

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

02-4S-01E-000-05565-013

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-19-13-M-83B A TRACT LOCATED
NW 1/4 OF SEC 2 E OF HWY 363
CONT 19.025 AC OR 10 P 647
OR 41 P 802 OR 1 P 443

	COLUMN 1*		COLUMN 2*		COLUMN 3*		
Taxing Authority	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	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
4 WAKULLA COUNTY	7.9000	48.85	7.4963	42.79	7.9000	45.09	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	19.25	2.9763	16.99	3.1790	18.15	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	9.27	1.4337	8.18	1.5000	8.56	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	4.62	0.7149	4.08	0.7480	4.27	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	0.13	0.0207	0.12	0.0207	0.12	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
ST. MARKS	5.6187	34.74	5.2400	29.91	5.2400	29.91	09/09/2025 6:00 PM EST 32 Shell Island RD, ST Marks 32355
Total	18.90250	116.86	17.88190	102.07	18.58770	106.10	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment		Units	Assessment
TOTAL	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	142,688	142,688	6,183	5,708	0	0	6,183	5,708
School	142,688	142,688	6,183	5,708	0	0	6,183	5,708
Other	142,688	142,688	6,183	5,708	0	0	6,183	5,708
Municipality	142,688	142,688	6,183	5,708	0	0	6,183	5,708

Assessment Reductions	Applicable to:	Value
Agricultural Classification	All Taxes	136,980

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.