06-4S-17-08021-002 THE PLANTATION ON SUMMERS LLC 147 SW SUMMERS LN

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#### RETURN SERVICE REQUESTED

#### 2023 REAL ESTATE PROPERTY

LAKE CITY FL 32025-0762

# Notice of Proposed Property Taxes

## 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.

N1/2 OF N1/2 OF NW1/4 OF NW1/4 EASTE OF ATLANTIC COASTLINE RR R/W EX THE E 151 FT EX 0.080 AC FOR ADD R/W TO COLUMBIA CO DESC ORB 737-041.

CITY OF LAKE CITY         4.9000         1.910.43         4.5742         1.908.68         4.9000         2.044.62         SEPT 11, 2023 6:00m CITY COUNCIL CHAMBERS 205 N MARINO AVE           SCHOOL - LOCAL         3.2990         1.286.23         3.0104         1.256.15         3.2170         1.342.36         SEPT 12, 2023 6:55 m SCHOOL BOA ADM BLOG 372 M DUVAL ST           SCHOOL - STATE         2.2480         876.46         2.0513         855.95         2.2480         938.02         SEPT 12, 2023 5:55 m SCHOOL BOA ADM BLOG 372 M DUVAL ST           SUWANNEE RIVER WMD         0.3368         131.31         0.3113         129.90         0.3113         129.90         SEPT 12, 2023 5:05 m SCHOOL BOA ADM BLOG 372 M DUVAL ST           SUWANNEE RIVER WMD         0.3368         131.31         0.3113         129.90         0.3113         129.90         SEPT 11, 2023 5:05 m SCHOOL BOA ADM BLOG 372 M DUVAL ST           LAKESHORE HOSPITAL         0.0001         0.04         0.0001         0.04         0.0001         0.04         SEPT 11, 2023 5:15 m SCHOOL BOA ADM BLOG 2025 5:15 m SCHOOL BOA SEPT 11, 2023 5:15 m SCHOOL SEPT 11, 20	Taxing District: 1		COLUMN 1*		COLUMN 2*		COLUMN 3*				
CITY OF LAKE CITY     4.9000     1.910.43     4.5742     1.908.68     4.9000     2.044.62     SEPT 11, 2023 6:00m CITY COUNCIL CHAMBERS 205 h MARINO AVE       SCHOOL - LOCAL     3.2990     1.286.23     3.0104     1.256.15     3.2170     1.342.36     SEPT 12, 2023 5:55 pm SCHOOL BOA ADM BLDG 372 W DUVAL ST       SCHOOL - STATE     2.2480     876.46     2.0513     865.95     2.2480     938.02     SEPT 12, 2023 5:55 pm SCHOOL BOA ADM BLDG 372 W DUVAL ST       SUWANNEE RIVER WMD     0.3368     131.31     0.3113     129.90     0.3113     129.90     SEPT 12, 2023 5:55 pm SCHOOL BOA ADM BLDG 372 W DUVAL ST       LAKESHORE HOSPITAL     0.0001     0.04     0.0001     0.04     0.0001     0.04     SEPT 11, 2023 5:15 pm LSHA 259 NE RD 49 https://www.mysumemeriver.4       Total     7,251.41     7,133.87     7,715.91     FRANKLIN ST SUITE 102     2022       Districts     2023     2023     2023     2023     2023     2023       School     339.884     417,270     399.884     417,270     399.884     417,270       School     339.884     417,270     399.884     417,270     399.884     417,270       School     339.884     417,270     399.884     417,270     399.884     417,270       School     339.884     417,270 <td colspan="2">Taxing Authority</td> <td></td> <td>Taxes</td> <td>No Budget Change is</td> <td>Taxes If No Budget Change is</td> <td>PROPOSED</td> <td>Taxes IF PROPOSED Budget is</td> <td colspan="2">A public hearing on the proposed taxes</td> <td></td>	Taxing Authority			Taxes	No Budget Change is	Taxes If No Budget Change is	PROPOSED	Taxes IF PROPOSED Budget is	A public hearing on the proposed taxes		
