

VALUE INFORMATION

Market Value

Last Year (2023)	This Year (2024)
200,000	210,000

Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan 1, 2024. It is based on a willing buyer and a willing seller.

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 16, 2024** 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	166,375	183,013	0	0	166,375	183,013
County Debt	166,375	183,013	0	0	166,375	183,013
County Dependent Dists	166,375	183,013	0	0	166,375	183,013
Public Schools	200,000	210,000	0	0	200,000	210,000
Independent Special Dists	166,375	183,013	0	0	166,375	183,013

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
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	26,987

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).

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcpao.gov

YACIOB MOHAMED
7935 ROSTAND STREET
BROSSARD, QUEBEC
J4X2R6 CANADA

00-42-43-22-21-001-0103 00192



Real Estate Parcel ID: 00-42-43-22-21-001-0103				<h1 style="text-align: center;">DO NOT PAY</h1> <p style="text-align: center;">THIS IS NOT A BILL</p>			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: LINKS AT EMERALD DUNES CONDOMINIUM UNIT 103 BLDG 1										
	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										9/10 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Operating	166,375	4.5000	748.69	183,013	4.1641	762.08	183,013	4.5000	823.56	
County Debt	166,375	.0188	3.13	183,013	.0396	7.25	183,013	.0396	7.25	
* Fire/Rescue	166,375	3.4581	575.34	183,013	3.1986	585.39	183,013	3.4581	632.88	
* Library Operating	166,375	.5491	91.36	183,013	.5077	92.92	183,013	.5491	100.49	
* Library Debt	166,375	.0108	1.80	183,013	.0098	1.79	183,013	.0098	1.79	
PUBLIC SCHOOLS										9/04 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By State Law	200,000	3.2090	641.80	210,000	3.0302	636.34	210,000	3.0660	643.86	
By Local Board	200,000	3.2480	649.60	210,000	3.0671	644.09	210,000	3.2480	682.08	
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	166,375	.1026	17.07	183,013	.0945	17.29	183,013	.1026	18.78	9/12 5:15 PM (561) 686-8800 3301 Gun Club Rd B-1 Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	166,375	.0948	15.77	183,013	.0874	16.00	183,013	.0948	17.35	
Everglades Construction	166,375	.0327	5.44	183,013	.0301	5.51	183,013	.0327	5.98	
FL Inland Navigation District	166,375	.0288	4.79	183,013	.0266	4.87	183,013	.0288	5.27	
Children's Services Council	166,375	.4908	81.66	183,013	.4535	83.00	183,013	.4908	89.82	9/05 5:05 PM (561) 627-3386 1707 NE Indian River Dr Jensen Bch 9/11 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426 9/11 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Health Care District	166,375	.6761	112.49	183,013	.6247	114.33	183,013	.6561	120.07	
Total Millage Rate & Tax Amount		16.4196	2,948.94		15.3339	2,970.86		16.2764	3,149.18	** 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		
NPB CO. IMPROV DIST 5A		MAINTENANCE		1	354.43	354.43		(561) 624-7830		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	264.00	264.00		(561) 697-2700		
VISTA COMM DEV DIST DEBT		VISTA CDD DEBT ASSESSMENT		1	734.45	734.45		(561) 630-4922		
VISTA COMM DEV DIST MAINT		VISTA CDD O&M ASSESSMENT		1	112.83	112.83		(561) 630-4922		
Total Non-Ad Valorem Assessment						1,465.71				
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.										