

RETURN SERVICE REQUESTED

2025 REAL ESTATE PROPERTY

36-3S-02W-000-01763-000

LIGHTNING INVESTMENT GROUP LLC
644 RIVER PLANTATION RD
CRAWFORDVILLE, FL 32327

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.

36 3S 2W P-26-M-48A
AS PER DB 44 P 429
ALSO DB 51 P 72
N 1/2 OF SE 1/4

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	Your Property	Tax Rate If	Your Property	Tax Rate	Your Property	
	2024	Taxes	No Budget	Taxes If	PROPOSED	Taxes	
3		2024	Change is	No Budget	2025	IF PROPOSED	09/03/2025 5:01 PM EST 29 Arran RD, Crawfordville 32327 09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327 09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327 09/08/2025 6:00 PM EST 69 Arran RD, Crawfordville 32327 09/10/2025 5:05 PM EST 81 Water Management DR, Havana 32333
WAKULLA COUNTY	7.9000	1,532.71	7.4963	1,394.50	7.9000	1,469.60	
SCHOOL BOARD/RLE	3.1140	604.16	2.9763	556.14	3.1790	594.02	
SCHOOL CAPITAL OUTLAY	1.5000	291.02	1.4337	267.90	1.5000	280.28	
SCHOOL DISCRETIONARY	0.7480	145.12	0.7149	133.58	0.7480	139.77	
NW FLORIDA WATER MGNT	0.0218	4.23	0.0207	3.85	0.0207	3.85	
Total	13.28380	2,577.24	12.64190	2,355.97	13.34770	2,487.52	

Proposed or Adopted Non-Ad Valorem Assessments				
Levying Authority	Purpose of Assessment		Units	Assessment
WAKULLA FIRE	QUESTIONS 850-926-0919		1.00	263.000
WAKULLA SOLID WASTE	QUESTIONS 850-926-0919		1.00	214.000
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	194,014	186,856	194,014	186,025	0	0	194,014	186,025
School	194,014	186,856	194,014	186,856	0	0	194,014	186,856
Other	194,014	186,856	194,014	186,025	0	0	194,014	186,025

Assessment Reductions	Applicable to:	Value
10% Cap on Non-Homestead	Non-School Taxes	831

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.

DR-474N
R. 8/11