SCHOOL - LOCAL     3.2990     1.286.23     3.0104     1.256.15     3.2170     1.342.36     SCH OL GAZ     SCHOOL - STATE     2.2480     876.46     2.0513     855.95     2.2480     938.02     SEPT 12, 2023 5:55 pm SCHOOL BOA       SCHOOL - STATE     2.2480     876.46     2.0513     855.95     2.2480     938.02     SEPT 12, 2023 5:55 pm SCHOOL BOA       SUWANNEE RIVER WMD     0.3368     131.31     0.3113     129.90     0.3113     129.90     SEPT 12, 2023 5:55 pm SCHOOL BOA       LAKESHORE HOSPITAL     0.0001     0.04     0.0001     0.04     0.0001     0.04     SEPT 12, 2023 5:15 pm SRWMD 9225       Total     7.251.41     0.0001     0.04     0.0001     0.04     0.0001     0.04     SEPT 11, 2023 5:15 pm SRWHD 9255       Total     7.251.41     7.133.87     7.715.91     SEPT 12, 2023 5:15 pm SCHOOL 80A       Total     7.251.41     7.133.87     7.715.91     SEPT 12, 2023 5:15 pm SCHOOL 80A       Taxing     2022     7.251.41     7.133.87     7.715.91     2022     2023     2022<	COUNTY		7.8150	3,046.94	7.1492	2,983.15	7.8150	3,260.97	SEPT 7, 2023 5:30pm SCHOOL BOARD ADMIN BLDG, 372 W DUVAL ST		
SCHOOL - STATE     2.2480     876.46     2.0513     855.95     2.2480     938.02     SEFT 12, 2023 5.55 pm SCHOOL BOA       SUWANNEE RIVER WMD     0.3368     131.31     0.3113     129.90     0.3113     129.90     SEFT 12, 2023 5.55 pm SRWMD 92.25       SUWANNEE RIVER WMD     0.3368     131.31     0.3113     129.90     0.3113     129.90     SEPT 12, 2023 5.05 pm SRWMD 92.25       RD 49 https://www.mysuwanneeriver.     0.0001     0.04     0.0001     0.04     SEPT 11, 2023 5.15 pm LSHA 259 NE       Total     7,251.41     7,133.87     7,715.91     FRANKLIN ST SUITE 102       Total     7,251.41     7,133.87     7,715.91     Taxing       String     2022     2023     2021     2023     2022       Contry     389.884     417.270     389.884     417.270     0     0     389.884     4       Municipal     389.884     417.270     389.884     417.270     0     0     389.884     4       Municipal     389.884     417.270     389.884     417.270     0     0     389.884     4       Municipal     389.884     417.270     389.884     417.270     0     0     389.884     4	CITY OF LAKE CITY		4.9000	1,910.43	4.5742	1,908.68	4.9000	2,044.62	SEPT 11, 2023 6:00pm CITY COUNCIL CHAMBERS 205 N MARION AVE		
SUWANNEE RIVER WMD     0.3368     131.31     0.3113     129.90     0.3113     129.90     SEPT 12, 2023 :0.50 pm SRVMDD 9226       LAKESHORE HOSPITAL     0.0001     0.001     0.001     0.04     0.0001     0.001     0.04     0.0001     0.00     0.001	SCHOOL - LOCAL		3.2990	1,286.23	3.0104	1,256.15	3.2170	1,342.36	SEPT 12, 2023 5:55 pm SCHOOL BOARE ADM BLDG 372 W DUVAL ST		OL BOARD
LAKESHORE HOSPITAL LAKESHORE HOSPITAL LAKESHORE HOSPITAL Total	SCHOOL - STATE		2.2480	876.46	2.0513	855.95	2.2480	938.02			OL BOARD
Total     7,251.41     7,13.87     7,715.91       Total     7,251.41     7,13.87     7,715.91       Taxing Districts     2022     2022     2023     2022     2023       School     389,884     417,270     389,884     417,270     0     0     389,884     447,270       Municipal     389,884     417,270     389,884     417,270     0     0     389,884     4       Municipal     389,884     417,270     389,884     417,270     0     0     389,884     4	SUWANNEE RIVER WMD		0.3368	131.31	0.3113	129.90	0.3113	129.90	SEPT 12, 2023 5:05 pm SRWMD 9225 C RD 49 https://www.mysuwanneeriver.co		
Taxing Districts         Market Value 2022         Assessed Value 2022         Exemptions 2022         Taxable Value 2022         Taxable Value 2023         Taxable Valu	LAKESHORE HOSPITAL		0.0001	0.04	0.0001	0.04	0.0001	0.04			259 NE
Taxing Districts         Market Value 2022         Assessed Value 2022         Exemptions 2022         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Valu											
Taxing Districts         Market Value 2022         Assessed Value 2022         Exemptions 2022         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Valu											
Taxing Districts         Market Value 2022         Assessed Value 2022         Exemptions 2022         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Valu											
Taxing Districts         Market Value 2022         Assessed Value 2022         Exemptions 2022         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Valu											
