

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

26-4S-02W-022-02194-000

FRONT RANGE LAND LLC
3472 RESEARCH PARKWAY
STE 104 PMB 602
COLORADO SPRINGS, CO 80920

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.

LAKE ELLEN ESTATES UNIT 1
BLOCK 2
LOTS 10 11 12 13 & 14
OR 1 P 986 & OR 4 P 489

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	
3 WAKULLA COUNTY	7.9000	168.24	7.4963	365.44	7.9000	385.13	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	116.78	2.9763	145.09	3.1790	154.98	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	56.25	1.4337	69.89	1.5000	73.13	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	28.05	0.7149	34.85	0.7480	36.47	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	0.46	0.0207	1.01	0.0207	1.01	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	369.78	12.64190	616.28	13.34770	650.72	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment	Units	Rate	Assessment
WAKULLA FIRE	QUESTIONS 850-926-0919	0.92	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	37,500	48,750	21,296	48,750	0	0	21,296	48,750
School	37,500	48,750	37,500	48,750	0	0	37,500	48,750
Other	37,500	48,750	21,296	48,750	0	0	21,296	48,750

Assessment Reductions	Applicable to:	Value
None		

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.