

# FY 2026 PROPOSED MILLAGE ANALYSIS

All values are estimates subject to final calculation by the Alachua County Property Appraiser & TRIM Notice

## FY 2026 Budget Assumptions

**Taxable Assessed Value (TAV)** \$ 11,992,161,336  
as of 7/1/2025 for Tax Year 2025

**TAV per Mill** \$ 11,992,161

**Average Single-Family Home** \$ 154,084

**Median Single-Family Value Home** \$ 136,798

**Homestead Exemption** \$ 50,000

**Millage Rate - Unanimous Vote (7/7):** 6.9297

| Homesteaded Property                    |            |             |             |             |             |             |
|-----------------------------------------|------------|-------------|-------------|-------------|-------------|-------------|
| Property Value                          | \$ 150,000 | \$ 200,000  | \$ 250,000  | \$ 300,000  | \$ 350,000  | \$ 400,000  |
| Adjusted Property Value with Homestead  | \$ 100,000 | \$ 150,000  | \$ 200,000  | \$ 250,000  | \$ 300,000  | \$ 350,000  |
| Estimated Annual Property Tax Bill      | \$ 692.97  | \$ 1,039.46 | \$ 1,385.94 | \$ 1,732.43 | \$ 2,078.91 | \$ 2,425.40 |
| 6.4297 mills vs. 6.9297 mills Variance: | \$ 50.00   | \$ 75.00    | \$ 100.00   | \$ 125.00   | \$ 150.00   | \$ 175.00   |

| Non-Homesteaded Property                |             |             |             |             |             |             |
|-----------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Property Value                          | \$ 150,000  | \$ 200,000  | \$ 250,000  | \$ 300,000  | \$ 350,000  | \$ 400,000  |
| Estimated Annual Property Tax Bill      | \$ 1,039.46 | \$ 1,385.94 | \$ 1,732.43 | \$ 2,078.91 | \$ 2,425.40 | \$ 2,771.88 |
| 6.4297 mills vs. 6.9297 mills Variance: | \$ 75.00    | \$ 100.00   | \$ 125.00   | \$ 150.00   | \$ 175.00   | \$ 200.00   |

**Millage Rate - Two-Thirds Vote (5/7):** 6.8912

**Staff Recommendation**

| Homesteaded Property                    |            |             |             |             |             |             |
|-----------------------------------------|------------|-------------|-------------|-------------|-------------|-------------|
| Property Value                          | \$ 150,000 | \$ 200,000  | \$ 250,000  | \$ 300,000  | \$ 350,000  | \$ 400,000  |
| Adjusted Property Value with Homestead  | \$ 100,000 | \$ 150,000  | \$ 200,000  | \$ 250,000  | \$ 300,000  | \$ 350,000  |
| Estimated Annual Property Tax Bill      | \$ 689.12  | \$ 1,033.68 | \$ 1,378.24 | \$ 1,722.80 | \$ 2,067.36 | \$ 2,411.92 |
| 6.4297 mills vs. 6.8912 mills Variance: | \$ 46.15   | \$ 69.22    | \$ 92.30    | \$ 115.38   | \$ 138.45   | \$ 161.53   |

| Non-Homesteaded Property                |             |             |             |             |             |             |
|-----------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Property Value                          | \$ 150,000  | \$ 200,000  | \$ 250,000  | \$ 300,000  | \$ 350,000  | \$ 400,000  |
| Estimated Annual Property Tax Bill      | \$ 1,033.68 | \$ 1,378.24 | \$ 1,722.80 | \$ 2,067.36 | \$ 2,411.92 | \$ 2,756.48 |
| 6.4297 mills vs. 6.8912 mills Variance: | \$ 69.23    | \$ 92.30    | \$ 115.38   | \$ 138.45   | \$ 161.53   | \$ 184.60   |

# FY 2026 PROPOSED MILLAGE ANALYSIS

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## Current Millage Rate - Two-Thirds Vote (5/7): 6.4297

| Homesteaded Property                      |    |         |    |         |    |          |                                     |
|-------------------------------------------|----|---------|----|---------|----|----------|-------------------------------------|
| Property Value                            | \$ | 150,000 | \$ | 200,000 | \$ | 250,000  | \$ 300,000 \$ 350,000 \$ 400,000    |
| Adjusted Property Value with Homestead    | \$ | 100,000 | \$ | 150,000 | \$ | 200,000  | \$ 250,000 \$ 300,000 \$ 350,000    |
| Estimated Annual Property Tax Bill        | \$ | 642.97  | \$ | 964.46  | \$ | 1,285.94 | \$ 1,607.43 \$ 1,928.91 \$ 2,250.40 |
| Current Millage vs. Rolled-Back Variance: | \$ | 43.53   | \$ | 65.30   | \$ | 87.06    | \$ 108.83 \$ 130.59 \$ 152.36       |

