2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to Real Estate Parcel ID: 00-41-47-22-12-000-0290 adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to DO NOT PAY Legal Description: BOCA FALLS PAR M LT 29 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 THIS IS NOT A BILL proposals at the hearing. www.pbcpao.gov for **COLUMN 1 COLUMN 3 COLUMN 2** public hearing updates **Your Property Taxes This Year** Your Property Taxes This Year A public hearing on the proposed **TAXING AUTHORITY** Your Property Taxes Last Year if no budget change is made If proposed budget change is made taxes and budget will be held at the *Dependent Special Districts locations and dates below. Taxable Value Millage Rate Tax Amount Taxable Value | Millage Rate | Tax Amount Taxable Value Millage Rate Tax Amount COUNTY 2.200.24 503,849 4.2413 2.136.97 4.5000 503,849 4.5000 9/09 5:05 PM (561) 355-3996 County Operating 488,942 2,267.32 County Debt 488,942 0.0396 19.36 503.849 0.0330 16.63 503,849 0.0330 16.63 301 N Olive Ave 6th FI WPB 33401 1,690.81 503,849 3.2554 Fire/Rescue 488,942 3.4581 1,640.23 503,849 3.4581 1,742.36 0.5491 268.48 503,849 0.5164 260.19 0.5491 276.66 * Library Operating 488.942 503,849 Library Debt 503,849 0.0000 .00 488,942 0.0098 4.79 503,849 0.0000 .00 PUBLIC SCHOOL By State Law 513.942 3.0660 1,575.75 529,571 2.9497 1,562.08 529.571 3.0730 1.627.37 9/10 5:05 PM (561) 434-8837 3.2480 1,669.28 529,571 1,654.80 By Local Board 513.942 3.1248 529.571 3.2480 1,720.05 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY INDEPENDENT SPECIAL DISTRICTS 50.17 503,849 0.0961 48.42 0.1026 9/11 5:15 PM (561) 686-8800 So. Fla. Water Mgmt. Basin 488,942 503,849 0.1026 51.69 So. Fla. Water Mgmt. Dist. 488,942 0.0948 46.35 503,849 0.0889 44.79 503,849 0.0948 47.76 3301 Gun Club Rd Bldg WPB 33406 503,849 **Everglades Construction** 488,942 0.0327 15.99 0.0306 15.42 503,849 0.0327 16.48 FL Inland Navigation District 488,942 0.0288 14.08 503.849 0.0270 13.60 503,849 0.0288 14.51 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 Children's Services Council 488.942 0.4908 239.97 503,849 0.4611 232.32 503,849 0.4908 247.29 2300 High Ridge Rd ByntnBch FL33426 0.6561 320.79 503.849 310.57 9/17 5:15 PM (561) 659-1270 Health Care District 488,942 0.6164 503,849 0.6561 330.58 1515 N Flagler Dr Ste 101 WPB 33401 Total Millage Rate & Tax Amount 16.2764 8.116.06 15.4407 7.936.02 16.2670 8.358.70 * * SEE BELOW FOR EXPLANATION * * EXPLANATION OF TAX NOTICE **COLUMN 1 COLUMN 3 COLUMN 2** "YOUR PROPERTY TAXES LAST YEAR" "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows the taxes that applied last year to your property. This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES These amounts were based on budgets adopted last year and your NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between property's previous taxable value. columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments. and your current assessment. **NON-AD VALOREM ASSESSMENTS** PURPOSE OF ASSESSMENT LEVYING AUTHORITY **UNITS** RATE ASSESSMENT CONTACT NUMBER SOLID WASTE AUTHORITY OF PBC **GARBAGE SERVICES** 415.00 415.00 (561) 697-2700 Total Non-Ad Valorem Assessment 415.00 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 service 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 of this page.

Market Value

Last Year (2024) This Year (2025)

985,408

829,304

00-41-47-22-12-000-0290 003: JASER SHADI & JASER JULIE B URBAN 21570 HALSTEAD DR BOCA RATON FL 33428-4843

00355 HOMESTEAD

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 October 28, 2025 at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assesse	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	538,942	554,571	50,000	50,722	488,942	503,849	
County Debt	538,942	554,571	50,000	50,722	488,942	503,849	
County Dependent Dists	538,942	554,571	50,000	50,722	488,942	503,849	
Public Schools	538,942	554,571	25,000	25,000	513,942	529,571	
Independent Special Dists	538,942	554,571	50,000	50,722	488,942	503,849	

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	430,837

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

AMENDED

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 Amendement 5 in 2024, the amount of additional homestead exemption will increase with the rate of inflation.

VALUE INFORMATION