

2024 NOTICE OF PROPOSED PROPERTY TAXES
HON. RHONDA MILLENDER SKIPPER
FRANKLIN COUNTY PROPERTY APPRAISER
33 MARKET STREET SUITE 101
APALACHICOLA, FLORIDA 32320

DO NOT PAY
THIS IS NOT A BILL

03-07S-02W-1100-000C-0030

KCT LIMITED, LLC
1775 HARTSFIELD ROAD
MONTICELLO, FL 32344

PELICAN BAY TOWNHOUSE RESORT
BLOCK C LOT 13
LOTS 46 & 47 NORTH OF THE ROAD
ALLIGATOR POINT

7 Taxing Authorities	Prior Year		Current Year				
	Your Final Tax Rate and Taxes Last Year		Your Tax Rate and Taxes if No budget change is made		Your Tax Rate and Taxes if Proposed budget change is made		
	Tax Rate	Taxes	Tax Rate	Taxes	Tax Rate	Taxes	
COUNTY	5.4707	1,474.91	4.9241	1,460.30	5.4546	1,617.62	09/03/2024 at 5:15 PM est Franklin County Courthouse Annex 34 Forbes Street, Apalachicola, FL 32320
APWRD	1.4500	390.92	1.2883	382.06	1.3500	400.36	09/07/2024 at 9:00 AM est APWRD office 1378 Alligator Dr. Alligator Point, FL 32346
SCHOOL - STATE	2.0040	540.28	1.8052	888.16	1.8760	922.99	09/18/2024 at 5:01 PM est Willie Speed Board Room 85 School Rd, Eastpoint, FL 32328
SCHOOL - LOCAL	2.2480	606.06	2.0250	996.30	2.2480	1,106.02	09/18/2024 at 5:01 PM est Willie Speed Board Room 85 School Rd, Eastpoint, FL 32328
NWFWMD	0.0234	6.31	0.0218	6.47	0.0218	6.47	09/12/2024 at 5:05 PM est District Headquarters 81 Water Management Dr. Havana FL 32333
Total Ad-Valorem Property Taxes:		3,018.48		3,733.29		4,053.46	

Levying Authorities	Purpose of Assessment	Units	Rate	Assessment
ALSF	ALSF	1.00	95.0000	95.00

Taxing Districts	Market Value		Assessed Value		Exemption Value		Taxable Value	
	2023	2024	2023	2024	2023	2024	2023	2024
County	269,601	492,001	269,601	296,561	0	0	269,601	296,561
School	269,601	492,001	269,601	492,001	0	0	269,601	492,001
Other	269,601	492,001	269,601	296,561	0	0	269,601	296,561

Homestead Cap	All taxes	0
Non-Homestead 10% Cap	Non-School Taxes	195,440
Agricultural Classification	All taxes	0
Homestead Portability	All taxes	0
Exemptions	Applies to	
First Homestead	All taxes	0
Additional Homestead	Non-School Taxes	0
Limited Income Senior	County Operating Taxes	0
Other	All Taxes	0

* If you feel the market value of your property is inaccurate or does not reflect fair market value on January 1, 2024, or if you are entitled to an exemption or classification that is not reflected above, please contact your Property Appraiser at:
33 Market St. Suite 101
Apalachicola, FL 32320
Customer Service: (850) 653-9236

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 at the County Property Appraiser or online at <https://floridarevenue.com/property/Pages/Forms.aspx> and must be filed on or before:

Sept. 6, 2024