# NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS DO NOT PAY - THIS IS NOT A BILL

2024

08/05/2024

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 change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing. If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected below, contact your County Property Appraiser at (850)606-6200. 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 5:00 P.M. SEPTEMBER 13, 2024

Taxing Authority Rate         Last Year's Rate         Your Property Taxes Last Year         A Public Hearing on the Proposed Taxes and Budget will be Held:         Your Taxes This Year PROPOSED budget Tax Rate         Last Year's Change is Made         Your Taxes This Year if NO Budget Tax Rate           County         8.3144         \$1,132.23         September 17, 2024 600 PM EST ON Minassee, FL         8.3144         \$1,507.53         7.8839         \$1,429.48           MSTU - EMS         0.7500         \$102.22         September 10, 2024 600 PM EST Commission Chambers         8.3144         \$1,507.53         7.8839         0.7000         \$126.99           Public Schools By Local Board         3.2160         \$557.20         September 10, 2024 600 PM EST ON Minassee, FL         \$50.487.7100         2.2480         \$450.00         \$1117         \$538.288           By Local Board         2.2480         \$606.52         September 11, 2024 at 600 PM EST City Commission Chambers, City Hall         \$4.500         \$40.000         \$4.1802         \$50.00           DIA         0.0000         Takesee, FL         \$50.487.710         \$2.480         \$0.000         \$4.1802         \$50.00           Children's Services         0.3477         \$4.730         \$262 Lea 100 PM EST City Commission Chambers, TJ         \$60.497 F4.2966         \$0.0218         \$3.0210         \$53.89           DiA<	filed ON OR BEFORE			5:00 P.M. S	SEPTEMBER 13,					
Actual Tax Rate         Taxes Las' Year         Taxes and Badget will be Held: Tax Rate         PROPOSED Big HPROPOSED Biget Tax Rate         Adjusted Change in Made Change in Made State Law         Very TNO Badget Tax Rate Change in Made Change in Made State Law         Very TNO Badget Tax Rate Change in Made Change in Made State Law           MSTU - EMS         0.7500         \$12529         \$315.000         \$1559         0.7004         \$12299           MSTU - EMS         3.2160         \$557.01         Sequence Intelects Adjuitate Moves FL Sequence In Call 600 PM EST Adjuitate Moves FL District         3.1360         \$580.68         0.0000         \$30.00           Children's Services         0.3477         \$450.50         \$80.69.01         \$33.40         0.0218         \$33.00         \$33.00           Children's Services         0.3477         \$450.50         0.0218         \$33.05         0.0218         \$33.05         0.0218         \$33.05           Children's Services         19.3495         \$2.323	Taxing Authomity	COLUMN 1		A Dedition II and the state		COLUMN 2		COLUMN 3		
Osbility         6,3144         31,35.2 <t< td=""><td></td><td>Actual Tax</td><td></td><td colspan="2">Taxes and Budget will be Held:</td><td>PROPOSED</td><td>if PROPOSED Budget</td><td>Adjusted</td><td>Year if NO Budget</td></t<>		Actual Tax		Taxes and Budget will be Held:		PROPOSED	if PROPOSED Budget	Adjusted	Year if NO Budget	
MSTU - LAIS 0.7500 \$102.22 Tallabasec, FL <b>850-606-5100</b> 0.7500 \$135.99 0.7004 \$125.99 Public Schools By Local Board 2.2480 \$357.20 Speember 10, 2024 600 PM [ET 305 46.00 PM [ET 10.2024 60.01 PM [ET 10.2024 60.01 PM [ET 10.2024 60.01 PM [ET 305 46.00 PM [ET 305 46.00 PM [ET 305 46.00 PM [ET 10.2024 60.01 PM [ET 10.2024 70 PM [ET 10.2024 70] PM [ET 10	County	8.3144	\$1,133.23	301 S. Monroe St. 5th Floor		8.3144	\$1,507.53	7.8839	\$1,429.48	
By State Law 3.2160 S557.20 Adjuited Lowell Building 30.5568.61 3.02.10 S547.76 30.557.20 Adjuited Lowell Building 30.5568.61 3.02.10 S547.76 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.557.94 30.000 S50.00 S50.00 S575.94 30.000 S50.00 S5	MSTU - EMS	0.7500	\$102.22			0.7500	\$135.99	0.7004	\$126.99	
by Local Board         2.2480         \$389.48         Talabasser, FL         850-487.7100         2.2480         \$407.60         2.1117         \$382.88           City         4.4500         \$606.52         City City City City City City City City	Public Schools By State Law	3.2160	\$557.20	Aquilina Howell Buil	ding	3.1360	\$568.61	3.0210	\$547.76	
City         4.4500         \$5066.52         City Commission Chambers, City Hall 1005. Adam St., 2nd Post, St. 1000         4.4500         \$800.86         0.0000         \$757.94           DIA         0.0000         \$0.00         4.000         \$0.00         \$0.00         4.1802         \$0.000           Children's Services         0.3477         \$47.30         \$50.90 PM EST PM EST         0.3477         \$63.04         0.3248         \$58.89           Children's Services         0.3477         \$63.04         0.3248         \$58.89         \$50.764.750         \$3.493.58         \$18.2438         \$53.95           Vater Council         0.0234         \$52.839.23         \$50.764.7506         \$0.218         \$3.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0218         \$53.95         \$0.0	By Local Board	2.2480	\$389.48			2.2480	\$407.60	2.1117	\$382.88	
