

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
120,255	110,290

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	69,557	36,206	0	25,000	69,557	11,206
County Debt	69,557	36,206	0	25,000	69,557	11,206
County Dependent Dists	69,557	36,206	0	25,000	69,557	11,206
Public Schools	120,255	36,206	0	25,000	120,255	11,206
Independent Special Dists	69,557	36,206	0	25,000	69,557	11,206

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 Portability	All Taxing Authorities	74,084

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

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

00-42-43-23-07-010-2280 00192 HOMESTEAD

ANDERSON MICHAEL J
228 COVENTRY J
WEST PALM BEACH FL 33417-6776



Real Estate Parcel ID: 00-42-43-23-07-010-2280 Legal Description: COVENTRY J CONDOMINIUM PARCEL 228				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.			
		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	
COUNTY										
County Operating		69,557	4.5000	313.01	11,206	4.2413	47.53	11,206	4.5000	50.43
County Debt		69,557	.0396	2.75	11,206	.0330	.37	11,206	.0330	.37
* Fire/Rescue		69,557	3.4581	240.54	11,206	3.2554	36.48	11,206	3.4581	38.75
* Library Operating		69,557	.5491	38.19	11,206	.5164	5.79	11,206	.5491	6.15
* Library Debt		69,557	.0098	.68	11,206	.0000	.00	11,206	.0000	.00
PUBLIC SCHOOLS										
By State Law		120,255	3.0660	368.70	11,206	2.9497	33.05	11,206	3.0730	34.44
By Local Board		120,255	3.2480	390.59	11,206	3.1248	35.02	11,206	3.2480	36.40
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin		69,557	.1026	7.14	11,206	.0961	1.08	11,206	.1026	1.15
So. Fla. Water Mgmt. Dist.		69,557	.0948	6.59	11,206	.0889	1.00	11,206	.0948	1.06
Everglades Construction		69,557	.0327	2.27	11,206	.0306	.34	11,206	.0327	.37
FL Inland Navigation District		69,557	.0288	2.00	11,206	.0270	.30	11,206	.0288	.32
Children's Services Council		69,557	.4908	34.14	11,206	.4611	5.17	11,206	.4908	5.50
Health Care District		69,557	.6561	45.64	11,206	.6164	6.91	11,206	.6561	7.35
Total Millage Rate & Tax Amount			16.2764	1,452.24		15.4407	173.04		16.2670	182.29
** 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	
LAKE WORTH DRAINAGE DISTRICT		FLOOD PROTECTION/WATER SUPPLY			1	48.50	48.50		(561) 498-5363	
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES			1	275.00	275.00		(561) 697-2700	
Total Non-Ad Valorem Assessment							323.50			
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.										