

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

07-3S-01W-340-04316-A01

NORTH POINTE CENTER LLC PHASE 1
90 CALUSA WAY
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.

NORTH POINTE CENTER PHASE 1
LOT 1
07-3S-1W P-13-4-58 LYING IN
THE NE 1/4 OF THE SE 1/4

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	Your Property	Tax Rate If	Your Property	Tax Rate	Your Property	
	2024	Taxes	No Budget	Taxes If	PROPOSED	Taxes	
3		2024	Change is	No Budget	2025	IF PROPOSED	
			Adopted 2025	Change is		Budget is	
				Adopted 2025		Adopted 2025	
WAKULLA COUNTY	7.9000	303.52	7.4963	316.81	7.9000	333.87	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	203.49	2.9763	193.50	3.1790	206.67	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	98.02	1.4337	93.21	1.5000	97.52	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	48.88	0.7149	46.48	0.7480	48.63	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	0.84	0.0207	0.87	0.0207	0.87	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	654.75	12.64190	650.87	13.34770	687.56	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment		Units	Rate
WAKULLA FIRE	QUESTIONS 850-926-0919		1.00	1.530
TOTAL	For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.			1.53

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	65,348	65,012	38,420	42,262	0	0	38,420	42,262
School	65,348	65,012	65,348	65,012	0	0	65,348	65,012
Other	65,348	65,012	38,420	42,262	0	0	38,420	42,262

Assessment Reductions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	22,750

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.