

## VALUE INFORMATION

### Market Value

| Last Year ( 2025 ) | This Year ( 2026 ) |
|--------------------|--------------------|
| 1,568,658          | 2,241,550          |

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          | 1,533,717      | 1,575,127 | 50,722     | 51,411    | 1,482,995     | 1,523,716 |
| County Debt               | 1,533,717      | 1,575,127 | 50,722     | 51,411    | 1,482,995     | 1,523,716 |
| Public Schools            | 1,533,717      | 1,575,127 | 25,000     | 25,000    | 1,508,717     | 1,550,127 |
| Municipality Operating    | 1,533,717      | 1,575,127 | 50,722     | 51,411    | 1,482,995     | 1,523,716 |
| Municipality Debt         | 1,533,717      | 1,575,127 | 50,722     | 51,411    | 1,482,995     | 1,523,716 |
| Independent Special Dists | 1,533,717      | 1,575,127 | 50,722     | 51,411    | 1,482,995     | 1,523,716 |
|                           |                |           |            |           |               |           |
|                           |                |           |            |           |               |           |

**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- 2.7 percent in 2026 | All Taxing Authorities | 666,423 |
|                                                    |                        |         |
|                                                    |                        |         |
|                                                    |                        |         |

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 | 26,411       |
|                       |                               |              |
|                       |                               |              |
|                       |                               |              |
|                       |                               |              |
|                       |                               |              |
|                       |                               |              |
|                       |                               |              |

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.pbcpao.gov](http://www.pbcpao.gov)

