

## Market Value

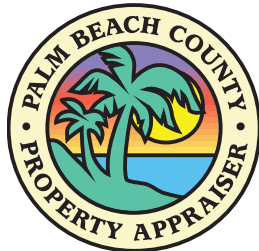
Last Year ( 2024 )	This Year ( 2025 )
310,000	310,000

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	258,214	284,035	0	0	258,214	284,035
County Debt	258,214	284,035	0	0	258,214	284,035
County Dependent Dists	258,214	284,035	0	0	258,214	284,035
Public Schools	310,000	310,000	0	0	310,000	310,000
Independent Special Dists	258,214	284,035	0	0	258,214	284,035

**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	25,965

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.

Visit the Palm Beach County Property Appraiser's website for more information: [www.pbcpao.gov](http://www.pbcpao.gov)

00-42-47-27-49-003-0020 00164

DIAZ MIGUEL A MERCADO  
 6666 MONTEGO BAY BLVD APT B  
 BOCA RATON FL 33433-4027



Real Estate Parcel ID: 00-42-47-27-49-003-0020				<div>DO NOT PAY</div> <div>THIS IS NOT A BILL</div>			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: MONTEGO BAY AT BOCA POINTE 2 COND UNIT 2 BLDG 3										
	COLUMN 1			COLUMN 2			COLUMN 3			See <a href="http://www.pbcpao.gov">www.pbcpao.gov</a> 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	258,214	4.5000	1,161.96	284,035	4.2413	1,204.68	284,035	4.5000	1,278.16	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	258,214	.0396	10.23	284,035	.0330	9.37	284,035	.0330	9.37	
* Fire/Rescue	258,214	3.4581	892.93	284,035	3.2554	924.65	284,035	3.4581	982.22	
* Library Operating	258,214	.5491	141.79	284,035	.5164	146.68	284,035	.5491	155.96	
* Library Debt	258,214	.0098	2.53	284,035	.0000	.00	284,035	.0000	.00	
PUBLIC SCHOOLS										
By State Law	310,000	3.0660	950.46	310,000	2.9497	914.41	310,000	3.0730	952.63	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	310,000	3.2480	1,006.88	310,000	3.1248	968.69	310,000	3.2480	1,006.88	
MUNICIPALITY										
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	258,214	.1026	26.49	284,035	.0961	27.30	284,035	.1026	29.14	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	258,214	.0948	24.48	284,035	.0889	25.25	284,035	.0948	26.93	
Everglades Construction	258,214	.0327	8.44	284,035	.0306	8.69	284,035	.0327	9.29	
FL Inland Navigation District	258,214	.0288	7.44	284,035	.0270	7.67	284,035	.0288	8.18	
Children's Services Council	258,214	.4908	126.73	284,035	.4611	130.97	284,035	.4908	139.40	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
Health Care District	258,214	.6561	169.41	284,035	.6164	175.08	284,035	.6561	186.36	9/17 5:15 PM (561) 659-1270
Greater Boca Beach and Park	258,214	1.0800	278.87	284,035	1.0302	292.61	284,035	1.0800	306.76	1515 N Flagler Dr Ste 101 WPB 33401 9/03 6:00 PM (561)417-4599 21618 St Andrews Blv, Bca Rtn 33433
Total Millage Rate & Tax Amount		17.3564	4,808.64		16.4709	4,836.05		17.3470	5,091.28	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE										
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"			COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"				COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"			
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.			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.				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	327.00	327.00		(561) 697-2700		
Total Non-Ad Valorem Assessment						375.50				
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. <b>NOTE:</b> 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.) <b>Non-Ad Valorem Assessments:</b> 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.										