



MITCH BURKE, CFA
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FOR IMMEDIATE RELEASE

Thursday, June 24, 2021

**2021 PRELIMINARY TAXABLE VALUE ANNOUNCED BY
GULF COUNTY PROPERTY APPRAISER MITCH BURKE**

Gulf County Property Appraiser Mitch Burke has provided the 2021 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).

Mr. Burke said, “Even though you see a relatively larger percentage increase from years 2020 to 2021, keep in mind our County was faced with the devastation of Hurricane Michael back in 2018.” These increases are both a result of a healthy market change in addition to properties being renovated therefore increasing their effective age. Effective age is a term used by appraisers to state the age of a property based on its current condition rather than its actual age. Mr. Burke went on to say, “While our office has worked diligently on the valuation of new market sales and trends, we continue to work at restoring those properties repaired and or replaced as a result of Hurricane Michael. He went on to say that out of the total 9,356 improved parcels, 7,678 or 80% had some sort of damage associated with it. Today, those damaged parcels are down to 3,772 or 40.3%.

Some of the economic trends for Gulf County appear to show we are in a healthy real estate market. As of January 1, 2021, New Construction and additions accounts for approximately \$62.86 million of taxable value. This is up 42% or \$18.60 million from \$44.26 million in 2020. Total sales in 2020 for Gulf County was 2,450 which averaged 204 sale per month. In addition, when comparing last year’s 1st QTR 2020 sales with this year’s 1st QTR 2021 sales, we are up 50%.

Under Florida law, county property appraisers must value every property in the state as of an effective date of January 1, 2020. Our appraisers consistently monitor market transactions and trends. Any increase or decrease in sales prices which occur in 2020 will impact property values as of our January 1, 2021, valuation.”

Listed below are the 2021 Preliminary Taxable Values for the County, School Board, City of Port St. Joe and City of Wewahitchka. The percentage of change is reflective of the 2019 and 2020 “Final Certified Taxable Values” to the 2021 Estimate of Values:

TAXING AUTHORITY	2021 PRELIM	2020-2021 % CHANGE	2019-2021 % CHANGE
GULF COUNTY	\$2,034,504,372	13.24%	25.15%
GULF COUNTY SCHOOLS	\$2,297,504,604	13.52%	31.44%
CITY – PSJ	\$ 372,772,357	15.87%	29.53%
CITY – WEWA	\$ 62,265,637	6.74%	14.66%
NEW CONSTRUCTION	\$ 62,859,002	42.00%	55.55%
CLASSIFIED USE (AG.)	\$ 51,702,321	- 1.10%	- 5.01%

The Gulf County Property Appraiser’s office is located at 1000 Cecil G. Costin Sr. Blvd., Port St. Joe; by phone at 850-229-6115; online at www.gulfpa.com