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Public Services Customer Information and Notice

(Contact Public Services Department at (561) 355-2881 for questions and details)

AA File Real Property File (Updated Monthly) - The AA file is a fixed length record, ASCII, non-delimited file requiring 1 CD with the record layouts on CD. The file contains five records per parcel, with a total length of approximately 1965 bytes. Each parcel has a unique identifier (PARID). The 2021 parcel count is approximately 648,115 parcels/rows. The file is not self-extracting.

12D-8 Preliminary/Certified Tax Roll Files NAL (Real Property) - The NAL, Real Property, 12D-8 file is a variable length record, ASCII, comma-delimited file. The file contains one record per parcel, with a variable total length. Each parcel has a unique number identifier (PARID). It is furnished on 1 CD, which also contains the related record layout. The 2021 parcel count is approximately 648,115 parcels/records. The file is not self-extracting.

12D-8 Preliminary/Certified Tax Roll Files NAP (Personal Property) - The NAP, Personal Property, 12D-8 file is also usually contained on this CD along with the related record layout. The NAP file is a variable length record, ASCII, comma-delimited file. The file contains one record per account, with a variable total length. Each account has a unique number identifier (PARID). The 2021 count is approximately 58,780 records. The file is not self-extracting.

The 12D-8 files are produced three (3) times a year. In July, they are submitted to the Department of Revenue (DOR) for preliminary approval and the Preliminary Tax Roll is created. The Palm Beach County Property appraiser recommends that any use of this information during this period contain a "PRELIMINARY" notice to avoid confusion should any of the values change during the remainder of the tax roll cycle. In October, they are certified to the Tax Collector and the Certified Tax Roll is created. In late spring of the following year, they are produced again after the Palm Beach County Value Adjustment Board meets and the Final Certified Tax Roll is created. The file is not self-extracting.

CAMA File -The CAMA (Computer Assisted Mass Appraisal) file is published one time a year, after the tax bills have been mailed. This file contains approximately 648,115 parcels with up to 8 records per parcel. Each parcel has a unique file record number identifier (PARID). A layout of each record is shipped with the data. The file is not self-extracting.

Certified Tax Roll Report - Unincorporated County and Municipalities - Text and PDF Files. This file is a variable length text file of approximately 648,115 parcels or 648,115 separate PDF (Portable Document Format) files. 1 page per parcel is required for printed reports and due to that extraordinary size; hard copy (paper) reports are no longer available. It is suggested that, due to volume and manipulation challenges that the PDF files be ordered only for the jurisdiction needed. The PDF files for the entire county can be stored on a single DVD and are available only on that medium, if desired. The file is not self-extracting.

Pools and Spas - Text File Available in CD-Rom, Hard Copy or Label Format. It is suggested that customers order this file as a hard copy report or labels. The file is a variable length text file.

Master Subdivision Book – This file contains all of the subdivisions in the county and is available as an Excel spread sheet or hard copy report.

Other Reports _____

* NOTE: The AA, 12D-8 NAL, 12D-8 NAP, CAMA and Certified Tax Roll files are not recommended for use in small organizations having no Information Technology Professional on the staff or readily available to the staff. These files are beyond the capacity of most personal computers and typically require server-class hardware. They cannot be opened with a typical spreadsheet, including the new million row versions. A database tool like Microsoft Access or Visual FoxPro is required. Due to the database sizes, spreadsheet programs such as Excel probably will not be able to run these databases. The record layout files are furnished in Microsoft Word format.

I have read and understand the above requirements. It is the responsibility of the buyer to be aware of product software limitations BEFORE purchasing it from the Property Appraisers Office.

Company Name _____

Date _____

Customer Signature _____

Contact Person _____

Phone _____

Fax _____

Public Service Notice. Revised January 2022

WEST COUNTY SERVICE CENTER
2976 State Road 15
Belle Glade, FL 33430
tel 561.996.4890
fax 561.996.1661

NORTH COUNTY SERVICE CENTER
3188 PGA Blvd., Suite 2301
Palm Beach Gardens, FL 33410
tel 561.624.6521
fax 561.624.6565

MID-WESTERN COMMUNITIES SERVICE CENTER
200 Civic Center Way, Suite 200
Royal Palm Beach, FL 33411
tel 561.784.1220
fax 561.784.1241

SOUTH COUNTY SERVICE CENTER
14925 Cumberland Drive
Delray Beach, FL 33446
tel 561.276.1250
fax 561.276.1278