

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
360,967	336,604

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	92,005	94,673	55,000	55,722	37,005	38,951
County Debt	92,005	94,673	55,000	55,722	37,005	38,951
County Dependent Dists	92,005	94,673	55,000	55,722	37,005	38,951
Public Schools	92,005	94,673	30,000	30,000	62,005	64,673
Independent Special Dists	92,005	94,673	55,000	55,722	37,005	38,951

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	241,931

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
Widow	All Taxing Authorities	5,000
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.pbcpa.gov

COHEN ELAINE J
4659 CARLTON GOLF DR
WELLINGTON FL 33449-8130

00-41-44-25-15-000-0780 00176 HOMESTEAD



Real Estate Parcel ID: 00-41-44-25-15-000-0780						DO NOT PAY			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: WYCLIFFE TR C REPL LT 78											
		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	Tax Amount	
COUNTY											
County Operating		37,005	4.5000	166.52	38,951	4.2413	165.20	38,951	4.5000	175.28	9/09 5:05 PM (561) 355-3996
County Debt		37,005	.0396	1.47	38,951	.0330	1.29	38,951	.0330	1.29	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue		37,005	3.4581	127.97	38,951	3.2554	126.80	38,951	3.4581	134.70	
* Library Operating		37,005	.5491	20.32	38,951	.5164	20.11	38,951	.5491	21.39	
* Library Debt		37,005	.0098	.36	38,951	.0000	.00	38,951	.0000	.00	
PUBLIC SCHOOLS											
By State Law		62,005	3.0660	190.11	64,673	2.9497	190.77	64,673	3.0730	198.74	9/10 5:05 PM (561) 434-8837
By Local Board		62,005	3.2480	201.39	64,673	3.1248	202.09	64,673	3.2480	210.06	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY											
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin		37,005	.1026	3.80	38,951	.0961	3.74	38,951	.1026	4.00	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.		37,005	.0948	3.51	38,951	.0889	3.46	38,951	.0948	3.69	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction		37,005	.0327	1.21	38,951	.0306	1.19	38,951	.0327	1.27	
FL Inland Navigation District		37,005	.0288	1.07	38,951	.0270	1.05	38,951	.0288	1.12	9/04 5:15 PM (561) 627-3386
Children's Services Council		37,005	.4908	18.16	38,951	.4611	17.96	38,951	.4908	19.12	121 SW Flagler Ave Stuart FL 34994
Health Care District		37,005	.6561	24.28	38,951	.6164	24.01	38,951	.6561	25.56	9/15 5:01 PM (561) 740-7000
											2300 High Ridge Rd ByntnBch FL33426
											9/17 5:15 PM (561) 659-1270
											1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount			16.2764	760.17		15.4407	757.67		16.2670	796.22	** 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	407.00	407.00	(561) 697-2700				
Total Non-Ad Valorem Assessment						407.00					
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.											