# DYER CHRISTOPHER & DYER MELISSA 2503 MONACO TER PALM BEACH GARDENS FL 33410-1434

# Market Value

This Year ( 2024 ) This Year ( 2025 ) 749.161 731.422

00-43-41-32-12-000-0270 00141 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	493,511	507,823	50,000	50,722	443,511	457,101	
County Debt	493,511	507,823	50,000	50,722	443,511	457,101	
County Dependent Dists	493,511	507,823	50,000	50,722	443,511	457,101	
Public Schools	493,511	507,823	25,000	25,000	468,511	482,823	
Independent Special Dists	493,511	507,823	50,000	50,722	443,511	457,101	

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	223,599

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: 00-43-41-32-12-000-0270

Legal Description:

FRENCHMEN'S LANDING PLAT TWO LOT 27

# **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.

	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 e 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.	
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount		
COUNTY											
County Operating	443,511	4.5000	1,995.80		4.2413	1,938.70	457,101	4.5000			
County Debt	443,511	.0396	17.56		.0330	15.08	457,101		15.08		
* Fire/Rescue	443,511	3.4581	1,533.71	457,101	3.2554	1,488.05	457,101		1,580.70		
* Library Operating	443,511	.5491	243.53		.5164	236.05	457,101		250.99		
* Library Debt	443,511	.0098	4.35	457,101	.0000	.00	457,101	.0000	.00		
PUBLIC SCHOOLS											
By State Law	468,511	3.0660	1,436.45		2.9497	1,424.18	482,823				
By Local Board	468,511	3.2480	1,521.72	482,823	3.1248	1,508.73	482,823	3.2480	1,568.21	3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY											
INDEPENDENT SPECIAL DISTRICTS											
INDEPENDENT SPECIAL DISTRICTS	110 511	1006	4E E0	457 101	0061	42.02	4E7 101	1006	46.00	0/44 F:45 DM (FG4) 696 9900	
So. Fla. Water Mgmt. Basin	443,511	.1026 .0948	45.50 42.04		.0961 .0889	43.93	457,101 457,101				
So. Fla. Water Mgmt. Dist. Everglades Construction	443,511 443,511	.0946	14.50		.0306	40.64 13.99	457,101 457,101		43.33 14.95		
		.0327	12.77		.0300						
FL Inland Navigation District	443,511	.0200	12.77	457,101	.0270	12.34	457,101	.0288	13.16		
Children's Services Council	443,511	.4908	217.68	457,101	.4611	210.77	457,101	.4908	224.35	121 SW Flagler Ave Stuart FL 34994	
Children's Services Council	443,311	.4900	217.00	457,101	.4011	210.77	457,101	.4906	224.33		
Health Care District	440 E44	.6561	290.99	457,101	.6164	281.76	4E7 101	GEG1	299.90	2300 High Ridge Rd ByntnBch FL33426	
nealth Gare District	443,511	1 000.	290.99	457,101	.0104	201./0	457,101	.6561	299.90	9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	
Jupiter Inlet District	443,511	.0722	32.02	457,101	.0678	30.99	457,101	.0900	41.14	9/11 7:00 PM (561)746-2223	
Jupiter inlet District	443,511	.0122	32.02	457,101	.0076	30.99	457,101	.0900	41.14	400 N Delaware Blvd Jupiter 33458	
Total Millage Rate & Tax Amount		16.3486	7,408.62		15.5085	7,245.21		16.3570	7,639.38	·	
** EVID ANATION OF TAY MOTICE											

### \*\* 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

NON-AD VALOREINI ASSESSIVIEN I									
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				
	Tota	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.