



2016 TRIM NOTICE INFORMATION

Understanding Your Notice of Proposed Property Taxes

Roger A. Suggs, CFA, AAS, CCF
Clay County Property Appraiser

Dear Clay County Property Owner,

The 2016 Notice of Proposed Property Tax forms, also known as TRIM (Truth In Millage) notices, will be mailed to Clay County property owners on August 18th. Florida law requires the TRIM notice to be prepared and mailed each year by the Property Appraiser on behalf of the taxing authorities. Although your TRIM notice is not a tax bill, it is intended to notify you of possible changes that may appear on your November tax bill. The TRIM notice displays “Taxing Authority Tax Information” and “Property Appraiser Value Information” – it is important to carefully review each section, but please keep the issues of value and taxes separate.

Your ad valorem property taxes are calculated as follows: **Taxable Value x Millage (tax) Rate = Property Taxes**
(The taxable value is estimated by the Property Appraiser; the millage rates are determined by the taxing authorities)

Taxing Authority Tax Information: By law, each taxing authority must establish maximum millage rates necessary to fund their proposed budget. The millage rates can be reduced prior to the mailing of tax bills. The notice displays last year’s final millage rates and taxes, and this year’s proposed millage rates and taxes. Also displayed are the times, dates, and locations of the public budget hearings for each taxing authority. Questions or concerns of proposed budgets, millage rates and resulting taxation levels should be directed to the respective taxing authorities.

Property Appraiser Value Information: By law, my office is required to assess your property at its *market value*, as of January 1, 2016. The *assessed value* is generally the market value limited by any assessment reductions, limitations (caps), or classifications. The *taxable value* is the assessed value minus any exemptions such as homestead, disability, widow, and widower. The notice displays prior and current year data specific to your property such as market value, assessed value, taxable value, and any applicable exemptions, classifications, or assessment reductions.

Although my office is responsible for mailing the notice, the market, assessed, taxable values, and exemptions are the only issues within my authority to address. If you have any questions or concerns, please do not hesitate to contact my office. Additional information, including **property records cards**, a detailed **TRIM Guide**, **TRIM FAQ’s**, and **Taxpayer’s Bill of Rights** can be accessed on our website at www.ccpao.com.

Our ultimate goal is to produce fair, accurate assessments and provide you with customer service that exceeds your expectations.

Sincerely,

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

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