

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

05-07S-03W-1003-0002-0234

WENDT CHRIS FREDERICK
WENDT DARLENE MARIE
551 BRIGHTLEAF PLACE NW
CONCORD, NC 28027

RESIDENCES AT ST JAMES BAY LTD
BUILDING 2 UNIT 234
ALL A PART OF BLOCK U ST JAMES
BAY SUB.

1 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	1,235.89	4.9241	1,223.65	5.4546	1,355.48	09/03/2024 at 5:15 PM est Franklin County Courthouse Annex 34 Forbes Street, Apalachicola, FL 32320
SCHOOL - STATE	2.0040	452.73	1.8052	471.16	1.8760	489.64	09/18/2024 at 5:01 PM est Willie Speed Board Room 85 School Rd, Eastpoint, FL 32328
SCHOOL - LOCAL	2.2480	507.85	2.0250	528.53	2.2480	586.73	09/18/2024 at 5:01 PM est Willie Speed Board Room 85 School Rd, Eastpoint, FL 32328
NWFWMD	0.0234	5.29	0.0218	5.42	0.0218	5.42	09/12/2024 at 5:05 PM est District Headquarters 81 Water Management Dr. Havana FL 32333
Total Ad-Valorem Property Taxes:		2,201.76		2,228.76		2,437.27	

Levying Authorities	Purpose of Assessment	Units	Rate	Assessment
LVSF	LVSF	1.00	50.0000	50.00

Taxing Districts	Market Value		Assessed Value		Exemption Value		Taxable Value	
	2023	2024	2023	2024	2023	2024	2023	2024
County	225,911	261,001	225,911	248,502	0	0	225,911	248,502
School	225,911	261,001	225,911	261,001	0	0	225,911	261,001
Other	225,911	261,001	225,911	248,502	0	0	225,911	248,502

Homestead Cap	All taxes	0
Non-Homestead 10% Cap	Non-School Taxes	12,499
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