

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
432,286	458,434

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	266,191	287,252	50,000	50,722	216,191	236,530
County Debt	266,191	287,252	50,000	50,722	216,191	236,530
County Dependent Dists	266,191	287,252	50,000	50,722	216,191	236,530
Public Schools	294,423	309,767	25,000	25,000	269,423	284,767
Independent Special Dists	266,191	287,252	50,000	50,722	216,191	236,530

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
Save our Homes Assessment Cap- 2.9 percent in 2025	All Taxing Authorities	148,667
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	22,515

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
Homestead	All Taxing Authorities	25,000
Additional Homestead*	Non-School Taxing Authorities	25,722

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

SUNSHINE URBAN PROPERTIES LLC
1051 SW 79TH CT
MIAMI FL 33144-4225

00-40-43-10-00-000-1680 00196 HOMESTEAD



Real Estate Parcel ID: 00-40-43-00-000-1680 Legal Description: 10-43-40, N 267.9 FT OF S 4124.3 FT OF W 209.7 FT OF E 1073.5 FT A/K/A S-105				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.			
		COLUMN 1		COLUMN 2			COLUMN 3			See www.pbcpar.org 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	
COUNTY										
County Operating		216,191	4.5000	972.86	236,530	4.2413	1,003.19	236,530	4.5000	1,064.39
County Debt		216,191	.0396	8.56	236,530	.0330	7.81	236,530	.0330	7.81
* Fire/Rescue		216,191	3.4581	747.61	236,530	3.2554	770.00	236,530	3.4581	817.94
* Library Operating		216,191	.5491	118.71	236,530	.5164	122.14	236,530	.5491	129.88
* Library Debt		216,191	.0098	2.12	236,530	.0000	.00	236,530	.0000	.00
PUBLIC SCHOOLS										
By State Law		269,423	3.0660	826.05	284,767	2.9497	839.98	284,767	3.0730	875.09
By Local Board		269,423	3.2480	875.09	284,767	3.1248	889.84	284,767	3.2480	924.92
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin		216,191	.1026	22.18	236,530	.0961	22.73	236,530	.1026	24.27
So. Fla. Water Mgmt. Dist.		216,191	.0948	20.49	236,530	.0889	21.03	236,530	.0948	22.42
Everglades Construction		216,191	.0327	7.07	236,530	.0306	7.24	236,530	.0327	7.73
FL Inland Navigation District		216,191	.0288	6.23	236,530	.0270	6.39	236,530	.0288	6.81
Children's Services Council		216,191	.4908	106.11	236,530	.4611	109.06	236,530	.4908	116.09
Health Care District		216,191	.6561	141.84	236,530	.6164	145.80	236,530	.6561	155.19
Total Millage Rate & Tax Amount			16.2764	3,854.92		15.4407	3,945.21		16.2670	4,152.54
** EXPLANATION OF TAX NOTICE										
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"		COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"				COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"				
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.		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.				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		
INDIAN TRAIL IMPRVMT DIST 6A		MAINTENANCE		1.2899	956.20	1,233.40		(561) 793-0874		
INDIAN TRAIL IMPROV DIST R-3		R3 ROADS		1.2899	51.48	66.40		(561) 793-0874		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	584.00	584.00		(561) 697-2700		
Total Non-Ad Valorem Assessment						1,883.80				
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. 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: 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 in the November tax bill. For details on particular Non-Ad Valorem assessments, contact the levying authority shown in the Non-Ad Valorem Assessment section on this page.										