

**SARASOTA COUNTY TAXING AUTHORITIES
2018 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS**

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

ACCOUNT #: 0157120011 ****Duplicate****

SITE ADDRESS:
3905 CASEY KEY RD

WESTERN SHORES INC
3905 CASEY KEY RD
NOKOMIS, FL 34275-3332

EVACUATION LEVEL: A

LOCATION DESCRIPTION:

COM AT US MEANDER COR AT INTRS OF N LINE
OF SEC 16 WITH LITTLE SARASOTA BAY TH N-89-
49-50-W 388.7 FT TH S-21-46-20-E 1946.6 FT FOR
POB TH S-73-06-40-W 100 FT M/L TO GULF OF
MEXICO TH S-21 -46-20-E ALG

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	1,657,761	3.2128	5,326.05	1,823,537	3.0589	5,578.02	3.2140	5,860.85
County Debt	1,657,761	0.1317	218.33	1,823,537	0.1317	240.16	0.1222	222.84
County Mosquito	1,657,761	0.0467	77.42	1,823,537	0.0444	80.97	0.0550	100.29
County Hospital Bd	1,657,761	1.0420	1,727.39	1,823,537	0.9914	1,807.85	1.0420	1,900.13
SWFWMD-Dist	1,657,761	0.3131	519.05	1,823,537	0.2955	538.86	0.2955	538.86
WCIND	1,657,761	0.0394	65.32	1,823,537	0.0377	68.75	0.0394	71.85
Public Schools:								
SB State Law	1,894,800	3.9610	7,505.30	2,054,500	3.7861	7,778.54	3.7550	7,714.65
SB Local Board	1,894,800	3.2480	6,154.31	2,054,500	3.1046	6,378.40	3.2480	6,673.02
N Casey Key PID	1,657,761	0.0000	0.00	1,823,537	0.0000	0.00	0.0000	0.00
Sarasota EMS	1,657,761	0.6600	1,094.12	1,823,537	0.6281	1,145.36	0.6600	1,203.53
AD-VALOREM TOTALS		12.6547	22,687.29		12.0784	23,616.91	12.4311	24,286.02

PROPERTY APPRAISER VALUE INFORMATION			
COMMERCIAL	APPLIES TO	PRIOR VALUE	CURRENT VALUE
MARKET VALUE		1,894,800	2,054,500
ASSESSED VALUE	ALL TAXES	1,894,800	2,054,500
ASSESSED VALUE	NON-SCHOOL TAXES	1,657,761	1,823,537
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	237,039	230,963
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 11, 2018**

**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	County Administration Building, 1660 Ringling Blvd., Sarasota, Florida	09/12/2018	5:30 PM	(941)861-5000
County Debt	County Administration Building, 1660 Ringling Blvd., Sarasota, Florida	09/12/2018	5:30 PM	(941)861-5000
County Mosquito	County Administration Building, 1660 Ringling Blvd., Sarasota, Florida	09/12/2018	5:30 PM	(941)861-5000
County Hospital Bd	Waldemere Medical Plaza 2nd FL, 1921 Waldemere St., Sarasota, 34239	09/04/2018	5:01 PM	(941)917-1732
SWFWMD-Dist	Tampa Service Office, 7601 Highway 301 North, Tampa, 33637	09/11/2018	5:01 PM	(352)796-7211
WCIND	Venice City Hall, 401 W Venice Avenue, Venice, 34285	09/06/2018	5:01 PM	(941)485-9402
Public Schools:				
SB State Law	School Board, 1980 Landings Boulevard Sarasota, 34231	09/11/2018	5:15 PM	(941)927-9000
SB Local Board	School Board, 1980 Landings Boulevard Sarasota, 34231	09/11/2018	5:15 PM	(941)927-9000
N Casey Key PID	County Administration Building, 1660 Ringling Blvd., Sarasota, Florida	09/12/2018	5:30 PM	(941)861-5000
Sarasota EMS	County Administration Building, 1660 Ringling Blvd., Sarasota, Florida	09/12/2018	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
Stormwater Utility	(941)861-5000	Fund Seu Svcs Costs Sarasota County \$14,393,154		3.72	328.78
NON-AD VALOREM TOTALS					328.78