

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
277,200	306,180

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. Properties are valued as of January 1.

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or you are entitled to an exemption or classification that is not reflected on this notice, **contact your County Property Appraiser at the numbers listed on the included insert.**

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's office. Your petition must be filed with the Clerk of Value Adjustment Board on or before **5:00 PM September 15, 2025** at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	184,812	203,293	0	0	184,812	203,293
County Debt	184,812	203,293	0	0	184,812	203,293
County Dependent Dists	184,812	203,293	0	0	184,812	203,293
Public Schools	277,200	306,180	0	0	277,200	306,180
Independent Special Dists	184,812	203,293	0	0	184,812	203,293

Assessed Value is the market value minus any assessment reductions.

Exemptions are specific dollar or percentage amounts that reduce your assessed value.

Taxable Value is the value used to calculate the tax due on your property (Assessed Value minus Exemptions).



Assessment Reductions	Applies To	Value
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	102,887

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

Exemptions Applied	Applies To	Exempt Value

Any exemption that impacts your property is listed in this section along with its corresponding exempt 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 exempt value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs debt service millage).

* Due to the passage of Amendment 5 in 2024, the amount of the additional homestead exemption will increase with the rate of inflation.

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcapao.gov

ZHANG LUYI
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PORT ST LUCIE FL 34984-5244

00-40-42-34-00-000-5190 00226



2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 00-40-42-34-00-000-5190				DO NOT PAY THIS IS NOT A BILL			The taxing authorities, which levy 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.			
Legal Description: 34-42-40, N 331.27 FT OF S 660.50 FT OF W 663.49 FT OF E 1327.28 FT OF SE 1/4										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpao.gov for public hearing updates
Taxing Authority	Your Property Taxes Last Year			Your Property Taxes This Year if no budget change is made			Your Property Taxes This Year if proposed budget change is made			A public hearing on the proposed taxes and budget will be held at the locations and dates below.
*Dependent Special Districts	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Operating	184,812	4.5000	831.65	203,293	4.2413	862.23	203,293	4.5000	914.82	
County Debt	184,812	.0396	7.32	203,293	.0330	6.71	203,293	.0330	6.71	
* Fire/Rescue	184,812	3.4581	639.10	203,293	3.2554	661.80	203,293	3.4581	703.01	
* Library Operating	184,812	.5491	101.48	203,293	.5164	104.98	203,293	.5491	111.63	
* Library Debt	184,812	.0098	1.81	203,293	.0000	.00	203,293	.0000	.00	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
PUBLIC SCHOOLS										
By State Law	277,200	3.0660	849.90	306,180	2.9497	903.14	306,180	3.0730	940.89	
By Local Board	277,200	3.2480	900.35	306,180	3.1248	956.75	306,180	3.2480	994.47	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	184,812	.1026	18.96	203,293	.0961	19.54	203,293	.1026	20.86	
So. Fla. Water Mgmt. Dist.	184,812	.0948	17.52	203,293	.0889	18.07	203,293	.0948	19.27	
Everglades Construction	184,812	.0327	6.04	203,293	.0306	6.22	203,293	.0327	6.65	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
FL Inland Navigation District	184,812	.0288	5.32	203,293	.0270	5.49	203,293	.0288	5.85	
Children's Services Council	184,812	.4908	90.71	203,293	.4611	93.74	203,293	.4908	99.78	
Health Care District	184,812	.6561	121.26	203,293	.6164	125.31	203,293	.6561	133.38	
Total Millage Rate & Tax Amount		16.2764	3,591.42		15.4407	3,763.98		16.2670	3,957.32	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE										
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR" This column shows the 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 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows what your 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 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" This column shows what your taxes 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 above. 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.			
NON-AD VALOREM ASSESSMENT										
LEVYING AUTHORITY		PURPOSE OF ASSESSMENT			UNITS	RATE	ASSESSMENT		CONTACT NUMBER	