

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

00-00-121-117-12199-069

COASTAL COTTAGES
AND CABINS LLC
PO BOX 7870
THOMASVILLE, GA 31758

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.

OYSTER BAY ESTATES UNIT 2
BLOCK H LOT 2
OR 23 P 718 & 721
OR 163 P 761 OR 295 P 233

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	Your Property	Tax Rate If	Your Property	Tax Rate	Your Property	
	2024	Taxes	No Budget	Taxes If	PROPOSED	Taxes	
3		2024	Change is	No Budget	2025	IF PROPOSED	
			Adopted 2025	Change is		Budget is	
				Adopted 2025		Adopted 2025	
WAKULLA COUNTY	7.9000	114.71	7.4963	164.92	7.9000	173.80	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	68.51	2.9763	65.48	3.1790	69.94	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	33.00	1.4337	31.54	1.5000	33.00	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	16.46	0.7149	15.73	0.7480	16.46	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	0.32	0.0207	0.46	0.0207	0.46	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	233.00	12.64190	278.13	13.34770	293.66	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment		Units	Rate
WAKULLA FIRE	QUESTIONS 850-926-0919		0.19	1.530
TOTAL	For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.			1.53

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	22,000	22,000	14,520	22,000	0	0	14,520	22,000
School	22,000	22,000	22,000	22,000	0	0	22,000	22,000
Other	22,000	22,000	14,520	22,000	0	0	14,520	22,000

Assessment Reductions	Applicable to:	Value
None		

Exemptions	Applicable to:	Value
None		

* 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.