LUSTMAN JAMES M &  
LUSTMAN GALINA G  
5799 PADDINGTON WAY  
BOCA RATON FL 33496-2513

06-42-47-03-01-000-0760 06154 HOMESTEAD



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                  |                                  |                                                                                                                                                                                                                                                                          |                                                              |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                    |                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Real Estate Parcel ID: 06-42-47-03-01-000-0760                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                  |                                  |                                                                                                                                                                                                                                                                          | <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:<br>WOODFIELD COUNTRY CLUB LT 76 PHASE 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                  |                                  |                                                                                                                                                                                                                                                                          |                                                              |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                    |                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 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<br>if no budget change is made |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                      | Your Property Taxes This Year<br>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<br>County Operating<br>County Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,482,995<br>1,482,995                           | 4.5000<br>.0330                  | 6,673.48<br>48.94                                                                                                                                                                                                                                                        | 1,523,716<br>1,523,716                                       | 4.2678<br>.0210                  | 6,502.92<br>32.00                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,523,716<br>1,523,716                                                                                                                                                                                                                                                                                                                                                                                  | 4.5000<br>.0210                  | 6,856.72<br>32.00                  | 9/03 5:05 PM (561) 355-3996<br>301 N Olive Ave 6th Fl WPB 33401                                                                         |
| PUBLIC SCHOOLS<br>By State Law<br>By Local Board                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1,508,717<br>1,508,717                           | 3.0730<br>3.2480                 | 4,636.29<br>4,900.31                                                                                                                                                                                                                                                     | 1,550,127<br>1,550,127                                       | 2.9449<br>3.1126                 | 4,564.97<br>4,824.93                                                                                                                                                                                                                                                                                                                                                                                                                 | 1,550,127<br>1,550,127                                                                                                                                                                                                                                                                                                                                                                                  | 3.0390<br>3.2480                 | 4,710.84<br>5,034.81               | 9/9 5:05 PM (561) 434-8837<br>3300 Forest Hill Blvd WPB 33406                                                                           |
| MUNICIPALITY<br>Boca Raton Operating<br>Boca Raton Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1,482,995<br>1,482,995                           | 3.6476<br>.0173                  | 5,409.37<br>25.66                                                                                                                                                                                                                                                        | 1,523,716<br>1,523,716                                       | 3.4941<br>.0163                  | 5,324.02<br>24.84                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,523,716<br>1,523,716                                                                                                                                                                                                                                                                                                                                                                                  | 3.6476<br>.0163                  | 5,557.91<br>24.84                  | 9/08 5:15 PM (561)393-7730<br>6500 Congress Ave BocaRaton 33487                                                                         |
| INDEPENDENT SPECIAL DISTRICTS<br>So. Fla. Water Mgmt. Basin<br>So. Fla. Water Mgmt. Dist.<br>Everglades Construction<br>FL Inland Navigation District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1,482,995<br>1,482,995<br>1,482,995<br>1,482,995 | .1026<br>.0948<br>.0327<br>.0270 | 152.16<br>140.59<br>48.49<br>40.04                                                                                                                                                                                                                                       | 1,523,716<br>1,523,716<br>1,523,716<br>1,523,716             | .0977<br>.0906<br>.0312<br>.0257 | 148.87<br>138.05<br>47.54<br>39.16                                                                                                                                                                                                                                                                                                                                                                                                   | 1,523,716<br>1,523,716<br>1,523,716<br>1,523,716                                                                                                                                                                                                                                                                                                                                                        | .1026<br>.0948<br>.0327<br>.0270 | 156.33<br>144.45<br>49.83<br>41.14 | 9/10 5:15 PM (561) 686-8800<br>3301 Gun Club Rd Bldg WPB 33406                                                                          |
| Children's Services Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,482,995                                        | .4908                            | 727.85                                                                                                                                                                                                                                                                   | 1,523,716                                                    | .4642                            | 707.31                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,523,716                                                                                                                                                                                                                                                                                                                                                                                               | .4908                            | 747.84                             | 9/10 5:05 PM (561) 627-3386<br>1912 NE Jen Bch Blvd Jen Bch 34957<br>9/10 5:01 PM (561) 740-7000<br>2300 High Ridge Rd ByntnBch FL33426 |
| Health Care District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1,482,995                                        | .6561                            | 972.99                                                                                                                                                                                                                                                                   | 1,523,716                                                    | .6205                            | 945.47                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,523,716                                                                                                                                                                                                                                                                                                                                                                                               | .6561                            | 999.71                             | 9/16 5:15 PM (561) 659-1270<br>1515 N Flagler Dr Ste 101 WPB 33401                                                                      |
| Greater Boca Beach and Park                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,482,995                                        | 1.0800                           | 1,601.63                                                                                                                                                                                                                                                                 | 1,523,716                                                    | 1.0331                           | 1,574.15                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,523,716                                                                                                                                                                                                                                                                                                                                                                                               | 1.0331                           | 1,574.15                           | 9/08 6:00 PM (561)417-4599<br>21618 St Andrews Blv, Bca Rtn 33433                                                                       |
| Total Millage Rate & Tax Amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                  | 17.0029                          | 25,377.80                                                                                                                                                                                                                                                                |                                                              | 16.2197                          | 24,874.23                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                         | 16.9090                          | 25,930.57                          | ** SEE BELOW FOR EXPLANATION                                                                                                            |
| ** EXPLANATION OF TAX NOTICE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                  |                                  |                                                                                                                                                                                                                                                                          |                                                              |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                    |                                                                                                                                         |
| COLUMN 1<br>"YOUR PROPERTY TAXES LAST YEAR"<br><br>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<br>"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"<br><br>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<br>"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"<br><br>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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | FLOOD PROTECTION/WATER SUPPLY                    |                                  | 1                                                                                                                                                                                                                                                                        | 48.50                                                        | 48.50                            |                                                                                                                                                                                                                                                                                                                                                                                                                                      | (561) 498-5363                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                    |                                                                                                                                         |
| BOCA RATON FIRE OPERATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | FIRE PROTECTION SERVICES                         |                                  | 1                                                                                                                                                                                                                                                                        | 224.00                                                       | 224.00                           |                                                                                                                                                                                                                                                                                                                                                                                                                                      | (561) 393-7850                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                    |                                                                                                                                         |
| SOLID WASTE AUTHORITY OF PBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | GARBAGE SERVICES                                 |                                  | 1                                                                                                                                                                                                                                                                        | 217.00                                                       | 217.00                           |                                                                                                                                                                                                                                                                                                                                                                                                                                      | (561) 697-2700                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                    |                                                                                                                                         |
| Total Non-Ad Valorem Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                  |                                  |                                                                                                                                                                                                                                                                          |                                                              | 489.50                           |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                    |                                                                                                                                         |
| 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.<br><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.)<br><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. |                                                  |                                  |                                                                                                                                                                                                                                                                          |                                                              |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                    |                                                                                                                                         |