

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY
 08-6S-01W-031-04847-000

SOUTHERN OAKS FARM LLC
 1251 WAGNON MILL RD
 MADISON, GA 30650

**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.

HX

PANACEA SHORES UNIT IV
 LOT 23
 OR 53 P 392 OR 79 P 335
 OR 135 P 454 OR 135 P 455

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	2,615.44	7.4963	933.77	7.9000	984.06	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	1,194.49	2.9763	447.30	3.1790	477.76	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	575.38	1.4337	215.47	1.5000	225.43	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	286.92	0.7149	107.44	0.7480	112.41	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	7.22	0.0207	2.58	0.0207	2.58	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	4,679.45	12.64190	1,706.56	13.34770	1,802.24	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment	Units	Rate	Assessment
WAKULLA FIRE	QUESTIONS 850-926-0919	1.00	263.000	263.00
WAKULLA SOLID WASTE	QUESTIONS 850-926-0919	1.00	214.000	214.00
TOTAL				477.00

For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	383,588	485,961	331,068	175,286	0	50,722	331,068	124,564
School	383,588	485,961	383,588	175,286	0	25,000	383,588	150,286
Other	383,588	485,961	331,068	175,286	0	50,722	331,068	124,564

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	310,675

Exemptions	Applicable to:	Value
First Homestead	All Taxes	25,000
Additional Homestead	Non-School Taxes	25,722

* 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.