DIA         0.0000         \$50.00         Tallahassee, FL <b>\$50-591-8334</b> 0.0000         \$0.00         4.1802         \$50.00           Children's Services         0.3477         \$47.30         Soft MEST         0.3477         \$63.04         0.3248         \$55.89           Council         September 12, 2024 Soft MEST         0.3477         \$63.04         0.3248         \$55.89           Council         September 12, 2024 Soft MEST         0.0218         \$33.95	City	4.4500	\$606.52	City Commission Cha	ambers, City Hall	4.4500	\$806.86	0.0000	\$757.94	
Children's Services         0.3477         \$\$47.39         CC Leon Office Tallabasses, EL         0.3477         \$\$63.04         0.3248         \$\$58.89           Council         0.0214         \$\$100 Old St. Augustine Rd, Siz A:30 Tallabasses, EL         0.0218         \$\$3.95         0.0218         \$\$3.95           Mare mement District         0.0234         \$\$2.839.23         0.0218         \$\$3.493.58         18.2438         \$\$3.395           Total Property Taxes         19.3495         \$\$2.839.23         19.2679         \$\$3.493.58         18.2438         \$\$3.395           Total Property Taxes         19.3495         \$\$2.839.23         19.2679         \$\$3.493.58         18.2438         \$\$3.395           Total Property Taxes         19.3495         \$\$2.839.23         19.2679         \$\$3.493.58         18.2438         \$\$3.395           Total Property Taxes         19.3495         \$\$2.839.23         \$\$173.258         \$\$136.297         \$\$181.316         \$\$1	DIA	0.0000	\$0.00	Tallahassee, FL	850-891-8334	0.0000	\$0.00	4.1802	\$0.00	
Management District         0.0234         \$3.39         81 Warer Management District Headquarters         0.0218         \$3.95 <th< td=""><td>Children's Services Council</td><td>0.3477</td><td>\$47.39</td><td>CSC Leon Office</td><td></td><td>0.3477</td><td>\$63.04</td><td>0.3248</td><td>\$58.89</td></th<>	Children's Services Council	0.3477	\$47.39	CSC Leon Office		0.3477	\$63.04	0.3248	\$58.89	
Taxing Authority         LAST YEAR         THIS YEAR         Taxable         Market         Assessed         Exemption         Taxable         Market         Assessed         Exemption         Taxable           County         \$173,258         \$136,297         \$00         \$136,297         \$181,316         \$181,316         \$00         \$181,316           MSTU - EMS         \$173,258         \$136,297         \$00         \$136,297         \$181,316         \$181,316         \$00         \$181,316           School         \$173,258         \$136,297         \$00         \$173,258         \$181,316         \$181,316         \$00         \$181,316           School         \$173,258         \$136,297         \$00         \$136,297         \$181,316         \$181,316         \$00         \$181,316           City / DIA         \$173,258         \$136,297         \$00         \$136,297         \$181,316         \$181,316         \$00         \$181,316           City / DIA         \$173,258         \$136,297         \$00         \$136,297         \$181,316         \$181,316         \$00         \$181,316           Water Mgmt         \$173,258         \$136,297         \$00         \$136,297         \$181,316         \$181,316         \$00         \$181,316      <	Water Management District	0.0234	\$3.19	81 Water Managemer	nt Dr, Havana FL	0.0218	\$3.95	0.0218	\$3.95	
Market         Assessed         Exemption         Taxable         Market         Assessed         Exemption         Taxable           County         \$173,258         \$136,297         \$0         \$136,297         \$181,316         \$181,316         \$0         \$181,316           MSTU - EMS         \$173,258         \$136,297         \$0         \$136,297         \$181,316         \$181,316         \$0         \$181,316           School         \$173,258         \$173,258         \$173,258         \$136,297         \$181,316         \$181,316         \$0         \$181,316           City / DIA         \$173,258         \$136,297         \$0         \$136,297         \$181,316         \$181,316         \$0         \$181,316           City / DIA         \$173,258         \$136,297         \$0         \$136,297         \$181,316         \$181,316         \$0         \$181,316           City / DIA         \$173,258         \$136,297         \$0         \$136,297         \$181,316         \$181,316         \$0         \$181,316           Water Mgmt         \$173,258         \$136,297         \$181,316         \$181,316         \$0         \$181,316           Assessment Reductions         Applicable to:         2024 Value         Exemptions         Applicable to:	Total Property Taxes	19.3495	\$2,839.23			19.2679	\$3,493.58	18.2438	\$3,307.89	
