

**SARASOTA COUNTY TAXING AUTHORITIES
2019 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS**

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

ACCOUNT #: 0052110001 **Duplicate**

SITE ADDRESS:
3901 BAHIA VISTA ST

CAREFREE SHADOWWOOD LLC
ATTN: TAX DEPARTMENT
27777 FRANKLIN RD STE 200
SOUTHFIELD, MI 48034

EVACUATION LEVEL: A, B, C, D

LOCATION DESCRIPTION:
PART OF SE 1/4 OF NW 1/4 & SW 1/4 OF NW 1/4
LYING ELY OF SCL RR R/W, LESS SARASOTA
FRUITVILLE DRAINAGE CANAL, LESS RD R/W
FOR BAHIA VISTA ST DESC IN OR 2365/965, SUBJ
TO 42660 SF INGRESS &

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY	PRIOR YEAR TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT YEAR 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
Sarasota County	11,337,600	3.2140	36,439.05	12,598,360	3.0890	38,916.33	3.2075	40,409.24
County Debt	11,337,600	0.1222	1,385.45	12,598,360	0.1222	1,539.52	0.1317	1,659.20
Legacy Trail	0	0.0000	0.00	12,598,360	0.0000	0.00	0.0419	527.87
County Mosquito	11,337,600	0.0550	623.57	12,598,360	0.0528	665.19	0.0520	655.11
County Hospital Bd	11,337,600	1.0420	11,813.78	12,598,360	1.0008	12,608.44	1.0420	13,127.49
SWFWMD-Dist	11,337,600	0.2955	3,350.26	12,598,360	0.2801	3,528.80	0.2801	3,528.80
WCIND	11,337,600	0.0394	446.70	12,598,360	0.0378	476.22	0.0394	496.38
Public Schools:								
SB State Law	11,337,600	3.7550	42,572.69	14,226,400	3.6272	51,602.00	3.6950	52,566.55
SB Local Board	11,337,600	3.2480	36,824.52	14,226,400	3.1375	44,635.33	3.2480	46,207.35
Sarasota EMS	11,337,600	0.6600	7,482.82	12,598,360	0.6342	7,989.88	0.6600	8,314.92
AD-VALOREM TOTALS		12.4311	140,938.84		11.9816	161,961.71	12.3976	167,492.91
Total Ad Valorem and Non-Ad Valorem (from reverse side)						238,072.35		243,603.55

PROPERTY APPRAISER VALUE INFORMATION			
COMMERCIAL	APPLIES TO	PRIOR VALUE	CURRENT VALUE
MARKET VALUE		11,337,600	14,226,400
ASSESSED VALUE	ALL TAXES	11,337,600	14,226,400
ASSESSED VALUE	NON-SCHOOL TAXES	11,337,600	12,598,360
APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	0	1,628,040
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	ALL COUNTY TAXES	0	0
LIMITED INCOME SENIOR	ALL CITY TAXES	0	0
HISTORIC	COUNTY OPERATING	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, or if you are entitled to an exemption or classification that is not reflected, contact one of the Sarasota County Property Appraiser offices below:

**2001 Adams Lane • Sarasota, FL • 34237
4000 S. Tamiami Trail • Venice, FL • 34293
Customer Service (941) 861-8200**

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. Petition forms are available online at www.SC-PA.com. Petitions must be filed with the Clerk to the Value Adjustment Board or at www.SarasotaClerk.com.

**Petitions must be filed on or before
September 10, 2019**

**IMPORTANT
See reverse side for Non-Ad Valorem
Assessments scheduled to appear on
your final tax bill.**

EXPLANATION OF "TAXING AUTHORITY TAX INFORMATION" SECTION

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.

COLUMNS 5 & 6 - "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 assessments.

COLUMNS 7 & 8 - "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.

EXPLANATION OF "PROPERTY APPRAISER VALUE INFORMATION" SECTION

MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller, per Section 193.011, F.S.

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 may 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 Section 193.461, F.S.

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. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy. (i.e., operating millage vs. debt service millage)

TAXABLE VALUE - The value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

TAXING AUTHORITY HEARING INFORMATION

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	PUBLIC HEARING LOCATION	DATE	TIME	PHONE #
Sarasota County	1660 Ringling Blvd., Sarasota, Florida 34236	09/11/2019	5:30 PM	(941)861-5000
County Debt	1660 Ringling Blvd., Sarasota, Florida 34236	09/11/2019	5:30 PM	(941)861-5000
Legacy Trail	1660 Ringling Blvd., Sarasota, Florida 34236	09/11/2019	5:30 PM	(941)861-5000
County Mosquito	1660 Ringling Blvd., Sarasota, Florida 34236	09/11/2019	5:30 PM	(941)861-5000
County Hospital Bd	Plaza (Board) Auditorium, Waldemere Medical Plaza, Second Floor, 1921	09/03/2019	5:01 PM	(941)917-1732
SWFWMD-Dist	7601 US Hwy 301, Tampa, 33637	09/10/2019	5:01 PM	(352)796-7211
WCIND	401 West Venice Avenue, Venice, FL 34285	09/12/2019	5:01 PM	(941)485-9402
Public Schools:				
SB State Law	1960 Landings Blvd., Sarasota, Florida 34231	09/10/2019	5:15 PM	(941)927-9000
SB Local Board	1960 Landings Blvd., Sarasota, Florida 34231	09/10/2019	5:15 PM	(941)927-9000
Sarasota EMS	1660 Ringling Blvd., Sarasota, Florida 34236	09/11/2019	5:30 PM	(941)861-5000

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.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PHONE #	PURPOSE OF ASSESSMENT/TOTAL REVENUE TO BE COLLECTED BY THIS DISTRICT	RATE	UNITS	ASSESSMENT
Sarasota Fire Rescue	(941)861-5000	Readiness To Serve Funds-Fire Rescue / \$31,739,593	18732.40	1.00	18732.40
Solid Waste Service	(941)861-6758	Solid Waste, Yard Waste And Recycling / \$12,816,950	157.88	251.00	39627.88
Stormwater Utility	(941)861-5000	Fund Seu Svcs Costs Sarasota County / \$14,501,394		202.71	17750.36
NON-AD VALOREM TOTALS					76,110.64