

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

PHYSICAL ADDRESS: 201 OAK ST  
WELAKA MB1 P51 BLK 14 LOTS 4 5, (MAP SHEET)

Real Property



PARCEL NUMBER: 41-12-26-9200-0140-0040  
JOHNSON DAVID + HELENA H/W  
PO BOX 355  
POMONA PARK, FL 32181

**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      | 39,640       | 0                    | 39,640         | 0          | 39,640        |  |
| School                 | 39,640       | 0                    | 39,640         | 0          | 39,640        |  |
| Municipality           | 39,640       | 0                    | 39,640         | 0          | 39,640        |  |
| Other                  | 39,640       | 0                    | 39,640         | 0          | 39,640        |  |
| This Year: County      | 40,770       | 0                    | 40,770         | 0          | 40,770        |  |
| School                 | 40,770       | 0                    | 40,770         | 0          | 40,770        |  |
| Municipality           | 40,770       | 0                    | 40,770         | 0          | 40,770        |  |
| Other                  | 40,770       | 0                    | 40,770         | 0          | 40,770        |  |

| 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](http://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                          | 39,640                       | 8.8441                                       | 350.58         | 40,770                     | 8.8441  | 360.57         | 7.9559  | 324.36         |
| Fire MSTU                       | 39,640                       | 1.1000                                       | 43.60          | 40,770                     | 1.1000  | 44.85          | 0.9882  | 40.29          |
| School State LRE                | 39,640                       | 3.1150                                       | 123.48         | 40,770                     | 3.0330  | 123.66         | 2.8295  | 115.36         |
| School Local Board              | 39,640                       | 2.2480                                       | 89.11          | 40,770                     | 2.2480  | 91.65          | 2.0420  | 83.25          |
| School Debt Service             | 39,640                       | 0.8670                                       | 34.37          | 40,770                     | 0.8490  | 34.61          | 0.8490  | 34.61          |
| St Johns River WMD              | 39,640                       | 0.1793                                       | 7.11           | 40,770                     | 0.1793  | 7.31           | 0.1686  | 6.87           |
| Welaka                          | 39,640                       | 5.5050                                       | 218.22         | 40,770                     | 5.1160  | 208.58         | 5.1160  | 208.58         |
| Total Ad-Valorem Property Taxes |                              | 866.47                                       |                |                            | 871.23  |                | 813.32  |                |

**NON-AD VALOREM ASSESSMENTS:**

| Proposed or Adopted Non-Ad Valorem Assessments       |        |       |        |
|--|--------|-------|--------|
| Levying Authority & Purpose of Assessment            | Rate   | Units | Amount |
| SOLID WASTE COUNTY                                   | 262.00 | 1.00  | 262.00 |
| Total Proposed or Adopted Non-Ad Valorem Assessments |        |       | 262.00 |

| Proposed Tax Re-Cap |                 |                 |                 |
|---------------------|-----------------|-----------------|-----------------|
|                     | Column 3        | Column 6        | Column 8        |
| Ad Valorem Tax      | 866.47          | 871.23          | 813.32          |
| Non-Ad Valorem Tax  | 255.00          | 262.00          | 262.00          |
| <b>Total Tax</b>    | <b>1,121.47</b> | <b>1,133.23</b> | <b>1,075.32</b> |

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<br>2509 Crill Ave, Ste 100, Palatka, FL 32177 386-329-0205 |
| Public Schools                       | September 17, 2024 at 5:05 PM School Board Meeting Room<br>200 Reid St, Palatka, FL 32177 386-329-0513      |
| Water Mgmt District                  | September 10, 2024 at 5:05 PM St Johns River WMD<br>4049 Reid St, Palatka, FL 32177 386-329-4500            |
| Welaka                               | September 12, 2024 at 5:05 PM Welaka Town Hall<br>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.