Market         Assessed         Exemption         Taxable         Market         Assessed         Exemption         Taxable           County         \$173.258         \$136.297         \$0         \$136.297         \$181.316         \$181.316         \$0         \$181.316           MSTU - EMS         \$173.258         \$136.297         \$0         \$136.297         \$181.316         \$181.316         \$0         \$181.316           School         \$173.258         \$136.297         \$0         \$136.297         \$181.316         \$181.316         \$181.316         \$0         \$181.316           School         \$173.258         \$136.297         \$0         \$136.297         \$181.316         \$181.316         \$181.316         \$0         \$181.316           School         \$173.258         \$136.297         \$0         \$136.297         \$181.316         \$181.316         \$181.316         \$0         \$181.316           SC         \$173.258         \$136.297         \$0         \$136.297         \$181.316         \$181.316         \$0         \$181.316           Water Mgmt         \$173.258         \$136.297         \$0         \$136.297         \$181.316         \$181.316         \$0         \$181.316           Assessment Reductions         Applic	Taxing Authority									
MSTU - EMS       \$173,258       \$136,297       \$0       \$136,297       \$181,316       \$181,316       \$181,316       \$0       \$181,316         School       \$173,258       \$173,258       \$173,258       \$136,297       \$0       \$136,297       \$181,316       \$181,316       \$181,316       \$0       \$181,316       \$181										
School         \$173,258         \$173,258         \$173,258         \$181,316         \$181,316         \$181,316         \$0         \$181,316           City / DIA         \$173,258         \$136,297         \$0         \$136,297         \$181,316         \$181,316         \$0         \$0	County	\$173,2	58 \$136,297	\$0	\$136,297	\$181,	316 \$181,316		\$0 \$181,316	
City / DIA         \$173,258         \$136,297         \$0         \$136,297         \$181,316         \$181,316         \$0         \$181,316           CSC         \$173,258         \$136,297         \$0         \$136,297         \$181,316         \$181,316         \$0         \$181,316           Water Mgmt         \$173,258         \$136,297         \$0         \$136,297         \$181,316         \$181,316         \$0         \$181,316           Water Mgmt         \$173,258         \$136,297         \$0         \$136,297         \$181,316         \$181,316         \$0         \$181,316           Assessment Reductions         Applicable to:         2024 Value         Exemptions         Applicable to:         2024 Value           PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS           Levying Authority         Purpose         Units         Rate         Last Year         This Year	MSTU - EMS	\$173,2	58 \$136,297	\$0	\$136,297	\$181,	316 \$181,316		\$0 \$181,316	
CSC \$173,258 \$136,297 \$0 \$136,297 \$181,316 \$181,316 \$0 \$181,316 Water Mgmt \$173,258 \$136,297 \$0 \$136,297 \$181,316 \$181,316 \$0 \$181,316 Assessment Reductions Applicable to: 2024 Value Exemptions Applicable to: 2024 Value PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS Levying Authority Purpose Units Rate Last Year This Year	School	\$173,2	58 \$173,258	\$0	\$173,258	\$181,	316 \$181,316		\$0 \$181,316	
Water Mgmt       \$173,258       \$136,297       \$0       \$136,297       \$181,316       \$181,316       \$0       \$181,316         Assessment Reductions       Applicable to:       2024 Value       Exemptions       Applicable to:       2024 Value         PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS         Levying Authority       Purpose       Units       Rate       Last Year       This Year	City / DIA	\$173,2	58 \$136,297	\$0	\$136,297	\$181,	316 \$181,316		\$0 \$181,316	
Assessment Reductions Applicable to: 2024 Value Exemptions Applicable to: 2024 Value 202	CSC	\$173,2	58 \$136,297	\$0	\$136,297	\$181,	316 \$181,316		\$0 \$181,316	
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS  Levying Authority Purpose Units Rate Last Year This Year	Water Mgmt	\$173,2			\$136,297	\$181,	316 \$181,316		\$0 \$181,316	
Levying Authority     Purpose     Units     Rate     Last Year     This Year	Assessment Reductions Applicable to: 2024 Value				Exemptions	Applicable to:		2024 Value		
Levying Authority     Purpose     Units     Rate     Last Year     This Year										
			1			OREM ASSES			1 201 1 22	
Total	Levying Au	tnority	P	urpose			Kate		ear This Year	
	Duonouty Dogo.	tion					Te	otal		

