

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

07-3S-01W-340-04316-A04

NORTH POINTE CENTER 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 4
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	445.94	7.4963	465.47	7.9000	490.53	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	711.50	2.9763	633.67	3.1790	676.82	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	342.73	1.4337	305.24	1.5000	319.36	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	170.91	0.7149	152.21	0.7480	159.25	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	1.23	0.0207	1.29	0.0207	1.29	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	1,672.31	12.64190	1,557.88	13.34770	1,647.25	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment		Units	Assessment
WAKULLA FIRE	QUESTIONS 850-926-0919		5376.00	1,139.71
TOTAL	For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.			1,139.71

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	228,484	212,905	56,448	62,093	0	0	56,448	62,093
School	228,484	212,905	228,484	212,905	0	0	228,484	212,905
Other	228,484	212,905	56,448	62,093	0	0	56,448	62,093

Assessment Reductions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	150,812

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.