

**RETURN SERVICE REQUESTED**

2025 REAL ESTATE PROPERTY  
 02-6S-03W-143-01308-A03

DUNCAN BRUCE DIXON  
 DUNCAN TONYA SUBER  
 371 PINE LN  
 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.

OCHLOCKNEE RIVER ESTATES  
 UNIT 1 BLOCK A LOT 3  
 OR 90 P 678/717 OR 360 P 438  
 OR 882 P 624 DC OR 949 P 266

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	2,490.01	7.4963	2,599.04	7.9000	2,739.01	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	1,138.90	2.9763	1,206.89	3.1790	1,289.08	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	548.60	1.4337	581.37	1.5000	608.25	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	273.57	0.7149	289.89	0.7480	303.31	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	6.87	0.0207	7.18	0.0207	7.18	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
<b>Total</b>	<b>13.28380</b>	<b>4,457.95</b>	<b>12.64190</b>	<b>4,684.37</b>	<b>13.34770</b>	<b>4,946.83</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>For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.</b>			<b>477.00</b>

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	365,735	405,500	315,191	346,710	0	0	315,191	346,710
School	365,735	405,500	365,735	405,500	0	0	365,735	405,500
Other	365,735	405,500	315,191	346,710	0	0	315,191	346,710

Assessment Reductions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	58,790

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.