

Thank you for the opportunity you have given me to serve as your Property Appraiser. It truly is an honor and a privilege. Our office is required by State law to perform three specific duties for all citizens of Nassau County: Appraise Property, administer exemptions, and manage parcel maps. In performing our duties, it is the commitment of this office to execute our responsibilities in a fair and equitable manner. Our goal is to always provide accurate information and courteous, professional service. It is my goal every year to find ways to improve how we provide service and complete our responsibilities.

Our primary responsibility is to appraise every parcel in the County every year to a "Just" or "Fair Market Value". This is accomplished by comparing actual sales in the market place to the just or market value of each parcel. Florida is a 100% assessment State. Which means that this office is required by law to appraise within a certain percentage of the actual sales occurring in the market place. When real estate values are increasing our office is required by law to increase assessments. If you feel your market value is too high, ask yourself first would you sell the property for less than the Market Value listed on the notice of proposed taxes that was mailed to you by my office on August 20th. If you believe the market value is more than the property could sell for, then please give us a call and give us the opportunity to review it with you.

Who sets my tax rate? Tax rates are set by the taxing authorities during the budgeting process which is occurring now. After receiving the total taxable values from this office, the taxing authorities determine their tax rate by dividing their proposed budget by the total taxable value of all non-exempt property located within their tax district. The 2018 proposed millage rates have been set by the taxing authorities and are included on the notice of proposed taxes. The notice shows last year's tax rate along with this year's proposed tax rate if the proposed budget is approved and the tax rate if the budget stays the same.

For 2018, the taxable value County-wide is up 8.9% over last year. Therefore, if the millage rate were to stay the same, the increase in Market Value would provide for roughly an 8.9% increase in revenue for the County. This year the County has proposed an increase of about 1.5 mills to their tax rates which is approximately an eighteen percent increase. Consequently, the total taxes levied will increase approximately 27.4% from last year.

In fairness to your elected commissioners, it is not an easy job to balance the wants and needs of taxpayers and department heads. There have been recent hurricanes, population growth, and increases in cost to provide public safety. The challenge has always been what is a need and what do taxpayers want to fund? The millage rates were not changed during the downturn and have only been raised once in 11 years (1 mill in 2014). Now commissioners are faced with aging assets and limited reserves for replacement. As referenced in your notice of proposed taxes the meeting to decide these issues is scheduled for September 10th. It is the goal of the Property Appraisers office to be efficient, consistent, and fair with all property owners regarding their value. If you are concerned or have questions about your taxes, call the appropriate taxing authority listed on the informational insert included in your notice. If you are concerned about your Market Value, call us.

Please visit our website at www.nassauflpa.com for additional information concerning your property. The 2018 values have been posted. As Property Appraiser I appreciate the opportunity you have given me, and I am here to continue serving you to the best of my ability.

Sincerely,

Michael Hickox, CFA

Nassau County Property Appraiser