Parcel Number: 1131200670000 Location: 1322 MAHAN DR

Legal Description: SECTION 31 1N 1E OR 5055/778 PART OF UNITY OF TITLE OR 5080/431

REGAL CONSTRUCTORS LLC 4708 CAPITAL CIR NW TALLAHASSEE FL 32303-7217

#### **Taxing Authorities**

## Column 1: "Last Year's Actual Tax Rate" and "Your Property Taxes Last Year"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

## Column 2: "This Year's PROPOSED Tax Rate" and "Your Taxes This Year if PROPOSED Budget Change is Made"

These columns show what your tax rate and taxes will be this year under the budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## Column 3: "Last Year's Adjusted Tax Rate" and "Your Taxes This Year if NO Budget Change is Made"

These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year's budgets and your current assessment.

Note: Amounts shown on the form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on the form.)

## Non-Ad Valorem Assessments:

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board. Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.

## **Property Appraiser**

## **Market Value**

Market value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.

#### Assessed Value

Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

#### **Assessment Reductions:**

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

#### Exemptions

Specific dollar or percentage reductions in value based on certain qualifications of the property owner. The primary example is the homestead exemption. The value of each exemption that applies to your property is listed. Like assessment reductions, exemption amounts may be different for different tax levies because some exemptions apply only to certain taxing authorities.

In addition to Homestead Exemption, there are other personal exemptions such as widows/widowers, low-income senior, disability including veterans and first responders, deployed military and others. If you have questions or to find out if you qualify for additional property tax exemptions, call (850) 606-6200 or visit www.leonpa.gov and click on the exemptions tab. Remember that you must apply with the Property Appraiser on or before March 1st.

#### **Taxable Value**

Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

#### I purchased my house last year, why are my property taxes so much higher this year?

Anytime there is a change in ownership per F.S. 193.155, the assessed value of the property must be reset to the current market value in the year following the sale. This could lead to substantial changes in the tax amount. For example, the previous owner(s) may have qualified for property tax exemptions and assessment limitations; however, these benefits do not transfer upon the sale of the property, which may result in the property taxes increasing. Questions? Call (850) 606-6200, or visit www.leonpa.gov.