

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

30-08S-06W-1000-000B-0080

RYBICKI DAVID IRVIN & CLAIR
178 SHADOW BAY DRIVE
EASTPOINT, FL 32328

MAGNOLIA RIDGE PHASE I
PB 7/26 BLOCK B LOT 8
691/739 703/168 706/799
823/500 1240/281 1245/195

5 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	540.95	4.9241	516.28	5.4546	571.90	09/03/2024 at 5:15 PM est Franklin County Courthouse Annex 34 Forbes Street, Apalachicola, FL 32320
EAST POINT DISTRICT	3.7500	558.31	3.4243	530.25	3.7500	580.68	09/10/2024 at 5:05 PM est Eastpoint Water and Sewer 40 Island Dr. Eastpoint, FL 32328
SCHOOL - STATE	2.0040	348.46	1.8052	324.66	1.8760	337.39	09/18/2024 at 5:01 PM est Willie Speed Board Room 85 School Rd, Eastpoint, FL 32328
SCHOOL - LOCAL	2.2480	390.89	2.0250	364.19	2.2480	404.30	09/18/2024 at 5:01 PM est Willie Speed Board Room 85 School Rd, Eastpoint, FL 32328
NWFWMD	0.0234	3.48	0.0218	3.38	0.0218	3.38	09/12/2024 at 5:05 PM est District Headquarters 81 Water Management Dr. Havana FL 32333
Total Ad-Valorem Property Taxes:		1,842.09		1,738.76		1,897.65	

Levying Authorities	Purpose of Assessment	Units	Rate	Assessment
EPSF	EPSF	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	314,409	398,765	198,882	204,848	100,000	100,000	98,882	104,848
School	314,409	398,765	198,882	204,848	25,000	25,000	173,882	179,848
Other	314,409	398,765	198,882	204,848	50,000	50,000	148,882	154,848

Homestead Cap	All taxes	193,917
Non-Homestead 10% Cap	Non-School Taxes	0
Agricultural Classification	All taxes	0
Homestead Portability	All taxes	0
Exemptions	Applies to	
First Homestead	All taxes	25,000
Additional Homestead	Non-School Taxes	25,000
Limited Income Senior	County Operating Taxes	50,000
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