

## VALUE INFORMATION

## Market Value

Last Year ( 2024 )	This Year ( 2025 )
626,542	651,437

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.

00-42-45-10-19-000-0780 00202 HOMESTEAD

DEMARIE DAVID  
6436 VIREO CT  
LAKE WORTH FL 33463-9342

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	574,987	591,662	50,000	50,722	524,987	540,940
County Debt	574,987	591,662	50,000	50,722	524,987	540,940
County Dependent Dists	574,987	591,662	50,000	50,722	524,987	540,940
Public Schools	574,987	591,662	25,000	25,000	549,987	566,662
Independent Special Dists	574,987	591,662	50,000	50,722	524,987	540,940

**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 Assessment Cap- 2.9 percent in 2025	All Taxing Authorities	59,775

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

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: 00-42-45-10-19-000-0780

Legal Description:  
OSPREY OAKS PUD  
LT 78

## 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 <a href="http://www.pbcpao.gov">www.pbcpao.gov</a> for public hearing updates
Taxing Authority *Dependent Special Districts	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.
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
<b>COUNTY</b>										
County Operating	524,987	4.5000	2,362.44	540,940	4.2413	2,294.29	540,940	4.5000	2,434.23	9/09 5:05 PM (561) 355-3996
County Debt	524,987	.0396	20.79	540,940	.0330	17.85	540,940	.0330	17.85	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	524,987	3.4581	1,815.46	540,940	3.2554	1,760.98	540,940	3.4581	1,870.62	
* Library Operating	524,987	.5491	288.27	540,940	.5164	279.34	540,940	.5491	297.03	
* Library Debt	524,987	.0098	5.14	540,940	.0000	.00	540,940	.0000	.00	
<b>PUBLIC SCHOOLS</b>										
By State Law	549,987	3.0660	1,686.26	566,662	2.9497	1,671.48	566,662	3.0730	1,741.35	9/10 5:05 PM (561) 434-8837
By Local Board	549,987	3.2480	1,786.36	566,662	3.1248	1,770.71	566,662	3.2480	1,840.52	3300 Forest Hill Blvd WPB 33406
<b>MUNICIPALITY</b>										
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	524,987	.1026	53.86	540,940	.0961	51.98	540,940	.1026	55.50	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	524,987	.0948	49.77	540,940	.0889	48.09	540,940	.0948	51.28	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	524,987	.0327	17.17	540,940	.0306	16.55	540,940	.0327	17.69	
FL Inland Navigation District	524,987	.0288	15.12	540,940	.0270	14.61	540,940	.0288	15.58	9/04 5:15 PM (561) 627-3386
Children's Services Council	524,987	.4908	257.66	540,940	.4611	249.43	540,940	.4908	265.49	121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000
Health Care District	524,987	.6561	344.44	540,940	.6164	333.44	540,940	.6561	354.91	2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
<b>Total Millage Rate &amp; Tax Amount</b>		16.2764	8,702.74		15.4407	8,508.75		16.2670	8,962.05	** 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
LAKE WORTH DRAINAGE DISTRICT SOLID WASTE AUTHORITY OF PBC OSPREY OAKS CDD MAINT	FLOOD PROTECTION/WATER SUPPLY GARBAGE SERVICES CDD MAINT AND DEBT REPAYMENT	1 1 1	48.50 415.00 409.84	48.50 415.00 409.84	(561) 498-5363 (561) 697-2700 (561) 571-0010
<b>Total Non-Ad Valorem Assessment</b>					873.34

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.