



MITCH BURKE, CFA
Gulf County Property Appraiser

1000 Cecil G. Costin, Sr Blvd., Room 110
Port St. Joe, Florida 32456
Phone (850) 229-6115

FOR IMMEDIATE RELEASE

Wednesday, June 29, 2022

**2022 PRELIMINARY TAXABLE VALUE ANNOUNCED BY
GULF COUNTY PROPERTY APPRAISER MITCH BURKE**

Gulf County Property Appraiser Mitch Burke has provided the 2022 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, “The Real estate market throughout Gulf County has shown a tremendous amount of growth, especially in south Gulf County.” For example, prior to Hurricane Michael back in 2018, the current 2022 Preliminary Taxable Value has increased 43.95%. These increases are a result of a healthy market change in addition to properties being replace and or 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 9,632 improved parcels, 7,678 or 80% had some sort of damage associated with it as of January 1, 2019. Today, our office has either replaced or restored 6,462 buildings, leaving us only 1,216 or 16% still with some sort of damage.

Some of the economic trends for Gulf County appear to show we are in a healthy real estate market. As of January 1, 2022, New Construction, and additions accounted for \$93.73 million in Market (Just) value which equates to approximately \$77.60 million of taxable value. This is up 23.45% or \$14.74 million from \$62.86 million of taxable value in 2021. Total sales in 2021 for Gulf County was 3,027 which averaged 252 sales per month. In addition, when comparing last year’s 1st QTR 2021 sales with this year’s 1st QTR 2022 sales, we are showing a slight increase from 641 to 652 or 2%.

Under Florida law, county property appraisers must value every property in the state as of an effective date of January 1, 2022. Our appraisers consistently monitor market transactions and trends. Any increase or decrease in sales prices which occur in 2021 will impact property values as of our January 1, 2022, valuation.”

Listed below are the 2022 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 2020 and 2021 “Final Certified Taxable Values” to the 2022 Estimate of Values:

TAXING AUTHORITY	2022 PRELIM	2021-2022 % CHANGE	2020-2022 % CHANGE
GULF COUNTY	\$2,503,294,823	22.70%	39.33%
GULF COUNTY SCHOOLS	\$3,170,775,022	37.40%	56.67%
CITY – PSJ	\$ 461,029,128	24.13%	43.31%
CITY – WEWA	\$ 71,188,171	14.13%	22.04%
NEW CONSTRUCTION	\$ 77,602,818	23.46%	75.31%
CLASSIFIED USE (AG.)	\$ 57,756,742	11.74%	10.48%

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