Terry Tipton, Jr., CFA

Franklin County Property Appraiser
33 Market Street, Suite 101
Apalachicola, FL 32320
Ttipton.pa@franklincountyflorida.gov
850-653-9236
franklincountypa.net

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Preliminary Taxable Values 2026

Franklin County Property Appraiser Terry Tipton, Jr., has provided the 2026 Preliminary Taxable Values to the Florida Department of Revenue and all taxing authorities for budget planning purposes. The values include both real and tangible personal property as required by Florida Statute 200.065(7).

This year's countywide taxable value is higher than last year. The total taxable value for 2026 is $4,068,520,845, which exceeds the 2025 Final Certified Taxable Value of $3,804,516,710 by $264,004,135, representing an increase of 6.94%.

The Franklin County School Board's 2026 taxable value is $4,529,642,585, which is an increase of 2.26% over the 2025 Final Certified Taxable Value of $4,429,677,114. This represents an increase of $99,965,471.

It is important to note that the School Board and County taxable values differ for two significant reasons. First, the voter-approved constitutional amendment commonly referred to as Amendment One created the additional Homestead Exemption of up to $25,000. Property owners may be eligible to receive up to $50,000 in total Homestead Exemptions. The first $25,000 exemption applies to all taxing authorities, including school district taxes. The additional exemption of up to $25,000 applies to assessed value between $50,000 and $75,000 and applies only to non-school taxes.

Second, school funding is not impacted by the 10% assessment limitation placed on non-homestead properties.

The number of qualified real estate sales transactions declined during 2025. In 2024, Franklin County recorded 711 qualified sales. In 2025, that number dropped to 621 qualified sales, a decrease of 90 sales, representing a 12.66% decline.

For the 2026 tax year, new construction and additions accounted for $70,808,372 in taxable value. This is a decrease of $6,499,043, or 8.41%, from the 2025 total of $77,307,415.

Florida law requires Property Appraisers to determine the just value of all property as of January 1, 2026. Our appraisers continually monitor market activity, sales transactions, and economic trends throughout the county. Market activity occurring during 2025 is analyzed and considered when determining property values as of January 1, 2026.

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While overall taxable values continue to increase, the decline in sales activity and decrease in new construction indicate a slowing real estate market when compared to recent years. The Property Appraiser's Office will continue to monitor market conditions to ensure all properties are assessed fairly and equitably in accordance with Florida law.

I would also like to extend my heartfelt appreciation to the dedicated staff of the Franklin County Property Appraiser's Office. The completion of the tax roll is a year-round effort that requires professionalism, attention to detail, and a commitment to public service. Their hard work and dedication make it possible to complete the many tasks necessary to ensure an accurate and equitable tax roll for the citizens of Franklin County.

Listed below are the 2026 Preliminary Taxable Values for Franklin County, the Franklin County School District, the City of Apalachicola, the City of Carrabelle, and the remaining taxing authorities. The percentage change reflects the difference between the 2025 Final Certified Taxable Values and the 2026 Preliminary Taxable Values.

Taxing Authority	2026 Preliminary	2025-2026 % Change
Franklin County	$4,068,520,845	6.94% increase
Franklin County Schools	$4,529,642,585	2.26% increase
City of Apalachicola	$330,508,752	8.89% increase
City of Carrabelle	$219,769,232	5.82% increase
Eastpoint W&S District	$162,554,056	8.27% increase
Dog Island	$37,339,347	4.12% increase
Alligator Point	$267,079,489	6.92% increase
NWFWMD	$4,078,059,295	6.93% increase

Message from the Property Appraiser:

The Property Appraiser's Office will mail Truth in Millage (TRIM) notices on Monday, August 17, 2026. These notices are **not tax bills** but are intended to provide property owners with information regarding their property's market, assessed, and taxable values, as well as the proposed tax rates submitted by the various taxing authorities.

It is important to understand that an increase in taxable value does **not** necessarily result in the same percentage increase in property taxes. Property taxes are determined by applying the tax rates established by the various taxing authorities to a property's taxable value. A property's taxable value may increase while tax rates remain the same, decrease, or increase. Likewise, tax bills can change due to adjustments in tax rates, voter-approved measures, exemptions, assessment limitations, and other factors.

The Property Appraiser's Office is responsible for identifying, locating, and fairly valuing all property within Franklin County and administering exemptions in accordance with Florida law. The Property Appraiser **does not** set millage rates, adopt budgets, or collect property taxes. Millage rates are established by the various taxing authorities during their public budget hearings, and property tax bills are prepared and mailed by the Franklin County Tax Collector following the certification of the tax roll.

If you have any questions or concerns, I am here for you. Please call, email or stop by my office. My email address is: Ttipton.pa@franklincountyflorida.gov and my phone number is 850-653-9236

Kind regards,

Terry Tipton Jr., CFA

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