

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

26-4S-02W-022-02207-000

MSM 16, LLC
5387 LAKE RD
MONTICELLO, FL 32344

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 29,30,31,32,33,34
OR 52 P 777 OR 86 P 513
OR 126 P 69 OR 298 P 868

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	373.95	7.4963	390.33	7.9000	411.35	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	293.09	2.9763	376.70	3.1790	402.35	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	141.18	1.4337	181.46	1.5000	189.85	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	70.40	0.7149	90.48	0.7480	94.67	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	1.03	0.0207	1.08	0.0207	1.08	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	879.65	12.64190	1,040.05	13.34770	1,099.30	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment	Units	Rate	Assessment
WAKULLA FIRE	QUESTIONS 850-926-0919	2.00	263.000	526.00
WAKULLA SOLID WASTE	QUESTIONS 850-926-0919	2.00	214.000	428.00
TOTAL	For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.			954.00

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	94,119	126,565	47,336	52,070	0	0	47,336	52,070
School	94,119	126,565	94,119	126,565	0	0	94,119	126,565
Other	94,119	126,565	47,336	52,070	0	0	47,336	52,070

Assessment Reductions	Applicable to:	Value	Exemptions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	74,495	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.