

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

03-4S-01E-000-05704-004

BPF1 SHELL ISLAND FISH
CAMP PROPERTY LLC
440 SHELL ISLAND RD
ST MARKS, FL 32355

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-1E P-6-M-78
A PARCEL CONT 1.80 AC
OR 779 P 55
OR 806 P 601

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	271.57	7.4963	283.47	7.9000	298.73	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	179.25	2.9763	165.18	3.1790	176.43	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	86.35	1.4337	79.57	1.5000	83.25	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	43.06	0.7149	39.68	0.7480	41.51	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	0.75	0.0207	0.78	0.0207	0.78	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
ST. MARKS	5.6187	193.15	5.2400	198.15	5.2400	198.15	09/09/2025 6:00 PM EST 32 Shell Island RD, ST Marks 32355
Total	18.90250	774.13	17.88190	766.83	18.58770	798.85	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment	Units	Rate	Assessment
WAKULLA FIRE	QUESTIONS 850-926-0919	1.50	1.530	2.30
TOTAL For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.				2.30

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	57,564	55,500	34,376	37,814	0	0	34,376	37,814
School	57,564	55,500	57,564	55,500	0	0	57,564	55,500
Other	57,564	55,500	34,376	37,814	0	0	34,376	37,814
Municipality	57,564	55,500	34,376	37,814	0	0	34,376	37,814

Assessment Reductions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	17,686

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.