Market Value

Last Year (2024) This Year (2025)
1,147,740 1,142,074

00-43-41-07-08-000-0070 00141 HOMESTEAD

MCKAY ROBERT J MCKAY ROBERT J TR 16654 HIDDEN COVE DR JUPITER FL 33477-1305 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.

VALUE INFORMATION

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	504,165	518,786	55,000	55,722	449,165	463,064
County Debt	504,165	518,786	55,000	55,722	449,165	463,064
County Dependent Dists	504,165	518,786	55,000	55,722	449,165	463,064
Public Schools	504,165	518,786	30,000	30,000	474,165	488,786
Independent Special Dists	504,165	518,786	55,000	55,722	449,165	463,064

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
Save our Homes Assessment Cap- 2.9 percent in 2025	All Taxing Authorities	623,288

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
Widower	All Taxing Authorities	5,000
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: 00-43-41-07-08-000-0070 Legal Description:

HIDDEN COVE AT JONATHANS LANDING, LT 7 & JONATHANS LANDING PL 8 PB48P88

11.75 FT STRIP OF PAR GC 7 LYG NELY OF & ADJ TO AS IN

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.

THE TOTAL OF THE CONTENT OF A VIEW TO NO IN											
	C	OLUMN	1	COLUMN 2		COLUMN 3		3	See www.pbcpao.gov for public hearing updates		
Taxing Authority *Dependent Special Districts	Your Prop	erty Taxe	s Last Year		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	449,165		2,021.24		4.2413	1,963.99	463,064				
County Debt	449,165		17.79		.0330	15.28	463,064				
* Fire/Rescue	449,165	3.4581	1,553.26		3.2554	1,507.46	463,064		1,601.32		
* Library Operating	449,165		246.64	463,064	.5164	239.13	463,064		254.27		
* Library Debt	449,165	.0098	4.40	463,064	.0000	.00	463,064	.0000	.00		
PUBLIC SCHOOLS											
By State Law	474,165		1,453.79		2.9497	1,441.77	488,786				
By Local Board	474,165	3.2480	1,540.09	488,786	3.1248	1,527.36	488,786	3.2480	1,587.58	3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY											
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	449,165	.1026	46.08	463.064	.0961	44.50	463.064	.1026	47.51	9/11 5:15 PM (561) 686-8800	
So. Fla. Water Mgmt. Dist.	449,165		42.58	463,064	.0889	41.17	463,064				
Everglades Construction	449,165		14.69		.0306	14.17	463,064		15.14		
FL Inland Navigation District	449,165		12.94	463,064	.0270	12.50	463,064		13.34	9/04 5:15 PM (561) 627-3386	
TE Illiana Navigation Biothot	440,100	.0200	12.04	400,004	.0210	12.00	400,004	.0200	10.04	121 SW Flagler Ave Stuart FL 34994	
Children's Services Council	449,165	.4908	220.45	463,064	.4611	213.52	463,064	.4908	227.27	9/15 5:01 PM (561) 740-7000	
Children's Convictor Countries	110,100	.1000	220.10	100,001	.1011	210.02	100,001	. 1000	LLI .LI	2300 High Ridge Rd ByntnBch FL33426	
Health Care District	449,165	.6561	294.70	463,064	.6164	285.43	463,064	.6561	303.82		
	110,100	.0001	201.10	100,001	.0101	200.10	100,001	.0001	000.02	1515 N Flagler Dr Ste 101 WPB 33401	
Jupiter Inlet District	449,165	.0722	32.43	463,064	.0678	31.40	463,064	.0900	41.68		
	1.0,100		52.15	100,001		0.1.10	100,001	10000		400 N Delaware Blvd Jupiter 33458	
Total Millage Rate & Tax Amount		16.3486	7,501.08		15.5085	7,337.68		16.3570	7,736.94	** 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				
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	506.00	506.00	(561) 697-2700				
Total Non-Ad Valorem Assessment				506.00					

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.