

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
1,146,250	1,200,683

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 14, 2026** 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	727,645	800,410	0	0	727,645	800,410
County Debt	727,645	800,410	0	0	727,645	800,410
County Dependent Dists	727,645	800,410	0	0	727,645	800,410
Public Schools	1,146,250	1,200,683	0	0	1,146,250	1,200,683
Independent Special Dists	727,645	800,410	0	0	727,645	800,410

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	400,273

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.pbcpao.gov

00-41-40-33-00-000-3290 00141

GELMAN GARY FARBER TRUST
530 OCEAN DR APT 1003
JUNO BEACH FL 33408-1948



2026 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 00-41-40-33-00-000-3290				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: 33-40-41, IRREG SHAPED PAR BEING NLY 367 FT OF SLY 3202 FT OF ELY 1048.37 FT OF WLY 1176.37 FT OF W 1/2 LYG N OF SR 706 A/K/A LT 13-A CYPRESS TRAILS UNREC										
	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										9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Operating	727,645	4.5000	3,274.40	800,410	4.2678	3,415.99	800,410	4.5000	3,601.85	
County Debt	727,645	.0330	24.01	800,410	.0210	16.81	800,410	.0210	16.81	
* Fire/Rescue	727,645	3.4581	2,516.27	800,410	3.2856	2,629.83	800,410	3.4581	2,767.90	
* Library Operating	727,645	.5491	399.55	800,410	.5213	417.25	800,410	.5491	439.51	
* Library Debt	727,645	.0000	.00	800,410	.0000	.00	800,410	.0000	.00	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
PUBLIC SCHOOLS										
By State Law	1,146,250	3.0730	3,522.43	1,200,683	2.9449	3,535.89	1,200,683	3.0390	3,648.88	
By Local Board	1,146,250	3.2480	3,723.02	1,200,683	3.1126	3,737.25	1,200,683	3.2480	3,899.82	
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	727,645	.1026	74.66	800,410	.0977	78.20	800,410	.1026	82.12	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	727,645	.0948	68.98	800,410	.0906	72.52	800,410	.0948	75.88	
Everglades Construction	727,645	.0327	23.79	800,410	.0312	24.97	800,410	.0327	26.17	
FL Inland Navigation District	727,645	.0270	19.65	800,410	.0257	20.57	800,410	.0270	21.61	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957 9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 9/17 7:00 PM (561)746-2223 400 N Delaware Blvd Jupiter 33458
Children's Services Council	727,645	.4908	357.13	800,410	.4642	371.55	800,410	.4908	392.84	
Health Care District	727,645	.6561	477.41	800,410	.6205	496.65	800,410	.6561	525.15	
Jupiter Inlet District	727,645	.0722	52.54	800,410	.0681	54.51	800,410	.0722	57.79	
Total Millage Rate & Tax Amount		16.3374	14,533.84		15.5512	14,871.99		16.2914	15,556.33	** 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		
SOUTH INDIAN RIVER WCD UNIT 2X SOLID WASTE AUTHORITY OF PBC		INFRASTRUCTURE MAINTENANCE		1	1,395.58	1,395.58		(561) 747-0550		
		GARBAGE SERVICES		1	506.00	506.00		(561) 697-2700		