

Market Value

Last Year (2025)	This Year (2026)
924,391	988,226

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	471,174	515,170	0	0	471,174	515,170
County Debt	471,174	515,170	0	0	471,174	515,170
County Dependent Dists	471,174	515,170	0	0	471,174	515,170
Public Schools	496,903	525,448	0	0	496,903	525,448
Independent Special Dists	471,174	515,170	0	0	471,174	515,170

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	10,278
Classified Agricultural Use	All Taxing Authorities	462,778

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

[illegible]

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

00-41-41-20-01-003-0380 00141

PALMS & PINES RANCH LLC
14250 CALOOSA BLVD
WEST PALM BEACH FL 33418-8675



Real Estate Parcel ID: 00-41-41-20-01-003-0380			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: CALOOSA 1ST ADD LT 38 SEC 3											
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpa.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	471,174	4.5000	2,120.28	515,170	4.2678	2,198.64	515,170	4.5000	2,318.27		
County Debt	471,174	.0330	15.55	515,170	.0210	10.82	515,170	.0210	10.82		
* Fire/Rescue	471,174	3.4581	1,629.37	515,170	3.2856	1,692.64	515,170	3.4581	1,781.51		
* Library Operating	471,174	.5491	258.72	515,170	.5213	268.56	515,170	.5491	282.88		
* Library Debt	471,174	.0000	.00	515,170	.0000	.00	515,170	.0000	.00		
PUBLIC SCHOOLS											9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By State Law	496,903	3.0730	1,526.98	525,448	2.9449	1,547.39	525,448	3.0390	1,596.84		
By Local Board	496,903	3.2480	1,613.94	525,448	3.1126	1,635.51	525,448	3.2480	1,706.66		
MUNICIPALITY											
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	471,174	.1026	48.34	515,170	.0977	50.33	515,170	.1026	52.86	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406	
So. Fla. Water Mgmt. Dist.	471,174	.0948	44.67	515,170	.0906	46.67	515,170	.0948	48.84		
Everglades Construction	471,174	.0327	15.41	515,170	.0312	16.07	515,170	.0327	16.85	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 ByntnBch 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	
FL Inland Navigation District	471,174	.0270	12.72	515,170	.0257	13.24	515,170	.0270	13.91		
Children's Services Council	471,174	.4908	231.25	515,170	.4642	239.14	515,170	.4908	252.85		
Health Care District	471,174	.6561	309.14	515,170	.6205	319.66	515,170	.6561	338.00		
Jupiter Inlet District	471,174	.0722	34.02	515,170	.0681	35.08	515,170	.0722	37.20		
Total Millage Rate & Tax Amount		16.3374	7,860.39		15.5512	8,073.75		16.2914	8,457.49	** 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				
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES			1	546.00	546.00	(561) 697-2700				
Total Non-Ad Valorem Assessment						546.00					
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.											