxes).

## Disagree with your Proposed tax notice?

If you disagree with the value or exemption status on your Notice of Proposed Property Taxes (TRIM notice), you have 25 days from the mailing date (as shown at the bottom of the notice) to file a formal petition with the Value Adjustment Board (VAB), *which is separate from our office.*

### Step 1: Request an Informal Review (Optional)

Before filing formally, you can request an informal review with the Duval County Property Appraiser's Office by calling or visiting our office at 231 East Forsyth Street, Jacksonville, FL 32202 during regular business hours.

Note: An informal review does not extend the deadline to file a formal petition.

### Step 2: File a Formal Petition

To formally protest your market value, assessed value, denial of an exemption or agricultural classification, you must:

- File a petition with the VAB
- Pay a non-refundable fee (payable to the Duval County Tax Collector)
- Ensure the petition and fee are received (not just postmarked) by the deadline

Petitions are available at:

- VAB Office: City Hall, 117 W. Duval St., Room 305
- Online: [www.duvalpa.com](http://www.duvalpa.com)

Questions? Contact the VAB at (904) 255-5124.

### City Council

Approves city budget  
Sets the millage rate

### Property Appraiser

Appraise real and personal property  
Administer exemptions  
Defend valuations

### Tax Collector

Sends final tax bill  
Collects taxes

Duval County Property Appraiser  
231 E. Forsyth St., Suite 260  
Jacksonville, FL 32202

[www.duvalpa.com](http://www.duvalpa.com)

Office hours  
7:30 a.m. to 5:30 p.m. Monday-Friday  
Phone: 904-255-5900





## DID YOU KNOW?

The Consumer Price Index rose 2.9% from Dec. 2023 to Dec. 2024, setting the 2025 Save Our Homes cap for Florida homesteaded properties. That means homestead assessed value increases are limited to 2.9%, while non-homesteaded properties remain subject to a 10% cap.

### Dates to Remember

January 1- Establish property ownership, appraisal date for market values, and property classification

March 1st - Homestead Exemption Deadline

April 1st- Tangible Personal Property filing Deadline

August- TRIM Notice Mailed

September- Deadline for filing formal petition with VAB and the late file exemptions

October 1- VAB hearings begin

[www.duvalpa.com](http://www.duvalpa.com)



Florida Statute 193.023(2) states we are required to inspect properties every five years. That means you might see us in your neighborhood—we're just keeping things up to date!

## FRAUD ALERT

Scan Here to  
Protect Yourself  
from  
Property Fraud



### Receiving a TRIM Notice for a Tangible Personal Property (TPP) Account?

If you own tangible personal property as of January 1 and operate as a sole proprietor, partner, corporation, self-employed agent, or contractor, you are required to file a TPP return by April 1.

If a return is not filed, the Property Appraiser may estimate the assessed value of your personal property.

You have 25 days from the mailing date of your TRIM notice to file an initial or amended return to ensure your asset listing is accurate.

For questions about your TPP account or valuation, please contact the TPP Department at 904-255-5903.