# GUERRIER THIMOTHE 758 GAZETTA WAY WEST PALM BEACH FL 33413-1057

## Market Value

Last Year ( 2024 ) This Year ( 2025 )
534.364 527.339

#### **VALUE INFORMATION**

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		Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	534,364	527,339	0	0	534,364	527,339	
County Debt	534,364 527,339 0	0	534,364	,364 527,339			
County Dependent Dists	534,364	527,339	0	0	534,364	527,339	
Public Schools	534,364	527,339	0	0	534,364	527,339	
Independent Special Dists	534,364	527,339	0	0	534,364	527,339	

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.



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

Real Estate Parcel ID: 00-42-43-33-06-000-1560

Legal Description:

TERRACINA JOHNSON PROPERTY PUD I T 156

## **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.

		OLUMN	1	COLUMN 2		COLUMN 3			See www.pbcpao.gov for public hearing updates	
									To public hearing updates	
Taxing Authority	Your Prop	erty Taxe	s Last Year					Your Property Taxes This Year		A public hearing on the proposed taxes and budget will be
*Dependent Special Districts				if no bu	dget change	e is made	if proposed budget change is made		nge is made	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	neia at the locations and dates below
COUNTY										
County Operating	534,364		2,404.64		4.2413	2,236.60	527,339		2,373.03	9/09 5:05 PM (561) 355-3996
County Debt	534,364	.0396	21.16	527,339	.0330	17.40	527,339	.0330	17.40	301 N Olive Ave 6th FI WPB 33401
* Fire/Rescue	534,364	3.4581	1,847.88		3.2554	1,716.70	527,339	3.4581	1,823.59	
* Library Operating	534,364	.5491	293.42	527,339	.5164	272.32	527,339		289.56	
* Library Debt	534,364	.0098	5.24	527,339	.0000	.00	527,339	.0000	.00	
PUBLIC SCHOOLS										
By State Law	534,364	3.0660	1,638.36	527,339	2.9497	1,555.49	527,339	3.0730	1,620.51	9/10 5:05 PM (561) 434-8837
By Local Board	534,364	3.2480	1,735.61	527,339	3.1248	1,647.83	527,339	3.2480	1,712.80	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	534,364		54.83	527,339	.0961	50.68	527,339		54.10	
So. Fla. Water Mgmt. Dist.	534,364		50.66		.0889	46.88	527,339		49.99	
Everglades Construction	534,364		17.47	527,339		16.14	527,339		17.24	
FL Inland Navigation District	534,364	.0288	15.39	527,339	.0270	14.24	527,339	.0288	15.19	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994
Children's Services Council	534,364	.4908	262.27	527,339	.4611	243.16	527,339	.4908	258.82	9/15 5:01 PM (561) 740-7000
Health Care District	534,364	.6561	350.60	527,339	.6164	325.05	527,339	.6561	345.99	2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270
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Total Millage Rate & Tax Amount		16.2764	8,697.53		15.4407	8,142.49		16.2670	8,578.22	** 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

NON-AD VALOREIVI ASSESSIVIEN I									
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER				
LAKE WORTH DRAINAGE DISTRICT SOLID WASTE AUTHORITY OF PBC TERRACINA COMMUNITY DEV. DIST DEBT TERRACINA COMMUNITY DEV. DIST MAINT TERRACINA CODMUNITY DEV. DIST MAINT  TERRACINA CDD O&M ASSESSMENT TERRACINA CDD O&M ASSESSMENT		1 1 1 1	48.50 506.00 684.29 371.80	48.50 506.00 684.29 371.80	(561) 498-5363 (561) 697-2700 (561) 630-4922 (561) 630-4922				
	1.610.59								

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.