

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
16,364,809	16,513,986

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	14,517,847	15,969,632	0	0	14,517,847	15,969,632
County Debt	14,517,847	15,969,632	0	0	14,517,847	15,969,632
Public Schools	16,364,809	16,513,986	0	0	16,364,809	16,513,986
Municipality Operating	14,517,847	15,969,632	0	0	14,517,847	15,969,632
Municipality Debt	14,517,847	15,969,632	0	0	14,517,847	15,969,632
Independent Special Dist	14,517,847	15,969,632	0	0	14,517,847	15,969,632

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
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	544,354

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.

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

06-43-47-29-10-002-0230 06154

JRE COCONUT LAND TRUST
EGAN JOHN R TR
7 COUNTRY WAY
HOPKINTON MA 01748-2174



Real Estate Parcel ID: 06-43-47-29-10-002-0230				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.			
Legal Description: ROYAL PALM YACHT & CNTRY CLUB LT 23 BLK 2										
	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	14,517,847	4.5000	65,330.31	15,969,632	4.2678	68,155.20	15,969,632	4.5000	71,863.34	9/03 5:05 PM (561) 355-3996
County Debt	14,517,847	.0330	479.09	15,969,632	.0210	335.36	15,969,632	.0210	335.36	301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS										
By State Law	16,364,809	3.0730	50,289.06	16,513,986	2.9449	48,632.04	16,513,986	3.0390	50,186.00	9/9 5:05 PM (561) 434-8837
By Local Board	16,364,809	3.2480	53,152.90	16,513,986	3.1126	51,401.43	16,513,986	3.2480	53,637.43	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Boca Raton Operating	14,517,847	3.6476	52,955.30	15,969,632	3.4941	55,799.49	15,969,632	3.6476	58,250.83	9/08 5:15 PM (561)393-7730
Boca Raton Debt	14,517,847	.0173	251.16	15,969,632	.0163	260.31	15,969,632	.0163	260.31	6500 Congress Ave BocaRaton 33487
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	14,517,847	.1026	1,489.53	15,969,632	.0977	1,560.23	15,969,632	.1026	1,638.48	9/10 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	14,517,847	.0948	1,376.29	15,969,632	.0906	1,446.85	15,969,632	.0948	1,513.92	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	14,517,847	.0327	474.73	15,969,632	.0312	498.25	15,969,632	.0327	522.21	
FL Inland Navigation District	14,517,847	.0270	391.98	15,969,632	.0257	410.42	15,969,632	.0270	431.18	9/10 5:05 PM (561) 627-3386
Children's Services Council	14,517,847	.4908	7,125.36	15,969,632	.4642	7,413.10	15,969,632	.4908	7,837.90	1912 NE Jen Bch Blvd Jen Bch 34957
Health Care District	14,517,847	.6561	9,525.16	15,969,632	.6205	9,909.16	15,969,632	.6561	10,477.68	9/10 5:01 PM (561) 740-7000
Greater Boca Beach and Park	14,517,847	1.0800	15,679.27	15,969,632	1.0331	16,498.23	15,969,632	1.0331	16,498.23	2300 High Ridge Rd ByntrnBch FL33426
										9/16 5:15 PM (561) 659-1270
										1515 N Flagler Dr Ste 101 WPB 33401
										9/08 6:00 PM (561)417-4599
										21618 St Andrews Blv, Bca Rtn 33433
Total Millage Rate & Tax Amount		17.0029	258,520.14		16.2197	262,320.07		16.9090	273,452.87	** 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				
BOCA RATON FIRE OPERATIONS SOLID WASTE AUTHORITY OF PBC	FIRE PROTECTION SERVICES		1	224.00	224.00	(561) 393-7850				
	GARBAGE SERVICES		1	217.00	217.00	(561) 697-2700				
Total Non-Ad Valorem Assessment					441.00					
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										