

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY
 25-3S-02W-255-01602-B06

MCMANUS JOHN ALAN
 MCMANUS LEAH R
 125 MAGNOLIA RDG
 CRAWFORDVILLE, FL 32327-8018

**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

MAGNOLIA RIDGE NORTH
 BLOCK B LOT 6
 OR 285 P 533 OR 320 P 535
 OR 403 P 121 OR 429 P 584

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	770.17	7.4963	753.42	7.9000	793.99	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	381.43	2.9763	375.69	3.1790	401.28	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	183.74	1.4337	180.97	1.5000	189.34	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	91.62	0.7149	90.24	0.7480	94.42	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	2.13	0.0207	2.08	0.0207	2.08	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	1,429.09	12.64190	1,402.40	13.34770	1,481.11	

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	205,847	220,581	147,490	151,227	50,000	50,722	97,490	100,505
School	205,847	220,581	147,490	151,227	25,000	25,000	122,490	126,227
Other	205,847	220,581	147,490	151,227	50,000	50,722	97,490	100,505

Assessment Reductions	Applicable to:	Value
Save Our Homes	All Taxes	69,354

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.