

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

32-3S-01E-000-05518-000

PHS RIVER, 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.

32-3S-1E P-12-M-73
TRACTS 4 & 5 IN SECS 32 & 33
DB 61 P 497 OR 107 P 506-509
OR 314 P 831 OR 570 P 171

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	2,002.48	7.4963	2,019.17	7.9000	2,127.90	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	789.33	2.9763	801.68	3.1790	856.28	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	380.22	1.4337	386.17	1.5000	404.03	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	189.60	0.7149	192.56	0.7480	201.48	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	5.53	0.0207	5.58	0.0207	5.58	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
Total	13.28380	3,367.16	12.64190	3,405.16	13.34770	3,595.27	

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	253,478	269,355	253,478	269,355	0	0	253,478	269,355
School	253,478	269,355	253,478	269,355	0	0	253,478	269,355
Other	253,478	269,355	253,478	269,355	0	0	253,478	269,355

Assessment Reductions	Applicable to:	Value	Exemptions	Applicable to:	Value
None			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.