

FLAGLER COUNTY TAXING AUTHORITIES

P.O. Box 936
Bunnell, FL 32110

2025 REAL ESTATE TRIM NOTICENOTICE OF **PROPOSED** PROPERTY TAXES

RETURN SERVICE REQUESTED



Prop ID: 2009052

TAX CODE: 061

BJS WHOLESALE CLUB INC
350 CAMPUS AVENUE
MARLBOROUGH MA 01752

DO NOT PAY
THIS IS NOT A BILL

Site Address:

5857 STATE HWY 100 E PALM COAST, FL
32164

Geo ID:

08-12-31-1237-00000-00F0

Legal Description of Property:

CORNERSTONE AT SEMINOLE WOODS MB 42 PG 44
LOT F (10.18 AC)

	COLUMN 1*		COLUMN 2*		COLUMN 3*		
TAXING AUTHORITY	Tax Rate (2024)	Your Property Taxes (2024)	Tax Rate if No Budget Change is Adopted (2025)	Your Property Taxes if No Budget Change is Adopted (2025)	Tax Rate PROPOSED (2025)	Your Property Taxes if PROPOSED Budget is Adopted (2025)	PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
FLAGLER COUNTY	7.9945	0.00	7.6151	83,520.63	7.9945	87,681.81	9/11/2025 5:01 PM GOVT SERV BLDG 2 1769 E MOODY BLVD BUNNELL, FL 32110 386-313-4036
FLAGLER COUNTY VOTED DEBT	0.2398	0.00	0.1855	2,034.52	0.1855	2,034.52	9/11/2025 5:01 PM GOVT SERV BLDG 2 1769 E MOODY BLVD BUNNELL, FL 32110 386-313-4036
SCHOOL-STATE LAW LEVY	3.1170	0.00	3.0225	33,150.07	3.1010	34,011.04	9/9/2025 5:15 PM GOVT SERV BLDG 2 1769 E MOODY BLVD BUNNELL, FL 32110 386-437-7526
SCHOOL DISCRETIONARY	2.2480	0.00	2.1798	23,907.54	2.2480	24,655.54	9/9/2025 5:15 PM GOVT SERV BLDG 2 1769 E MOODY BLVD BUNNELL, FL 32110 386-437-7526
CITY OF PALM COAST	4.1893	0.00	4.0035	43,909.45	4.1893	45,947.26	9/10/2025 5:15 PM CITY HALL 160 LAKE AVENUE PALM COAST, FL 32164 386-986-3726
SJR WATER MGMT DISTRICT	0.1793	0.00	0.1703	1,867.81	0.1793	1,966.52	9/8/2025 5:05 PM SJRWMD HEADQUARTERS 4049 REID STREET PALATKA, FL 32177 386-329-4500
EAST FLAGLER MOSQUITO CONTROL	0.3250	0.00	0.3110	3,410.98	0.3500	3,838.72	9/3/2025 5:01 PM 210 FIN WAY PALM COAST, FL 32164 386-437-0002
FL INLAND NAVIGATION DIST	0.0288	0.00	0.0270	296.13	0.0288	315.87	9/4/2025 5:15 PM 121 SW FLAGLER AVENUE STUART, FL 34994 (561) 627-3386
Total Property Taxes	18.3217	0.00	17.5147	192,097.13	18.2764	200,451.28	

Taxing District	Market Value		Assessed Value		Exemptions		Taxable Value	
	2024	2025	2024	2025	2024	2025	2024	2025
County	0.00	10,967,766.00	0.00	10,967,766.00	0.00	0.00	0.00	10,967,766.00
Municipality	0.00	10,967,766.00	0.00	10,967,766.00	0.00	0.00	0.00	10,967,766.00
Other	0.00	10,967,766.00	0.00	10,967,766.00	0.00	0.00	0.00	10,967,766.00
School	0.00	10,967,766.00	0.00	10,967,766.00	0.00	0.00	0.00	10,967,766.00

*See reverse side for explanations.

*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 that is not reflected above contact your county property appraiser at **1769 E Moody Blvd. Bldg2, Suite 201, Bunnell FL 32110 (386) 313-4150.***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 county property appraiser and must be filed **ON OR BEFORE 9-15-2025.**

*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 government services and facilities which may be levied by your county, city, or any special district.

EXPLANATIONS

Column 1 – “Tax Rate 2024” and “Your Property Taxes 2024”

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 2 – “Tax Rate IF NO Budget Change is Adopted 2025” and “Your Property Taxes IF NO Budget Change is Adopted 2025”

These columns show what your tax rate and taxes 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 – “Tax Rate PROPOSED 2025” and “Your Property Taxes IF PROPOSED Budget is Adopted 2025”

These columns show what your tax rate and taxes will be this year under 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).

Market Value:

Market value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.

Assessed Value:

Assessed value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing authorities.

Assessment Reductions:

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation of non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box labeled "Assessment Reductions".

Exemptions:

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

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 exemptions and discounts.

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.