ZHANG ZHONGNAN & ZHANG SHE 7556 MANDARIN DR BOCA RATON FL 33433-7420

Market Value

Last Year (2024) This Year (2025)
1,299,207 1,021,323

00-42-47-16-15-000-1560 00165 HOMESTEAD

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	Assesse	d Value	Exem	ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	401,423	1,021,323	55,000	50,722	346,423	970,601
County Debt	401,423	1,021,323	55,000	50,722	346,423	970,601
County Dependent Dists	401,423	1,021,323	55,000	50,722	346,423	970,601
Public Schools	401,423	1,021,323	30,000	25,000	371,423	996,323
Independent Special Dists	401,423	1,021,323	55,000	50,722	346,423	970,601

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
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: 00-42-47-16-15-000-1560

Legal Description:

BOCA GROVE PLANTATION LOT 156

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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.

	С	OLUMN	1	COLUMN 2		COLUMN 3		3	See www.pbcpao.gov for public hearing updates		
Taxing Authority *Dependent Special Districts	Your Prop	erty Taxes	s Last Year	The second secon	erty Taxe	s This Year	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		
COUNTY County Operating County Debt * Fire/Rescue	346,423 346,423 346,423	.0396 3.4581	1,558.90 13.72 1,197.97	970,601 970,601	4.2413 .0330 3.2554	4,116.61 32.03 3,159.69		.0330 3.4581	4,367.70 32.03 3,356.44		
* Library Operating * Library Debt PUBLIC SCHOOLS	346,423 346,423	.5491 .0098	190.22 3.39	970,601 970,601	.5164 .0000	501.22 .00	970,601 970,601		532.96 .00		
By State Law By Local Board	371,423 371,423	3.0660 3.2480	1,138.78 1,206.38	996,323 996,323	2.9497 3.1248	2,938.85 3,113.31	996,323 996,323		3,061.70 3,236.06		
MUNICIPALITY											
INDEPENDENT SPECIAL DISTRICTS	246 422	4006	25.54	970.601	.0961	02.27	070 604	1006	00.50	0/44 E-4E DM /EC4\ C0C 0000	
So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction	346,423 346,423 346,423	.1026 .0948 .0327	35.54 32.84 11.33	970,601 970,601 970,601	.0889	93.27 86.29 29.70	970,601 970,601 970,601	.0948	99.58 92.01 31.74	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406	
FL Inland Navigation District	346,423		9.98	970,601	.0270	26.21	970,601		27.95	121 SW Flagler Ave Stuart FL 34994	
Children's Services Council Health Care District	346,423 346,423	.4908 .6561	170.02 227.29	970,601 970,601	.4611 .6164	447.54 598.28	970,601 970,601		476.37 636.81	9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270	
Greater Boca Beach and Park	346,423		374.14	970,601	1.0302	999.91	970,601		1,048.25	1515 N Flagler Dr Ste 101 WPB 33401	
Total Millage Rate & Tax Amount		17.3564	6,170.50		16.4709	16,142.91		17.3470	16,999.60	** 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.