

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
260,604	260,685

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	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	106,135	260,685	50,000	0	56,135	260,685
County Debt	106,135	260,685	50,000	0	56,135	260,685
County Dependent Dists	106,135	260,685	50,000	0	56,135	260,685
Public Schools	106,135	260,685	25,000	0	81,135	260,685
Independent Special Dists	106,135	260,685	50,000	0	56,135	260,685

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

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.

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

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6245 OLD COURT RD APT 102
BOCA RATON FL 33433-7833

00-42-47-22-29-002-1010 00164



Real Estate Parcel ID: 00-42-47-22-29-002-1010				<h1 style="text-align: center;">DO NOT PAY</h1> <p style="text-align: center;">THIS IS NOT A BILL</p>			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: LAKES OF WOODHAVEN II COND UNIT 101										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpa.gov 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										<p>9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401</p> <p>9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406</p> <p>9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406</p> <p>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 ByntrnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 9/03 6:00 PM (561)417-4599 21618 St Andrews Blv, Bca Rtn 33433</p>
County Operating	56,135	4.5000	252.61	260,685	4.2413	1,105.64	260,685	4.5000	1,173.08	
County Debt	56,135	.0396	2.22	260,685	.0330	8.60	260,685	.0330	8.60	
* Fire/Rescue	56,135	3.4581	194.12	260,685	3.2554	848.63	260,685	3.4581	901.47	
* Library Operating	56,135	.5491	30.82	260,685	.5164	134.62	260,685	.5491	143.14	
* Library Debt	56,135	.0098	.55	260,685	.0000	.00	260,685	.0000	.00	
PUBLIC SCHOOLS										<p>9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406</p>
By State Law	81,135	3.0660	248.76	260,685	2.9497	768.94	260,685	3.0730	801.09	
By Local Board	81,135	3.2480	263.53	260,685	3.1248	814.59	260,685	3.2480	846.70	
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	56,135	.1026	5.76	260,685	.0961	25.05	260,685	.1026	26.75	<p>9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406</p> <p>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 ByntrnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 9/03 6:00 PM (561)417-4599 21618 St Andrews Blv, Bca Rtn 33433</p>
So. Fla. Water Mgmt. Dist.	56,135	.0948	5.32	260,685	.0889	23.17	260,685	.0948	24.71	
Everglades Construction	56,135	.0327	1.84	260,685	.0306	7.98	260,685	.0327	8.52	
FL Inland Navigation District	56,135	.0288	1.62	260,685	.0270	7.04	260,685	.0288	7.51	
Children's Services Council	56,135	.4908	27.55	260,685	.4611	120.20	260,685	.4908	127.94	
Health Care District	56,135	.6561	36.83	260,685	.6164	160.69	260,685	.6561	171.04	
Greater Boca Beach and Park	56,135	1.0800	60.63	260,685	1.0302	268.56	260,685	1.0800	281.54	
Total Millage Rate & Tax Amount		17.3564	1,132.16		16.4709	4,293.71		17.3470	4,522.09	** 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		FLOOD PROTECTION/WATER SUPPLY		1	48.50	48.50		(561) 498-5363		
PBC MSBU HYDRANT MAINT/RENTAL BOCA RATON		HYDRANT MAINTENANCE & RENTAL		1	23.00	23.00		(561) 616-7021		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	218.00	218.00		(561) 697-2700		
Total Non-Ad Valorem Assessment						289.50				
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										