

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY
 17-3S-01W-318-04457-C21

LUCHINI MICHAEL
 LUCHINI STEPHANIE
 135 LINZY STORE RD
 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.

HX

LINZY MILL S/D
 LOT 21 BLK C
 OR 631 P 57 OR 812 P 137
 OR 1051 P 537 OR 1134 P 41

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	1,171.12	7.4963	1,148.96	7.9000	1,210.83	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	539.48	2.9763	532.73	3.1790	569.02	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	259.86	1.4337	256.62	1.5000	268.49	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	129.59	0.7149	127.96	0.7480	133.89	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	3.23	0.0207	3.17	0.0207	3.17	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	2,103.28	12.64190	2,069.44	13.34770	2,185.40	

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	240,008	249,672	198,243	203,992	50,000	50,722	148,243	153,270
School	240,008	249,672	198,243	203,992	25,000	25,000	173,243	178,992
Other	240,008	249,672	198,243	203,992	50,000	50,722	148,243	153,270

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	45,680

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.