

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

03-4S-01E-000-05704-003

BPF1 SHELL ISLAND PROPERTY LLC
3808 BLUE HERON SPRING LN
COLORADO SPRINGS, CO 80908

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.

3-4S-01E P-6-3-M-78
A PARCEL ON THE EAST SIDE OF
THE WAKULLA RIVER IN SEC 3
OR 474 P 86

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	1,367.77	7.4963	3,174.56	7.9000	3,345.52	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	617.00	2.9763	1,260.41	3.1790	1,346.25	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	297.20	1.4337	607.15	1.5000	635.22	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	148.21	0.7149	302.75	0.7480	316.77	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	3.77	0.0207	8.77	0.0207	8.77	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
ST. MARKS	5.6187	972.80	5.2400	2,219.05	5.2400	2,219.05	09/09/2025 6:00 PM EST 32 Shell Island RD, ST Marks 32355
Total	18.90250	3,406.75	17.88190	7,572.69	18.58770	7,871.58	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment		Units	Rate
WAKULLA FIRE	QUESTIONS 850-926-0919		1.00	263.000
TOTAL	For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.			263.00

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	394,857	423,483	223,136	423,483	50,000	0	173,136	423,483
School	394,857	423,483	223,136	423,483	25,000	0	198,136	423,483
Other	394,857	423,483	223,136	423,483	50,000	0	173,136	423,483
Municipality	394,857	423,483	223,136	423,483	50,000	0	173,136	423,483

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.