# FARBMAN PAULA & RIGER DONALD 11980 MANZANO AVE BOYNTON BEACH FL 33437-6620

# Market Value

Last Year ( 2024 ) This Year ( 2025 ) 489.842 474.189

00-42-45-33-08-000-3160 00355 HOMESTEAD

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.

**VALUE INFORMATION** 

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	310,339	319,339	50,000	50,722	260,339	268,617	
County Debt	310,339	319,339	50,000	50,722	260,339	268,617	
County Dependent Dists	310,339	319,339	50,000	50,722	260,339	268,617	
Public Schools	310,339	319,339	25,000	25,000	285,339	294,339	
Independent Special Dists	310,339	319,339	50,000	50,722	260,339	268,617	

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	154,850

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	<b>Exempt Value</b>
Homestead	All Taxing Authorities	25,000
Additional Homestead*	Non-School Taxing Authorities	25,722

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: 00-42-45-33-08-000-3160

Legal Description:

VALENCIA LAKES PL 3 LT 316

**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.

Taxable Value   Millage Rate   Tax Amount   Taxable Value   Taxable												
Taxable Value   Millage Rate   Tax Amount   Taxable Value   Taxa Value   Taxa Value   Taxa Value   Taxa Valu		COLUMN 1		COLUMN 2		COLUMN 3			See www.pbcpao.gov for public hearing updates			
OUNTY ounly Operating ounly Obet         260,339         4,5000         1,171.53         268,617         4,2413         1,139.29         268,617         3,500         1,208.78         9/09 5.05 PM (561) 355-3996           county Obet         260,339         .096         10.31         268,617         .0330         8.86         268,617         .0330         .034         .034         .034         .0	Taxing Authority *Dependent Special Districts	Your Prop	erty Taxe	s Last Year							A public hearing on the proposed taxes and budget will be held at the locations and dates below.	
county Operating Outhy Operating Outhy Operating Outh Operating Outh Operating Outh Operating 280,339   34,580   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   20,339   34,581   32,584   32		Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount		
y Local Board 285,339 3.2480 926.78 294,339 3.1248 919.75 294,339 3.2480 956.01 3300 Forest Hill Blvd WPB 33406    IUNICIPALITY	COUNTY County Operating County Debt * Fire/Rescue * Library Operating * Library Debt PUBLIC SCHOOLS	260,339 260,339 260,339 260,339	.0396 3.4581 .5491 .0098	10.31 900.28 142.95 2.55	268,617 268,617 268,617 268,617	.0330 3.2554 .5164 .0000	8.86 874.46 138.71 .00	268,617 268,617 268,617 268,617	.0330 3.4581 .5491 .0000	8.86 928.90 147.50 .00	301 N Olive Ave 6th FI WPB 33401	
NDEPENDENT SPECIAL DISTRICTS 0. Fla. Water Mgmt. Basin 0. Fla. Water Mgmt. Dist. 0. Fla. Water M	By State Law By Local Board											
o. Fla. Water Mgmt. Basin o. Fla. Water Mgmt. Dist. verglades Construction 260,339	MUNICIPALITY											
1515 N Flagler Dr Ste 101 WPB 33401	So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council	260,339 260,339 260,339 260,339	.0948 .0327 .0288 .4908	24.68 8.51 7.50 127.77	268,617 268,617 268,617 268,617	.0889 .0306 .0270	23.88 8.22 7.25 123.86	268,617 268,617 268,617 268,617	.0948 .0327 .0288 .4908	25.46 8.78 7.74 131.84	3301 Gun Club Rḋ Bld́g WPB 33406 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426	
Total Millage Rate & Tax Amount         16.2764         4,395.23         15.4407         4,303.88         16.2670         4,532.17         ** SEE BELOW FOR EXPLANATION		260,339						268,617			1515 N Flagler Dr Šte 101 WPB 33401	
	Total Millage Rate & Tax Amount		16.2764	4,395.23		15.4407	4,303.88		16.2670	4,532.17	** 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	FLOOD PROTECTION/WATER SUPPLY GARBAGE SERVICES	1	48.50 418.00	48.50 418.00	(561) 498-5363 (561) 697-2700				
		Tota	466.50							

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.