2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to Real Estate Parcel ID: 00-42-46-21-16-124-0010 adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to DO NOT PAY Legal Description: LEXINGTON CLUB LT 1 BLK 124 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 THIS IS NOT A BILL proposals at the hearing. www.pbcpao.gov for **COLUMN 1 COLUMN 3 COLUMN 2** public hearing updates **Your Property Taxes This Year Your Property Taxes This Year** A public hearing on the proposed **TAXING AUTHORITY** Your Property Taxes Last Year if no budget change is made If proposed budget change is made taxes and budget will be held at the *Dependent Special Districts locations and dates below. Taxable Value Millage Rate Tax Amount Taxable Value | Millage Rate | Tax Amount Taxable Value Millage Rate Tax Amount COUNTY 1.039.36 271.101 4.2413 1.149.82 4.5000 271,101 4.5000 9/09 5:05 PM (561) 355-3996 County Operating 230,969 1,219.95 County Debt 230,969 0.0396 9.15 271.101 0.0330 8.95 271,101 0.0330 8.95 301 N Olive Ave 6th FI WPB 33401 798.71 271.101 3.2554 Fire/Rescue 230,969 3.4581 882.54 271,101 3.4581 937.49 0.5491 126.83 271,101 0.5164 140.00 0.5491 148.86 * Library Operating 230.969 271,101 Library Debt 271,101 0.0000 .00 230,969 0.0098 2.26 271,101 0.0000 .00 PUBLIC SCHOOL By State Law 255.969 3.0660 784.80 271,101 2.9497 799.67 271.101 3.0730 833.09 9/10 5:05 PM (561) 434-8837 3.2480 831.39 271,101 847.14 By Local Board 255.969 3.1248 271.101 3.2480 880.54 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY INDEPENDENT SPECIAL DISTRICTS 23.70 271.101 0.0961 9/11 5:15 PM (561) 686-8800 0.1026 26.05 271,101 So. Fla. Water Mgmt. Basin 230,969 0.1026 27.81 So. Fla. Water Mgmt. Dist. 230,969 0.0948 21.90 271,101 0.0889 24.10 271,101 0.0948 25.70 3301 Gun Club Rd Bldg WPB 33406 271.101 **Everglades Construction** 230,969 0.0327 7.55 0.0306 8.30 271,101 0.0327 8.87 FL Inland Navigation District 230,969 0.0288 6.65 271.101 0.0270 7.32 271,101 0.0288 7.81 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 Children's Services Council 230.969 0.4908 113.36 271,101 0.4611 125.00 271,101 0.4908 133.06 2300 High Ridge Rd ByntnBch FL33426 0.6561 151.54 271.101 9/17 5:15 PM (561) 659-1270 Health Care District 230,969 0.6164 167.11 271,101 177.87 0.6561 1515 N Flagler Dr Ste 101 WPB 33401 Total Millage Rate & Tax Amount * * SEE BELOW FOR EXPLANATION 16.2764 3.917.20 15.4407 4.186.00 16.2670 4.410.00 * * EXPLANATION OF TAX NOTICE **COLUMN 1 COLUMN 3 COLUMN 2** "YOUR PROPERTY TAXES LAST YEAR" "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows the taxes that applied last year to your property. This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES These amounts were based on budgets adopted last year and your NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between property's previous taxable value. columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments. and your current assessment. **NON-AD VALOREM ASSESSMENTS** PURPOSE OF ASSESSMENT LEVYING AUTHORITY **UNITS** RATE ASSESSMENT CONTACT NUMBER FLOOD PROTECTION/WATER SUPPLY LAKE WORTH DRAINAGE DISTRICT 48.50 48.50 (561) 498-5363 SOLID WASTE AUTHORITY OF PBC **GARBAGE SERVICES** 327.00 327.00 (561) 697-2700

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 service 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 maximun 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 of this page.

Total Non-Ad Valorem Assessment

375.50

VALUE INFORMATION

Market Value Last Year (2024) This Year (2025)

280,969

271,101

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 October 28, 2025 at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assesse	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	280,969	271,101	50,000	0	230,969	271,101	
County Debt	280,969	271,101	50,000	0	230,969	271,101	
County Dependent Dists	280,969	271,101	50,000	0	230,969	271,101	
Public Schools	280,969	271,101	25,000	0	255,969	271,101	
Independent Special Dists	280,969	271,101	50,000	0	230,969	271,101	

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	Value

AMENDED

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 Amendement 5 in 2024, the amount of additional homestead exemption will increase with the rate of inflation.

00-42-46-21-16-124-0010 00355
FEUERSTEIN STEWART &
FEUERSTEIN RITA
221 NORMAN RD
NEW ROCHELLE NY 10804-3113

