

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

02-4S-01E-000-05565-007

C & S WAKULLA INVESTMENTS LLC  
3810 NE 30TH AVE  
LIGHTHOUSE PT, FL 33064

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.

P-19-7-M-83B A TRACT LOCATED  
IN SW 1/4 OF SEC 2 BEING EAST  
OF HWY 363 CONT 88.56 AC  
OR 10 P 647 OR 41 P 802

|                       | COLUMN 1*        |                                | COLUMN 2*                                             |                                                                     | COLUMN 3*                    |                                                                    |                                                                                                     |
|-----------------------|------------------|--------------------------------|-------------------------------------------------------|---------------------------------------------------------------------|------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Taxing Authority      | Tax Rate<br>2024 | Your Property<br>Taxes<br>2024 | Tax Rate If<br>No Budget<br>Change is<br>Adopted 2025 | Your Property<br>Taxes If<br>No Budget<br>Change is<br>Adopted 2025 | Tax Rate<br>PROPOSED<br>2025 | Your Property<br>Taxes<br>IF PROPOSED<br>Budget is<br>Adopted 2025 | PUBLIC HEARING INFORMATION<br>A public hearing on the proposed taxes<br>and budget will be held on: |
| 2 WAKULLA COUNTY      | 7.9000           | 132.36                         | 7.4963                                                | 117.44                                                              | 7.9000                       | 123.76                                                             | 09/03/2025 5:01 PM EST<br>29 Arran RD, Crawfordville 32327                                          |
| SCHOOL BOARD/RLE      | 3.1140           | 52.18                          | 2.9763                                                | 46.63                                                               | 3.1790                       | 49.80                                                              | 09/08/2025 6:00 PM EST<br>69 Arran RD, Crawfordville 32327                                          |
| SCHOOL CAPITAL OUTLAY | 1.5000           | 25.13                          | 1.4337                                                | 22.46                                                               | 1.5000                       | 23.50                                                              | 09/08/2025 6:00 PM EST<br>69 Arran RD, Crawfordville 32327                                          |
| SCHOOL DISCRETIONARY  | 0.7480           | 12.53                          | 0.7149                                                | 11.20                                                               | 0.7480                       | 11.72                                                              | 09/08/2025 6:00 PM EST<br>69 Arran RD, Crawfordville 32327                                          |
| NW FLORIDA WATER MGNT | 0.0218           | 0.37                           | 0.0207                                                | 0.32                                                                | 0.0207                       | 0.32                                                               | 09/10/2025 5:05 PM EST<br>81 Water Management DR, Havana 32333                                      |
| ST. MARKS             | 5.6187           | 94.14                          | 5.2400                                                | 82.09                                                               | 5.2400                       | 82.09                                                              | 09/09/2025 6:00 PM EST<br>32 Shell Island RD, ST Marks 32355                                        |
| Total                 | 18.90250         | 316.71                         | 17.88190                                              | 280.14                                                              | 18.58770                     | 291.19                                                             |                                                                                                     |

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

| Taxing<br>Districts | Market Value |         | Assessed Value |        | Exemptions |      | Taxable Value |        |
|---------------------|--------------|---------|----------------|--------|------------|------|---------------|--------|
|                     | 2024         | 2025    | 2024           | 2025   | 2024       | 2025 | 2024          | 2025   |
| County              | 347,675      | 347,675 | 16,755         | 15,666 | 0          | 0    | 16,755        | 15,666 |
| School              | 347,675      | 347,675 | 16,755         | 15,666 | 0          | 0    | 16,755        | 15,666 |
| Other               | 347,675      | 347,675 | 16,755         | 15,666 | 0          | 0    | 16,755        | 15,666 |
| Municipality        | 347,675      | 347,675 | 16,755         | 15,666 | 0          | 0    | 16,755        | 15,666 |

| Assessment Reductions       | Applicable to: | Value   |
|-----------------------------|----------------|---------|
| Agricultural Classification | All Taxes      | 332,009 |

| 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.