

2023

ALACHUA COUNTY DELINQUENT TAX LIST

Payment of delinquent 2023 taxes can be made by mail, in-person at any of our three locations, or online www.AlachuaCollector.com. We accept e-check and all major credit cards online. E-check is your most economical online payment option at \$1 per transaction. To avoid a certificate from being sold, all payments must be received no later than 4:30 p.m. on May 31, 2024.

Published for John Power, Alachua County Tax Collector by


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NOTICE OF TAX CERTIFICATE SALE


Pursuant to F.S. 197.402, Certificates will be sold on delinquent 2023 real estate parcels. The sale will be held online at <https://lienhub.com/county/alachua/certsale/>. Registration and bidding will begin May 8, 2024 and continue until the close of the sale. The sale will begin closing the first of 4 batches on June 1, 2024 at 10:00 a.m. and continue in one hour intervals until 1:00 p.m. Certificates will be awarded to those entering the lowest bids. Bidders are required to deposit 10% or \$100 minimum of the total intended purchases.

John Power, CFC
Tax Collector


HOW TAX CERTIFICATES WORK

1 **PROPERTY TAXES DUE** 


Property taxes for tax year 2023 are due November 1, 2023 and become delinquent on April 1, 2024. If taxes are not paid by April 1st, a three percent penalty is added.

2 **ADVERTISEMENT** 


Sometime after April 1st, the Tax Collector places advertisements of unpaid taxes in the newspaper to publicize the auction of tax certificates.

3 **CERTIFICATE AUCTION** 


By June 1st, a tax certificate is auctioned, entitling the certificate buyer a claim against the property for outstanding taxes, interest, fees and advertising costs. The auction determines the return an investor will receive. Investors bid interest rates downward beginning at 18%. The investor / bidder who is willing to accept the lowest return is issued the tax certificate.

4 **CERTIFICATE SOLD** 

Once the certificate is issued, the investor / bidder must pay the Tax Collector the face amount of the certificate.

5 **CERTIFICATE REDEMPTION** 

To redeem a certificate, the Tax Collector must be paid the face amount plus all accrued interest and a \$6.25 redemption fee.

6 **DEED AUCTION** 

A certificate holder can force a public auction of the property if the certificate is not redeemed within two years. This auction is open to the general public. To acquire the property, the certificate holder must make the highest bid. If sold, most liens including mortgages against the property are eliminated. Government liens are the only exception. If no action is taken, certificates expire after seven years.