

# 2025 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

Deadline to file a petition with the Value Adjustment Board is 09/09/2025  
Homestead Exemption Applications & TPP Returns can now be filed online  
at [www.sjcpa.gov](http://www.sjcpa.gov)

Real Estate

Parcel ID:0131350010



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WAVES OF HOPE REALTY LLC  
7807 BAYMEADOWS RD E  
JACKSONVILLE FL 32256-9664



## ST JOHNS COUNTY TAXING AUTHORITIES

4030 Lewis Speedway, Suite 203

Saint Augustine, FL 32084

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.

Tax District: 300

Legal Desc: 6-2A N230FT OF SE1/4 OF SW1/4  
LYING E OF ASHTON RD  
OR6099/559

PROPERTY APPRAISER VALUE INFORMATION							
	Last Year (2024)			This Year (2025)			
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value	
County	350,000	252,560	252,560	350,000	277,816	277,816	
Schools	350,000	350,000	350,000	350,000	350,000	350,000	
Municipality	N/A	N/A	N/A	N/A	N/A	N/A	
Other	350,000	252,560	252,560	350,000	277,816	277,816	
TAXING AUTHORITY INFORMATION							
TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	1,175.34	4.4180	1,227.39	4.5650	1,268.23	9/03/25 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	213.26	0.8004	222.36	0.8444	234.59	
County: Health Unit	0.0160	4.04	0.0152	4.22	0.0160	4.45	
County: Fire District	1.3813	348.86	1.3096	363.83	1.4700	408.39	9/11/25 5:30 PM 40 Orange St, St Aug, FL
Public Schools: Local	2.2480	786.80	2.1713	759.96	3.2480	1,136.80	
Public Schools: State	3.0300	1,060.50	2.9266	1,024.31	3.0240	1,058.40	
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/04/25 5:15 PM 121 SW Flagler Ave, Stuart, FL
FIND	0.0288	7.27	0.0270	7.50	0.0288	8.00	
Mosquito	0.1600	40.41	0.1518	42.17	0.1600	44.45	
SJRWMD	0.1793	45.28	0.1703	47.31	0.1793	49.81	9/08/25 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	12.5415	3,681.76	11.9902	3,699.05	13.5355	4,213.12	
ASSESSMENT REDUCTIONS							
Reductions to Market Value				Applies to		Value	
10% Non Homestead				Non-School Taxes		72,184	
EXEMPTIONS							
Exemptions				Applies to		Value	

**Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your county, city or any special district.**

If you feel that 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 your County Property Appraiser at:

**4030 Lewis Speedway, Suite 203  
Saint Augustine, Florida 32084  
(904) 827-5500  
[www.sicpa.gov](http://www.sicpa.gov)**

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**. Petitions may be filed online at the County Clerk of Courts website ([www.stjohnsclerk.com](http://www.stjohnsclerk.com)) or are available upon request. All petitions must be filed **on or before September 09, 2025**.

## EXPLANATION

### \*Column 1-"LAST YEAR'S PROPERTY TAXES"

This column shows the taxes and tax rates that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### \*Column 2-"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"

This column shows what your taxes and tax rates will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### \*Column 3-"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"

This column shows what your taxes and tax rates will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

NOTE: 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.)

## NON-AD VALOREM ASSESSMENTS

Your tax collector will be including non-ad valorem assessments on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

## PROPERTY APPRAISER VALUE INFORMATION

### Market Value:

Market value is the most probable sale price for your property in a competitive, open market.

### Assessed Value:

Assessed value is the value of your property after those reductions to market value are subtracted from market value. The value of each assessment reduction that applies to your property and the reason for that reduction are listed separately in the third box. The assessed value may be different for levies by different taxing authorities.

### Taxable Value:

Taxable value is the value against which the tax rate is applied to calculate the tax due on your property. Taxable value is calculated by subtracting the value of your exemptions from the assessed value of your property.

## ASSESSMENT REDUCTIONS

### Reductions to Market Value:

Your market value can be decreased for a number of reasons. These include assessment increase limitations such as Save Our Homes and the 10% assessment increase cap for non-homestead property. Property may also be assessed for property tax purposes on a basis other than market value. For example, land used for commercial agricultural purposes and land used for certain conservation purposes may be assessed based on its use rather than its market value. If such reductions apply to your property, they are listed in the third box on the front page along with the reduction in market value. Some reductions to market value apply only to the levies of certain governments.

## EXEMPTIONS

### Exemptions:

Exemptions are specific dollar or percentage amounts that reduce assessed value. These are usually based on certain characteristics of the property owner. Examples include homestead exemptions, veterans' disability exemptions and charitable exemptions. Many exemptions apply only to tax levies by the taxing authority granting the exemption.