

VALUE INFORMATION

Market Value

Last Year (2023)	This Year (2024)
590,000	615,000

Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan 1, 2024. It is based on a willing buyer and a willing seller.

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 16, 2024** 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	424,791	437,535	50,000	50,000	374,791	387,535
County Debt	424,791	437,535	50,000	50,000	374,791	387,535
Public Schools	424,791	437,535	25,000	25,000	399,791	412,535
Municipality Operating	424,791	437,535	50,000	50,000	374,791	387,535
Municipality Debt	424,791	437,535	50,000	50,000	374,791	387,535
Independent Special Dists	424,791	437,535	50,000	50,000	374,791	387,535

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- 3.0 percent in 2024	All Taxing Authorities	177,465

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	25,000

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).

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcpao.gov

06-42-47-12-12-000-1980 06154 HOMESTEAD

LI MINGXIANG &
XIE JIA
4804 NW 16TH TER
BOCA RATON FL 33431-3330



Real Estate Parcel ID: 06-42-47-12-12-000-1980				<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: BLUE LAKE TOWNHOMES LT 198										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpa.gov 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	374,791	4.5000	1,686.56	387,535	4.1641	1,613.73	387,535	4.5000	1,743.91	9/10 5:05 PM (561) 355-3996
County Debt	374,791	.0188	7.05	387,535	.0396	15.35	387,535	.0396	15.35	301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS										
By State Law	399,791	3.2090	1,282.93	412,535	3.0302	1,250.06	412,535	3.0660	1,264.83	9/04 5:05 PM (561) 434-8837
By Local Board	399,791	3.2480	1,298.52	412,535	3.0671	1,265.29	412,535	3.2480	1,339.91	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Boca Raton Operating	374,791	3.6580	1,370.99	387,535	3.4226	1,326.38	387,535	3.6596	1,418.22	9/09 6:00 PM (561)393-7730
Boca Raton Debt	374,791	.0203	7.61	387,535	.0186	7.21	387,535	.0186	7.21	6500 Congress Ave BocaRaton 33487
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	374,791	.1026	38.45	387,535	.0945	36.62	387,535	.1026	39.76	9/12 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	374,791	.0948	35.53	387,535	.0874	33.87	387,535	.0948	36.74	3301 Gun Club Rd B-1 Bldg WPB 33406
Everglades Construction	374,791	.0327	12.26	387,535	.0301	11.66	387,535	.0327	12.67	
FL Inland Navigation District	374,791	.0288	10.79	387,535	.0266	10.31	387,535	.0288	11.16	9/05 5:05 PM (561) 627-3386
Children's Services Council	374,791	.4908	183.95	387,535	.4535	175.75	387,535	.4908	190.20	1707 NE Indian River Dr Jensen Bch
Health Care District	374,791	.6761	253.40	387,535	.6247	242.09	387,535	.6561	254.26	9/11 5:01 PM (561) 740-7000
Greater Boca Beach and Park	374,791	1.0800	404.77	387,535	1.0083	390.75	387,535	1.0800	418.54	2300 High Ridge Rd ByntnBch FL33426
										9/11 5:15 PM (561) 659-1270
										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		17.1599	6,592.81		16.0673	6,379.07		17.0176	6,752.76	** 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	FLOOD PROTECTION/WATER SUPPLY		1	48.50	48.50		(561) 819-5479			
BOCA RATON FIRE OPERATIONS	FIRE PROTECTION SERVICES		1	155.00	155.00		(561) 393-7850			
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES		1	107.00	107.00		(561) 697-2700			
Total Non-Ad Valorem Assessment					310.50					
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.										