

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

00-00-056-405-09946-014

NICHOLS FRED MARION II
NICHOLS ANGELA NICHOLE
71 AVONDALE DR
CRAWFORDVILLE, FL 32327

Notice of Proposed Property Taxes
and Proposed or Adopted
Non-Ad Valorem Assessments
DO NOT PAY THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold Public Hearings to adopt budgets and tax rates for the next year. The purpose of these Public Hearings is to receive opinions from the general public and to answer questions on the proposed tax changes and budget Prior to Taking Final Action. Each taxing authority may Amend or Alter its proposals at the hearing.

HX

CHADWICK ESTATES
PHASE 2 PB 6/6 BLK A LOT 14
OR 1116 P 623
OR 1209 P 845 OR 1333 P 156

Taxing Authority	COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	Tax Rate 2024	Your Property Taxes 2024	Tax Rate If No Budget Change is Adopted 2025	Your Property Taxes If No Budget Change is Adopted 2025	Tax Rate PROPOSED 2025	Your Property Taxes IF PROPOSED Budget is Adopted 2025	
3 WAKULLA COUNTY	7.9000	1,943.56	7.4963	2,178.45	7.9000	2,295.77	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	843.96	2.9763	941.48	3.1790	1,005.60	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	406.53	1.4337	453.52	1.5000	474.49	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	202.72	0.7149	226.14	0.7480	236.61	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	5.36	0.0207	6.02	0.0207	6.02	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	3,402.13	12.64190	3,805.61	13.34770	4,018.49	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment	Units	Rate	Assessment
WAKULLA FIRE	QUESTIONS 850-926-0919	1.00	263.000	263.00
WAKULLA SOLID WASTE	QUESTIONS 850-926-0919	1.00	214.000	214.00
TOTAL	For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.			477.00

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	301,020	349,324	301,020	346,326	55,000	55,722	246,020	290,604
School	301,020	349,324	301,020	346,326	30,000	30,000	271,020	316,326
Other	301,020	349,324	301,020	346,326	55,000	55,722	246,020	290,604

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	2,998

Exemptions	Applicable to:	Value
First Homestead	All Taxes	25,000
Additional Homestead	Non-School Taxes	25,722
Other	All Taxes	5,000

* See reverse side for explanations.

* If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at **PO BOX 26 CRAWFORDVILLE FL 32326 850-926-0500**

* If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the county property appraiser and must be filed ON OR BEFORE **9/16/2025**

* Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other government services and facilities which may be levied by your county, city, or any special district.