

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
528,070	560,935

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.**

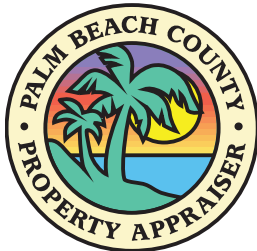
If the Property Appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser's office. Your petition must be filed with the 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	528,070	560,935	0	0	528,070	560,935
County Debt	528,070	560,935	0	0	528,070	560,935
County Dependent Dists	528,070	560,935	0	0	528,070	560,935
Public Schools	528,070	560,935	0	0	528,070	560,935
Independent Special Dists	528,070	560,935	0	0	528,070	560,935

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.pbcpao.gov

00-42-41-09-00-000-1370 00141
 ZENG XUE &
 CHOONG YOKE
 8677 OLDHAM WAY
 WEST PALM BEACH FL 33412-1114



Real Estate Parcel ID: 00-42-41-09-00-000-1370				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: 9-41-42, N 210 FT OF S 660 FT OF E 480 FT OF W 970 FT OF NE 1/4 (LESS TH PT LYG E OF LI 100 FT W OF & PARA TO WLY R/W LI SUNSHINE PKWY) IN OR2590 P1446 A/K/A P-138																																						
		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		528,070	4.5000	2,376.32	560,935	4.2678	2,393.96	560,935	4.5000	2,524.21																												
County Debt		528,070	.0330	17.43	560,935	.0210	11.78	560,935	.0210	11.78																												
* Fire/Rescue		528,070	3.4581	1,826.12	560,935	3.2856	1,843.01	560,935	3.4581	1,939.77																												
* Library Operating		528,070	.5491	289.96	560,935	.5213	292.42	560,935	.5491	308.01																												
* Library Debt		528,070	.0000	.00	560,935	.0000	.00	560,935	.0000	.00																												
PUBLIC SCHOOLS																																						
By State Law		528,070	3.0730	1,622.76	560,935	2.9449	1,651.90	560,935	3.0390	1,704.68																												
By Local Board		528,070	3.2480	1,715.17	560,935	3.1126	1,745.97	560,935	3.2480	1,821.92																												
MUNICIPALITY																																						
INDEPENDENT SPECIAL DISTRICTS																																						
So. Fla. Water Mgmt. Basin		528,070	.1026	54.18	560,935	.0977	54.80	560,935	.1026	57.55																												
So. Fla. Water Mgmt. Dist.		528,070	.0948	50.06	560,935	.0906	50.82	560,935	.0948	53.18																												
Everglades Construction		528,070	.0327	17.27	560,935	.0312	17.50	560,935	.0327	18.34																												
FL Inland Navigation District		528,070	.0270	14.26	560,935	.0257	14.42	560,935	.0270	15.15																												
Children's Services Council		528,070	.4908	259.18	560,935	.4642	260.39	560,935	.4908	275.31																												
Health Care District		528,070	.6561	346.47	560,935	.6205	348.06	560,935	.6561	368.03																												
Jupiter Inlet District		528,070	.0722	38.13	560,935	.0681	38.20	560,935	.0722	40.50																												
Total Millage Rate & Tax Amount			16.3374	8,627.31		15.5512	8,723.23		16.2914	9,138.43																												
** EXPLANATION OF TAX NOTICE <table border="1" style="width: 100%;"> <tr> <td style="width: 33%; vertical-align: top;"> 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. </td> <td style="width: 33%; vertical-align: top;"> 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. </td> <td style="width: 33%; vertical-align: top;"> 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. </td> </tr> </table>											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.																									
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NON-AD VALOREM ASSESSMENT <table border="1" style="width: 100%;"> <tr> <th style="width: 25%;">LEVYING AUTHORITY</th> <th style="width: 25%;">PURPOSE OF ASSESSMENT</th> <th style="width: 10%;">UNITS</th> <th style="width: 10%;">RATE</th> <th style="width: 10%;">ASSESSMENT</th> <th style="width: 10%;">CONTACT NUMBER</th> </tr> <tr> <td rowspan="3">SOUTH INDIAN RIVER WCD UNIT TA SOUTH INDIAN RIVER WCD UNIT 01 SOLID WASTE AUTHORITY OF PBC</td> <td>DEBT SERVICE</td> <td>1</td> <td>613.00</td> <td>613.00</td> <td>(561) 747-0550</td> </tr> <tr> <td>INFRASTRUCTURE MAINTENANCE</td> <td>1</td> <td>1,243.80</td> <td>1,243.80</td> <td>(561) 747-0550</td> </tr> <tr> <td>GARBAGE SERVICES</td> <td>1</td> <td>506.00</td> <td>506.00</td> <td>(561) 697-2700</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total Non-Ad Valorem Assessment</td> <td>2,362.80</td> <td></td> </tr> </table>											LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER	SOUTH INDIAN RIVER WCD UNIT TA SOUTH INDIAN RIVER WCD UNIT 01 SOLID WASTE AUTHORITY OF PBC	DEBT SERVICE	1	613.00	613.00	(561) 747-0550	INFRASTRUCTURE MAINTENANCE	1	1,243.80	1,243.80	(561) 747-0550	GARBAGE SERVICES	1	506.00	506.00	(561) 697-2700	Total Non-Ad Valorem Assessment				2,362.80	
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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.																																						