Taxing Districts         Market Value 2022         Assessed Value 2022         Exemptions 2022         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Valu											
Taxing Districts         Market Value 2022         Assessed Value 2022         Exemptions 2022         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Valu											
Taxing Districts         Market Value 2022         Assessed Value 2022         Exemptions 2022         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Value 2022         Taxable Value 2023         Taxable Valu											
County         389,884         417,270         389,884         417,270         0         0         389,884         44           School         389,884         417,270         389,884         417,270         0         0         389,884         44           Municipal         389,884         417,270         0         0         0         389,884         44           Other         389,884         417,270         389,884         417,270         0         0         389,884         44	Total			7,251.41		7,133.87		7,715.91			
School         389,884         417,270         389,884         417,270         0         0         389,884         44           Municipal         389,884         417,270         389,884         417,270         0         0         389,884         44           Other         389,884         417,270         389,884         417,270         0         0         389,884         44		2022	Value 2023 2022				Exemptions 2022 2023		Taxable Value 2022 2023		
Municipal Other         389,884         417,270         389,884         417,270         0         0         389,884         44           Other         389,884         417,270         389,884         417,270         0         0         389,884         44											417,270 417,270
Other         389,884         417,270         389,884         417,270         0         0         389,884         4		389,884	417	7,270	389,884			0	0 3	89,884	417,270
Assessment Reductions     Applicable to:     Value         Exemptions     Applicable to:     Value	Other 389,884		417,270						0 389,884		417,270
	Assessment Reductions Applicable to: Value					Exempt	ptions Applicable to: Value				

\* 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 COURTHOUSE ANNEX RM 238 LAKE CITY FL 32055 386-758-1083

\* 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 September 8, 2023
\* 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.

## **EXPLANATIONS**

#### Column 1 - "Tax Rate 2022" and "Your Property Taxes 2022"

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 – "Tax Rate IF NO Budget Change is Adopted 2023" and "Your Property Taxes IF NO Budget Change is Adopted 2023"

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.

### Column 3 – "Tax Rate PROPOSED 2023" and "Your Property Taxes IF PROPOSED Budget is Adopted 2023"

These columns show what your tax rate and taxes will be this year under 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.

Note: Amounts shown on this 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 this form).

**Market (Just) Value** – Market (also called "Just") value is the most probable sale price for your property in a competitive, open market involving a willing buyer and willing seller.

**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.

**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.

**Exemptions** – Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

Assessment Reductions – Properties can receive an assessment reduction for a number of reasons including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Certain types of property, such as agricultural land, are valued on their current use rather than their market value.