SUMTER CO TAXING AUTHORITY
218 E McCOLLUM AVE
BUSHNELL, FL 33513

REAL ESTATE
G09J011

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

DO NOT PAY
THIS IS NOT A BILL

LEGAL/DESC:
LOT 11 THE VILLAGES OF SUMTER
CARRABELLEVILLAS PB 14 PGS 22-22A

SITE ADDRESS:
3419 CARRABELLE CT

42 9 - 23506

JONES JESSEE G (LE)
1959 LAKE RIDGE DR
THE VILLAGES FL 32162-3182

2025 TRIM NOTICE

TAXING AUTHORITY	PRIOR (2024) TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2024)		CURRENT (2025) TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED 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	229,740	4.8900	1,123.43	248,920	4.6684	1,162.06	4.8900	1,217.22
PUBLIC SCHOOLS								
BY STATE LAW	254,000	2.8280	718.31	248,920	2.7048	673.28	2.6640	663.12
BY LOCAL BOARD	254,000	2.2270	565.66	248,920	2.1300	530.20	2.2480	559.57
MUNICIPALITY								
WATER MANAGEMENT SWFWMD	229,740	0.1909	43.86	248,920	0.1831	45.58	0.1831	45.58
DEPENDENT DISTRICTS VILLAGES FIRE DIST	0	0.0000	0.00	248,920	0.0000	0.00	0.0464	11.55
TOTAL AD-VALOREM PROPERTY TAXES			2,451.26			2,411.12		2,497.04

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR (2024)	254,000	254,000	229,740
CURRENT YEAR (2025)	248,920	248,920	248,920

APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE (2024)	CURRENT VALUE (2025)
SAVE OUR HOMES BENEFIT	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	24,260	0
AGRICULTURAL CLASSIFICATION	NON-SCHOOL TAXES	0	0

EXEMPTIONS	APPLIES TO	PRIOR VALUE (2024)	CURRENT VALUE (2025)

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please contact the Sumter County Property Appraiser's Office at:

218 E. McCollum Ave. Bushnell, FL 33513
(352) 569-6800

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board.

215 E. McCollum Ave. RM# 245
Bushnell, FL 33513

Petitions must be filed on or before
5:00 PM, September 15, 2025

SEE REVERSE SIDE FOR NON-ADVALOREM ASSESSMENTS AND EXPLANATIONS OF THE COLUMNS ABOVE.

OC-474N
R. 1/10

Sumter County Notice of Proposed Property Taxes

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 the **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	PUBLIC HEARING DATE, LOCATION AND TIME
COUNTY	September 16, 2025 at 6:00 PM Everglades Regional Recreation Center, 5497 Marsh Bend Trail, Grand Canyon Room, The Villages, FL 32163 (352)689-4400
SCHOOL LOCAL	September 09, 2025 at 5:30 PM Sumter Cnty School District Board Room, 2680 W C-476, Bushnell,FL 33513 (352)793-2315
SWFWMD	September 09, 2025 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637 (800)423-1476
VILLAGES FIRE DIST	September 16, 2025 at 6:00 PM Everglades Regional Recreation Center, 5497 Marsh Bend Trail, Grand Canyon Room, The Villages, FL 32163 (352)689-4400

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	RATE	ASSESSMENT
VILLAGES FIRE DIST	(352)753-4508			
	VPSDDD FIRE ASSESS-RES DEMAND	1	81.57	81.57
	VPSDDD FIRE ASSESS-READINESS	1	239.14	239.14
District 10	4-Sep-25 3:00 PM SEABREEZE RECREATION CENTER 2384 BUENA VISTA BLVD THE VILLAGES FL 32162 (352)753-4508	1		
Bond				$0.00
Maintenance				$369.98

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, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: 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.
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.)

COLUMN 1 - "PRIOR TAXABLE VALUE"
This column shows the prior assessed value less all applicable exemptions 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 Limited Income Senior or the Additional Homestead exemption. Current year taxable values are as of January 1, 2025.

COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"
These columns show what your tax rate and taxes could be this year if each taxing authority adopts the same amount of revenue as last year. These amounts are based on last year's budgets and your current assessment.

COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES 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 at the top of this notice. 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.

MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.
ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.
APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.
EXEMPTIONS - Any exemption that impacts 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 - Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.