

Market Value

Last Year (2025)	This Year (2026)
2,688,982	2,488,621

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 14, 2026** 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	1,644,253	1,808,678	0	0	1,644,253	1,808,678
County Debt	1,644,253	1,808,678	0	0	1,644,253	1,808,678
County Dependent Dists	1,644,253	1,808,678	0	0	1,644,253	1,808,678
Public Schools	2,688,982	2,488,621	0	0	2,688,982	2,488,621
Independent Special Dists	1,644,253	1,808,678	0	0	1,644,253	1,808,678

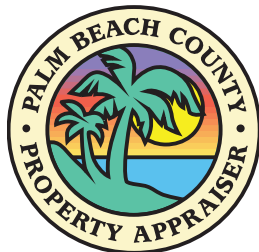
Taxable Value is the value used to calculate the tax due on your property (Assessed Value minus Exemptions).

Assessment Reductions	Applies To	Value
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	679,943

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

[illegible]

* Due to the passage of Amendment 5 in 2024, the amount of the additional homestead exemption will increase with the rate of inflation.



00-42-46-31-14-000-3140 00355

COOL BEANS LEJ LLC
393 EAGLE DR
JUPITER FL 33477-4065



Visit the Palm Beach County Property Appraiser's website for more information: www.pbcpao.gov

Real Estate Parcel ID: 00-42-46-31-14-000-3140				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.						
Legal Description: HYDER AGR PUD SOUTH PLAT FIVE LT 314													
	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	Tax Amount				
COUNTY													
County Operating	1,644,253	4.5000	7,399.14	1,808,678	4.2678	7,719.08	1,808,678	4.5000	8,139.05	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401			
County Debt	1,644,253	.0330	54.26	1,808,678	.0210	37.98	1,808,678	.0210	37.98				
* Fire/Rescue	1,644,253	3.4581	5,685.99	1,808,678	3.2856	5,942.59	1,808,678	3.4581	6,254.59				
* Library Operating	1,644,253	.5491	902.86	1,808,678	.5213	942.86	1,808,678	.5491	993.15				
* Library Debt	1,644,253	.0000	.00	1,808,678	.0000	.00	1,808,678	.0000	.00				
PUBLIC SCHOOLS													
By State Law	2,688,982	3.0730	8,263.24	2,488,621	2.9449	7,328.74	2,488,621	3.0390	7,562.92	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406			
By Local Board	2,688,982	3.2480	8,733.81	2,488,621	3.1126	7,746.08	2,488,621	3.2480	8,083.04				
MUNICIPALITY													
INDEPENDENT SPECIAL DISTRICTS													
So. Fla. Water Mgmt. Basin	1,644,253	.1026	168.70	1,808,678	.0977	176.71	1,808,678	.1026	185.57	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406			
So. Fla. Water Mgmt. Dist.	1,644,253	.0948	155.88	1,808,678	.0906	163.87	1,808,678	.0948	171.46				
Everglades Construction	1,644,253	.0327	53.77	1,808,678	.0312	56.43	1,808,678	.0327	59.14				
FL Inland Navigation District	1,644,253	.0270	44.39	1,808,678	.0257	46.48	1,808,678	.0270	48.83				
Children's Services Council	1,644,253	.4908	807.00	1,808,678	.4642	839.59	1,808,678	.4908	887.70	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957 9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401			
Health Care District	1,644,253	.6561	1,078.79	1,808,678	.6205	1,122.28	1,808,678	.6561	1,186.67				
Total Millage Rate & Tax Amount		16.2652	33,347.83		15.4831	32,122.69		16.2192	33,610.10	** 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	48.50		(561) 498-5363					
				1	527.00	527.00		(561) 697-2700					
Total Non-Ad Valorem Assessment						575.50							
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.													