

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY
 08-6S-01W-031-04860-000

FLAT FORD PROPERTIES LLC
 P O BOX 911
 ORANGE BEACH, AL 36561

**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.

PANACEA SHORES SUB UNIT 4
 LOT 36 OR 21 P 144
 OR 187 P 488 OR 333 P 587
 OR 360 P 163 OR 995 P 354

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	430.16	7.4963	455.09	7.9000	479.59	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	202.41	2.9763	195.88	3.1790	209.22	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	97.50	1.4337	94.36	1.5000	98.72	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	48.62	0.7149	47.05	0.7480	49.23	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	1.19	0.0207	1.26	0.0207	1.26	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	779.88	12.64190	793.64	13.34770	838.02	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment	Units	Rate	Assessment
WAKULLA FIRE	QUESTIONS 850-926-0919	0.27	1.530	1.53
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	65,000	65,813	54,450	60,708	0	0	54,450	60,708
School	65,000	65,813	65,000	65,813	0	0	65,000	65,813
Other	65,000	65,813	54,450	60,708	0	0	54,450	60,708

Assessment Reductions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	5,105

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.