

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY
07-3S-01W-340-04316-A03

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 3
07-3S-1W P-13-4-58 LYING IN
THE NE 1/4 OF 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	431.51	7.4963	450.41	7.9000	474.66	09/03/2025 5:01 PM EST
SCHOOL BOARD/RLE	3.1140	656.72	2.9763	581.75	3.1790	621.37	29 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	316.34	1.4337	280.23	1.5000	293.19	09/08/2025 6:00 PM EST
SCHOOL DISCRETIONARY	0.7480	157.75	0.7149	139.74	0.7480	146.21	69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	1.19	0.0207	1.24	0.0207	1.24	09/08/2025 6:00 PM EST
							69 Arran RD, Crawfordville 32327
							09/10/2025 5:05 PM EST
							81 Water Management DR, Havana 32333
Total	13.28380	1,563.51	12.64190	1,453.37	13.34770	1,536.67	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment		Units	Rate
WAKULLA FIRE	QUESTIONS 850-926-0919		5440.00	0.212
TOTAL	For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.			1,153.28

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	210,893	195,462	54,622	60,084	0	0	54,622	60,084
School	210,893	195,462	210,893	195,462	0	0	210,893	195,462
Other	210,893	195,462	54,622	60,084	0	0	54,622	60,084

Assessment Reductions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	135,378

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.