



Terry Tipton, Jr., CFA

Franklin County Property Appraiser

33 Market Street, Suite 101

Apalachicola, FL 32320

850-653-9236

franklincountypa.net



Thursday, July 10, 2025

PRELIMINARY TAXABLE VALUE

Franklin County Property Appraiser Terry Tipton, Jr., has provided the 2025 Preliminary Taxable Value to the Florida Department of Revenue along with all taxing authorities for budget planning purposes. The values include real and personal property – per Florida Statute 200.065(7).

This years' taxable value is the higher than last year. The total taxable value this year is \$3,785,787,741 it surpasses the year 2024 by \$294,484,042 or 8.44%.

The Franklin County School Board's 2025 taxable value is \$4,414,615,553 which is up 2.06% or \$89,145,289 from 2024. It is important to note that the School Board and County are different regarding their taxable values in two significant ways: The voter approved amendment to the Florida Constitution, commonly referred to as Amendment One, includes the establishment of the second Homestead Exemption benefit of up to \$25,000. This allows the property owner to possibly be eligible to receive an exemption of up to \$50,000. The first \$25,000 applies to all taxing authorities, including school district taxes. The additional exemption up to \$25,000 applies to the assessed value between \$50,000 and \$75,000 and only to non-school taxes. In addition, school funding is not impacted by a cap or increases to non-homestead properties (10%).

Transactions (recorded sales) in terms of the number of qualified sales has declined by a small percentage. According to our records, 2024 qualified sales were 853. Qualified sales in 2023 were 963.

For the 2025 tax year, new construction and additions accounted for \$77,307,415 in Taxable Value, an increase of 7.2% from 2024's \$72,120,732.

Under Florida law, county Property Appraisers must value every property in the state as of an effective date of January 1, 2025. Our appraisers consistently monitor market transactions and trends. Any increase or decrease in sales prices which occur in 2024 will impact property values as of our January 1, 2025, valuation.

Listed below are the 2025 Preliminary Taxable Values for the County, School District, City of Apalachicola, City of Carrabelle and the other taxing authorities. The percentage of change is reflective of the 2024 "Final Certified Taxable Values" to the 2025 Preliminary Values.

Taxing Authority	2025 Preliminary	2024-2025 % Change
Franklin County	\$3,785,787,741	8.44% increase
Franklin County Schools	\$4,414,615,553	2.06% increase
City of Apalachicola	\$301,034,820	8.27% increase
City of Carrabelle	\$205,905,277	7.67% increase
Eastpoint W&S District	\$149,085,990	12.24% increase
Dog Island	\$35,860,342	9.24% increase
Alligator Point	\$248,501,218	9.92% increase
NWFWMD	\$3,795,113,228	8.43% increase

