

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY
 31-2S-01E-000-04975-001

PHS HOLDING LLC
 3810 NE 30TH AVE
 LIGHTHOUSE POINT, FL 33064

**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.

31-2S-1E P-6-1-M-70
 N 1/2 OF SE 1/4 OF SEC 31
 OR 45 P 717 OR 151 P 975
 OR 444 P 880 OR 454 P 872

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	214.21	7.4963	187.62	7.9000	197.73	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	84.44	2.9763	74.49	3.1790	79.57	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	40.67	1.4337	35.88	1.5000	37.54	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	20.28	0.7149	17.89	0.7480	18.72	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	0.59	0.0207	0.52	0.0207	0.52	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	360.19	12.64190	316.40	13.34770	334.08	

Proposed or Adopted Non-Ad Valorem Assessments					
Levying Authority	Purpose of Assessment		Units	Rate	Assessment
TOTAL	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	150,174	150,174	27,115	25,029	0	0	27,115	25,029
School	150,174	150,174	27,115	25,029	0	0	27,115	25,029
Other	150,174	150,174	27,115	25,029	0	0	27,115	25,029

Assessment Reductions	Applicable to:	Value
Agricultural Classification	All Taxes	125,145

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.