

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

18-3S-04W-000-00152-002

LANGSTON GERALD D
LANGSTON WINNIE S
2187 SMITH CREEK RD
SOPCHOPPY, FL 32358

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

18-3S-4W P-8-2-M-8
20 AC LYING E OF SR S-375
OR 41 P 749

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	197.50	7.4963	187.41	7.9000	197.50	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	127.61	2.9763	125.72	3.1790	134.28	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	61.47	1.4337	60.56	1.5000	63.36	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	30.65	0.7149	30.20	0.7480	31.60	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	0.55	0.0207	0.52	0.0207	0.52	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	417.78	12.64190	404.41	13.34770	427.26	

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	For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.			477.00

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	249,446	256,190	65,981	67,240	40,981	42,240	25,000	25,000
School	249,446	256,190	65,981	67,240	25,000	25,000	40,981	42,240
Other	249,446	256,190	65,981	67,240	40,981	42,240	25,000	25,000

Assessment Reductions		Applicable to:	Value	Exemptions		Applicable to:	Value
Save Our Homes	All Taxes		52,150	First Homestead	All Taxes		25,000
Agricultural Classification	All Taxes		136,800	Additional Homestead	Non-School Taxes		17,240

* 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.