ROMAIN ROSE M & ROMAIN MICHEL 4205 EMERALD VIS LAKE WORTH BEACH FL 33461-5383

Market Value

Last Year (2024) This Year (2025)
319,000 313,000

00-43-44-30-20-000-0950 00203

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	Assessed Value		Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	254,221	279,643	0	0	254,221	279,643	
County Debt	254,221	279,643	0	0	254,221	279,643	
County Dependent Dists	254,221	279,643	0	0	254,221	279,643	
Public Schools	319,000	313,000	0	0	319,000	313,000	
Independent Special Dists	254,221	279,643	0	0	254,221	279,643	

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).



A CONTRACTOR	A 12 -	27.1
Assessment Reductions	Applies To	Value
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	33,357

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.



2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 00-43-44-30-20-000-0950 Legal Description:

EMERALD LAKE TOWNHOMES

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	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		Tax Amount		
COUNTY											
County Operating	254,221	4.5000	1,143.99		4.2413	1,186.05	279,643				
County Debt	254,221	.0396	10.07	279,643	.0330	9.23	279,643		9.23	301 N Olive Ave 6th Fl WPB 33401	
* Fire/Rescue	254,221	3.4581	879.12	279,643	3.2554	910.35	279,643		967.03		
* Library Operating	254,221	.5491	139.59	279,643	.5164	144.41	279,643		153.55		
* Library Debt	254,221	.0098	2.49	279,643	.0000	.00	279,643	.0000	.00		
PUBLIC SCHOOLS	040.000	0.0000	070.05	040.000	0.0407	000.00	040.000	0.0700	004.05	0/40 5 05 DN /504) 404 0007	
By State Law	319,000		978.05	313,000	2.9497	923.26	313,000				
By Local Board	319,000	3.2480	1,036.11	313,000	3.1248	978.06	313,000	3.2480	1,016.62	3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY											
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	254,221	.1026	26.08	279,643	.0961	26.87	279,643				
So. Fla. Water Mgmt. Dist.	254,221	.0948	24.10	279,643	.0889	24.86	279,643			3301 Gun Club Rd Bldg WPB 33406	
Everglades Construction	254,221	.0327	8.31	279,643	.0306	8.56	279,643		9.14		
FL Inland Navigation District	254,221	.0288	7.32	279,643	.0270	7.55	279,643	.0288	8.05	9/04 5:15 PM (561) 627-3386	
	054004	4000		070.040	1011	400.04	070.040	4000	407.07	121 SW Flagler Ave Stuart FL 34994	
Children's Services Council	254,221	.4908	124.77	279,643	.4611	128.94	279,643	.4908	137.25	9/15 5:01 PM (561) 740-7000	
Hardy Com Biotist	054.004	0504	400.70	070.040	0404	470.07	070.040	0504	400.47	2300 High Ridge Rd ByntnBch FL33426	
Health Care District	254,221	.6561	166.79	279,643	.6164	172.37	279,643	.6561	183.47	9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	
Total Millage Rate & Tax Amount		16.2764	4,546.79		15.4407	4,520.51		16.2670	4,759.78	** 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 GARBAGE SERVICES	1	48.50 493.00	48.50 493.00	(561) 498-5363 (561) 697-2700				
	Tota	541.50							

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.