

**RETURN SERVICE REQUESTED**

2025 REAL ESTATE PROPERTY  
 00-00-074-289-10223-K01

LTJ REAL ESTATE LLC  
 3122 MAHAN DR  
 STE 801 MAILBOX 122  
 TALLAHASSEE, FL 32308

**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

SONGBIRD SUBDIVISION PHASE 2  
 BLOCK K LOT 1  
 OR 404 P 860 OR 555 P 803  
 OR 576 P 667 OR 577 P 574

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	
WAKULLA COUNTY	7.9000	914.85	7.4963	861.17	7.9000	907.55	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	438.46	2.9763	418.47	3.1790	446.97	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	211.21	1.4337	201.58	1.5000	210.90	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	105.32	0.7149	100.52	0.7480	105.17	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	2.52	0.0207	2.38	0.0207	2.38	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
<b>Total</b>	<b>13.28380</b>	<b>1,672.36</b>	<b>12.64190</b>	<b>1,584.12</b>	<b>13.34770</b>	<b>1,672.97</b>	

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
<b>TOTAL</b>				<b>477.00</b>

**For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.**

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	165,804	165,602	165,804	165,602	50,000	50,722	115,804	114,880
School	165,804	165,602	165,804	165,602	25,000	25,000	140,804	140,602
Other	165,804	165,602	165,804	165,602	50,000	50,722	115,804	114,880

Assessment Reductions	Applicable to:	Value
None		

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

\* 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.