

**NOTICE OF PROPOSED
PROPERTY TAXES AND
REVISED PROPOSED OR ADOPTED NON-
AD VALOREM ASSESSMENTS**

PHYSICAL ADDRESS: 765 3RD AV
WELAKA MB1 P51 BLK 14 LOTS 1 2, 3 6 7 8 (MAP
SHEET 41/4)

Real Property



7
8 - 1531

PARCEL NUMBER: 41-12-26-9200-0140-0010
JOHNSON DAVID + HELENA H/W
PO BOX 355
POMONA PARK FL 32181-0355



**DO NOT PAY
THIS IS NOT A BILL**

VALUE INFORMATION:

Parcel Value Breakdown					
Your Property Value	Market Value	Assessment Reduction	Assessed Value	Exemptions	Taxable Value
Last Year: County	437,303	0	437,303	0	437,303
School	437,303	0	437,303	0	437,303
Municipality	437,303	0	437,303	0	437,303
Other	437,303	0	437,303	0	437,303
This Year: County	434,260	0	434,260	0	434,260
School	434,260	0	434,260	0	434,260
Municipality	434,260	0	434,260	0	434,260
Other	434,260	0	434,260	0	434,260

Assessment Reduction Breakdown			Parcel Exemption Breakdown		
Assessment Reduction	Taxing District	Amount	Exemption	Taxing District	Amount

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 or CLASSIFICATION that is not reflected above, contact the Property Appraiser's Office at: **PO BOX 1920 PALATKA, FL 32178-1920 OR 386-329-0286**

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 Property Appraiser's website at www.putnam-fl.com/app and **MUST BE FILED ON OR BEFORE:**

5:00 PM September 10, 2024

AD VALOREM PROPERTY TAXES:

Proposed Property Taxes								
Taxing Authority	Taxable Value Last Year 2023	Your Final Tax Rate and Taxes Last Year 2023		Current Taxable Value 2024	Your Tax Rate and Taxes This Year IF PROPOSED Budget Change is Made		Your Tax Rate and Taxes This Year IF NO Budget Change is Made	
	Column 1	Column 2 Rate	Column 3 Taxes	Column 4	Column 5 Rate	Column 6 Taxes	Column 7 Rate	Column 8 Taxes
County	437,303	8.8441	3,867.55	434,260	8.8441	3,840.64	7.9559	3,454.93
Fire MSTU	437,303	1.1000	481.03	434,260	1.1000	477.69	0.9882	429.14
School State LRE	437,303	3.1150	1,362.20	434,260	3.0330	1,317.11	2.8295	1,228.74
School Local Board	437,303	2.2480	983.05	434,260	2.2480	976.22	2.0420	886.76
School Debt Service	437,303	0.8670	379.14	434,260	0.8490	368.69	0.8490	368.69
St Johns River WMD	437,303	0.1793	78.41	434,260	0.1793	77.86	0.1686	73.22
Welaka	437,303	5.5050	2,407.35	434,260	5.1160	2,221.67	5.1160	2,221.67
Total Ad-Valorem Property Taxes			9,558.73			9,279.88		8,663.15

NON-AD VALOREM ASSESSMENTS:

Proposed or Adopted Non-Ad Valorem Assessments			
Levying Authority & Purpose of Assessment	Rate	Units	Amount
Total Proposed or Adopted Non-Ad Valorem Assessments			0.00

Proposed Tax Re-Cap			
	Column 3	Column 6	Column 8
Ad Valorem Tax	9,558.73	9,279.88	8,663.15
Non-Ad Valorem Tax	0.00	0.00	0.00
Total Tax	9,558.73	9,279.88	8,663.15

Your FINAL TAX BILL should contain all AD VALOREM PROPERTY TAXES and NON-AD VALOREM ASSESSMENTS displayed on this NOTICE OF PROPOSED TAXES.

See reverse side for explanations and public hearing information.

PUBLIC HEARINGS:

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.

Taxing Authority Hearing Information	
County & Fire MSTU	September 10, 2024 at 5:05 PM Government Complex 2509 Crill Ave, Ste 100, Palatka, FL 32177 386-329-0205
Public Schools	September 17, 2024 at 5:05 PM School Board Meeting Room 200 Reid St, Palatka, FL 32177 386-329-0513
Water Mgmt District	September 10, 2024 at 5:05 PM St Johns River WMD 4049 Reid St, Palatka, FL 32177 386-329-4500
Welaka	September 12, 2024 at 5:05 PM Welaka Town Hall 400 4th Ave, Welaka, FL 32193 386-467-9800

EXPLANATIONS:

Market (Just) Value:

The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller, without any undue stress, as of January 1 of the current year listed.

Assessment Reductions:

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

- 1) Save Our Home and Limitation for Non-Homestead properties.
 - 2) Greenbelt and Conservation land are valued based on current use rather than their market value.
 - 3) Pollution Control devices (Tangible Personal Property) are valued based upon their market value as salvage.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

Assessed Value:

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

Exemptions:

Any exemption that applies to your property is listed in this section along with its corresponding exemption value. 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.

Taxable Value:

The value of your property after all assessment reductions and exemptions have been applied. This is the value that is used to determine the taxes.

County (Cnty):

Putnam County Board of County Commissioners

School:

Putnam County School Board

Municipality:

City of Palatka, City of Crescent City, Town of Interlachen, Town of Pomona Park or Town of Welaka.

Other (Oth):

All other Taxing Authorities which parcel is subject to taxation by: Fire MSTU, St. Johns River Water Management District or Suwannee River Water Management Distric.

Taxing Authorities are grouped into these "TAXING DISTRICT" categories because different exemptions and assessment reductions apply to different Taxing Authorities.

Column 1 - "Taxable Value Last Year"

This column shows last year's taxable value used in the calculation of taxes for that specific taxing authority.

Columns 2 & 3 - "Your Final Tax Rate and 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 4 - "Current Taxable Value"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of various exemptions, please see the reverse side for a listing of all exemptions affecting taxable value. Current year taxable values are as of January 1 of the year listed.

Columns 5 & 6 - "Your Tax Rate and 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 taxing authority. The proposal is NOT final and may be amended at the public hearings shown below. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

Columns 7 & 8 - "Your Tax Rate and Taxes this Year IF NO Budget Change is Made"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

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.)

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 Governmental Services and Facilities which may be levied by your County, City, Special Districts or Other Taxing Authority.

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.