

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
941,444	1,005,727

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	941,444	1,005,727	0	0	941,444	1,005,727
County Debt	941,444	1,005,727	0	0	941,444	1,005,727
County Dependent Dists	941,444	1,005,727	0	0	941,444	1,005,727
Public Schools	941,444	1,005,727	0	0	941,444	1,005,727
Independent Special Dists	941,444	1,005,727	0	0	941,444	1,005,727

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

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.pbcpa.gov



FRANCISCO ANDREW J &
FRANCISCO GYASIB
11862 SANDY RUN
JUPITER FL 33478-6765

00-41-41-14-00-000-3103 00141

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

Real Estate Parcel ID: 00-41-41-14-00-000-3103				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: 14-41-41, W 1/2 OF S 330 FT OF TH PT OF W 1/2 OF SE 1/4 OF SW 1/4 OF NW 1/4 LYG N OF N LI OF 50 FT CNL R/W (LESS N 30 FT SANDY RUN R/W) A/K/A W 1/2 OF C-109										
	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	941,444	4.5000	4,236.50	1,005,727	4.2678	4,292.24	1,005,727	4.5000	4,525.77	
County Debt	941,444	.0330	31.07	1,005,727	.0210	21.12	1,005,727	.0210	21.12	
* Fire/Rescue	941,444	3.4581	3,255.61	1,005,727	3.2856	3,304.42	1,005,727	3.4581	3,477.90	
* Library Operating	941,444	.5491	516.95	1,005,727	.5213	524.29	1,005,727	.5491	552.24	
* Library Debt	941,444	.0000	.00	1,005,727	.0000	.00	1,005,727	.0000	.00	
PUBLIC SCHOOLS										9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By State Law	941,444	3.0730	2,893.06	1,005,727	2.9449	2,961.77	1,005,727	3.0390	3,056.40	
By Local Board	941,444	3.2480	3,057.81	1,005,727	3.1126	3,130.43	1,005,727	3.2480	3,266.60	
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	941,444	.1026	96.59	1,005,727	.0977	98.26	1,005,727	.1026	103.19	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	941,444	.0948	89.25	1,005,727	.0906	91.12	1,005,727	.0948	95.34	
Everglades Construction	941,444	.0327	30.79	1,005,727	.0312	31.38	1,005,727	.0327	32.89	
FL Inland Navigation District	941,444	.0270	25.42	1,005,727	.0257	25.85	1,005,727	.0270	27.15	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	941,444	.4908	462.06	1,005,727	.4642	466.86	1,005,727	.4908	493.61	
Health Care District	941,444	.6561	617.68	1,005,727	.6205	624.05	1,005,727	.6561	659.86	
Jupiter Inlet District	941,444	.0722	67.97	1,005,727	.0681	68.49	1,005,727	.0722	72.61	
Total Millage Rate & Tax Amount		16.3374	15,380.76		15.5512	15,640.28		16.2914	16,384.68	** 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 2 SOLID WASTE AUTHORITY OF PBC		INFRASTRUCTURE MAINTENANCE		1	334.35	334.35		(561) 747-0550		
		GARBAGE SERVICES		1	506.00	506.00		(561) 697-2700		