| Non-Homesteaded Property                  |    |         |    |          |    |          |    |          |    |          |    |          |
|-------------------------------------------|----|---------|----|----------|----|----------|----|----------|----|----------|----|----------|
| Property Value                            | \$ | 150,000 | \$ | 200,000  | \$ | 250,000  | \$ | 300,000  | \$ | 350,000  | \$ | 400,000  |
| Estimated Annual Property Tax Bill        | \$ | 964.46  | \$ | 1,285.94 | \$ | 1,607.43 | \$ | 1,928.91 | \$ | 2,250.40 | \$ | 2,571.88 |
| Current Millage vs. Rolled-Back Variance: | \$ | 65.30   | \$ | 87.06    | \$ | 108.83   | \$ | 130.59   | \$ | 152.36   | \$ | 174.12   |

## Millage Rate - Majority Vote (4/7): 6.2647

| Homesteaded Property                   |    |         |    |         |    |          |    |          |    |          |    |          |
|----------------------------------------|----|---------|----|---------|----|----------|----|----------|----|----------|----|----------|
| Property Value                         | \$ | 150,000 | \$ | 200,000 | \$ | 250,000  | \$ | 300,000  | \$ | 350,000  | \$ | 400,000  |
| Adjusted Property Value with Homestead | \$ | 100,000 | \$ | 150,000 | \$ | 200,000  | \$ | 250,000  | \$ | 300,000  | \$ | 350,000  |
| Estimated Annual Property Tax Bill     | \$ | 626.47  | \$ | 939.71  | \$ | 1,252.94 | \$ | 1,566.18 | \$ | 1,879.41 | \$ | 2,192.65 |
| 6.4297 mills vs. 6.8912 Variance:      | \$ | (62.65) | \$ | (93.98) | \$ | (125.30) | \$ | (156.63) | \$ | (187.95) | \$ | (219.28) |

| Non-Homesteaded Property           |    |         |    |          |    |          |    |          |    |          |    |          |
|------------------------------------|----|---------|----|----------|----|----------|----|----------|----|----------|----|----------|
| Property Value                     | \$ | 150,000 | \$ | 200,000  | \$ | 250,000  | \$ | 300,000  | \$ | 350,000  | \$ | 400,000  |
| Estimated Annual Property Tax Bill | \$ | 939.71  | \$ | 1,252.94 | \$ | 1,566.18 | \$ | 1,879.41 | \$ | 2,192.65 | \$ | 2,505.88 |
| 6.4297 mills vs. 6.8912 Variance:  | \$ | (93.98) | \$ | (125.30) | \$ | (156.63) | \$ | (187.95) | \$ | (219.28) | \$ | (250.60) |

## "Rolled-Back" Rate: 5.9944

| Homesteaded Property                    |    |         |    |          |    |          |             |             |             |
|-----------------------------------------|----|---------|----|----------|----|----------|-------------|-------------|-------------|
| Property Value                          | \$ | 150,000 | \$ | 200,000  | \$ | 250,000  | \$ 300,000  | \$ 350,000  | \$ 400,000  |
| Adjusted Property Value with Homestead  | \$ | 100,000 | \$ | 150,000  | \$ | 200,000  | \$ 250,000  | \$ 300,000  | \$ 350,000  |
| Estimated Annual Property Tax Bill      | \$ | 599.44  | \$ | 899.16   | \$ | 1,198.88 | \$ 1,498.60 | \$ 1,798.32 | \$ 2,098.04 |
| 5.9944 mills vs. 6.8912 mills Variance: | \$ | (89.68) | \$ | (134.52) | \$ | (179.36) | \$ (224.20) | \$ (269.04) | \$ (313.88) |

| Non-Homesteaded Property                |    |          |    |          |    |          |    |          |    |          |    |          |
|-----------------------------------------|----|----------|----|----------|----|----------|----|----------|----|----------|----|----------|
| Property Value                          | \$ | 150,000  | \$ | 200,000  | \$ | 250,000  | \$ | 300,000  | \$ | 350,000  | \$ | 400,000  |
| Estimated Annual Property Tax Bill      | \$ | 899.16   | \$ | 1,198.88 | \$ | 1,498.60 | \$ | 1,798.32 | \$ | 2,098.04 | \$ | 2,397.76 |
| 5.9944 mills vs. 6.8912 mills Variance: | \$ | (134.52) | \$ | (179.36) | \$ | (224.20) | \$ | (269.04) | \$ | (313.88) | \$ | (358.72) |