

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
728,511	681,041

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 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	728,511	681,041	0	0	728,511	681,041
County Debt	728,511	681,041	0	0	728,511	681,041
County Dependent Dists	728,511	681,041	0	0	728,511	681,041
Public Schools	728,511	681,041	0	0	728,511	681,041
Independent Special Dists	728,511	681,041	0	0	728,511	681,041

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.pbcpa.gov



GEORGE RUBENS
6573 VIA BENITA
BOCA RATON FL 33433-6493

00-42-47-27-38-000-1370 00164

Real Estate Parcel ID: 00-42-47-27-38-000-1370				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: VILLA FLORA AT BOCA POINTE IN PB48P53 LT 137											
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpao.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										9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401	
County Operating	728,511	4.5000	3,278.30	681,041	4.2678	2,906.55	681,041	4.5000	3,064.68		
County Debt	728,511	.0330	24.04	681,041	.0210	14.30	681,041	.0210	14.30		
* Fire/Rescue	728,511	3.4581	2,519.26	681,041	3.2856	2,237.63	681,041	3.4581	2,355.11		
* Library Operating	728,511	.5491	400.03	681,041	.5213	355.03	681,041	.5491	373.96		
* Library Debt	728,511	.0000	.00	681,041	.0000	.00	681,041	.0000	.00		
PUBLIC SCHOOLS											9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By State Law	728,511	3.0730	2,238.71	681,041	2.9449	2,005.60	681,041	3.0390	2,069.68		
By Local Board	728,511	3.2480	2,366.20	681,041	3.1126	2,119.81	681,041	3.2480	2,212.02		
MUNICIPALITY											9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	728,511	.1026	74.75	681,041	.0977	66.54	681,041	.1026	69.87		
So. Fla. Water Mgmt. Dist.	728,511	.0948	69.06	681,041	.0906	61.70	681,041	.0948	64.56		
Everglades Construction	728,511	.0327	23.82	681,041	.0312	21.25	681,041	.0327	22.27		
FL Inland Navigation District	728,511	.0270	19.67	681,041	.0257	17.50	681,041	.0270	18.39		
Children's Services Council	728,511	.4908	357.55	681,041	.4642	316.14	681,041	.4908	334.25		
Health Care District	728,511	.6561	477.98	681,041	.6205	422.59	681,041	.6561	446.83		
Greater Boca Beach and Park	728,511	1.0800	786.79	681,041	1.0331	703.58	681,041	1.0331	703.58		
Total Millage Rate & Tax Amount		17.3452	12,636.16		16.5162	11,248.22		17.2523	11,749.50	** 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		1	48.50	48.50	(561) 498-5363					
	GARBAGE SERVICES		1	430.00	430.00	(561) 697-2700					
Total Non-Ad Valorem Assessment					478.50						
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.											