DE SOUZA ANNUZA CLAUDIA & DA SILVA ANNUZA OSCAR HAMILTON & 21320 SUMMERTRACE CIR BOCA RATON FL 33428-1178

Market Value

Last Year (2024) This Year (2025)
464.076 463.785

00-41-47-23-16-000-1370 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

VALUE INFORMATION

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	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	464,076	463,785	50,000	50,722	414,076	413,063	
County Debt	464,076	463,785	50,000	50,722	414,076	413,063	
County Dependent Dists	464,076	463,785	50,000	50,722	414,076	413,063	
Public Schools	464,076	463,785	25,000	25,000	439,076	438,785	
Independent Special Dists	464,076	463,785	50,000	50,722	414,076	413,063	

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
Homestead	All Taxing Authorities	25,000
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.



2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 00-41-47-23-16-000-1370

Legal Description:

COUNTRY LANDING SEC TWO IN I

IN PB50P21

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.

	С	OLUMN	1	COLUMN 2		COLUMN 3		3	See www.pbcpao.gov for public hearing updates		
Taxing Authority *Dependent Special Districts	Your Prop	erty Taxe	s Last Year		erty Taxe Iget change	s This Year e 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.	
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount		
COUNTY											
County Operating	414,076	4.5000	1,863.34	413,063	4.2413	1,751.92	413,063				
County Debt	414,076	.0396	16.40	413,063	.0330	13.63	413,063		13.63		
* Fire/Rescue	414,076	3.4581	1,431.92	413,063	3.2554	1,344.69	413,063	3.4581	1,428.41		
* Library Operating	414,076		227.37	413,063	.5164	213.31	413,063		226.81		
* Library Debt	414,076	.0098	4.06	413,063	.0000	.00	413,063	.0000	.00		
PUBLIC SCHOOLS											
By State Law	439,076		1,346.21	438,785	2.9497	1,294.28	438,785	3.0730	1,348.39	9/10 5:05 PM (561) 434-8837	
By Local Board	439,076	3.2480	1,426.12	438,785	3.1248	1,371.12	438,785	3.2480	1,425.17	3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY											
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	414,076	.1026	42.48	413.063	.0961	39.70	413.063	.1026	42.38	9/11 5:15 PM (561) 686-8800	
So. Fla. Water Mgmt. Dist.	414,076		39.25		.0889	36.72	413,063				
Everglades Construction	414,076	.0327	13.54	413,063	.0306	12.64	413,063		13.51	3001 341 342 142 343 111 2 30 100	
FL Inland Navigation District	414,076		11.93	413,063	.0270	11.15	413,063		11.90	9/04 5:15 PM (561) 627-3386	
aa .tarigaton Diotrot	,	.0200		1.10,000	.02.0		,	.0200		121 SW Flagler Ave Stuart FL 34994	
Children's Services Council	414,076	.4908	203.23	413,063	.4611	190.46	413,063	.4908	202.73		
Children's Convictor Council	111,010	.1000	200.20	110,000	.1011	100.10	110,000	. 1000	202.10	2300 High Ridge Rd ByntnBch FL33426	
Health Care District	414,076	.6561	271.68	413,063	.6164	254.61	413,063	.6561	271.01	9/17 5:15 PM (561) 659-1270	
Tiodian data Biodiot	111,010	.0001	27 1.00	110,000	.0101	201.01	110,000	.0001	271.01	1515 N Flagler Dr Ste 101 WPB 33401	
										TOTO IN LUGION BY OLD TOT WILD GO TOT	
Total Millage Rate & Tax Amount		16.2764	6,897.53		15.4407	6,534.23		16.2670	6,881.88	** SEE BELOW FOR EXPLANATION	
** EVALAMATION OF TAX NOTICE											

** 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	415.00	415.00	(561) 697-2700
	To	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 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.