

**RETURN SERVICE REQUESTED**

2025 REAL ESTATE PROPERTY  
 36-3S-01E-250-05540-011

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.

ST MARKS RIVERS EDGE COMMUNITY  
 LOT 11 CONT 22.06 AC  
 OR 265 P 515 OR 740 P 697  
 OR 953 P 866 OR 967 P 506

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	1,248.11	7.4963	1,184.33	7.9000	1,248.11	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327
SCHOOL BOARD/RLE	3.1140	491.98	2.9763	470.22	3.1790	502.25	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL CAPITAL OUTLAY	1.5000	236.98	1.4337	226.51	1.5000	236.98	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
SCHOOL DISCRETIONARY	0.7480	118.18	0.7149	112.95	0.7480	118.18	09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327
NW FLORIDA WATER MGNT	0.0218	3.44	0.0207	3.27	0.0207	3.27	09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
<b>Total</b>	<b>13.28380</b>	<b>2,098.69</b>	<b>12.64190</b>	<b>1,997.28</b>	<b>13.34770</b>	<b>2,108.79</b>	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment	Units	Rate	Assessment
WAKULLA FIRE	QUESTIONS 850-926-0919	1.00	1.530	1.53
<b>TOTAL</b>	<b>For questions on your Fire or Solid Waste Assessments, please call the County Administrator office at 850-926-0919.</b>			<b>1.53</b>

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	157,989	157,989	157,989	157,989	0	0	157,989	157,989
School	157,989	157,989	157,989	157,989	0	0	157,989	157,989
Other	157,989	157,989	157,989	157,989	0	0	157,989	157,989

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.