

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
1,710,000	1,710,000

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	695,692	714,476	55,722	56,411	639,970	658,065
County Debt	695,692	714,476	55,722	56,411	639,970	658,065
Public Schools	695,692	714,476	30,000	30,000	665,692	684,476
Municipality Operating	695,692	714,476	55,722	56,411	639,970	658,065
Municipality Debt	695,692	714,476	55,722	56,411	639,970	658,065
Independent Special Dists	695,692	714,476	55,722	56,411	639,970	658,065

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	995,524

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
Widow	All Taxing Authorities	5,000
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.pbcapao.gov

ELMALEH MICHELE
ELMALEH MICHELE TR
2800 S OCEAN BLVD UNIT 12G
BOCA RATON FL 33432-8375

06-43-47-32-11-002-0121 06154 HOMESTEAD



Real Estate Parcel ID: 06-43-47-32-11-002-0121				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: OCEAN TOWERS CONDO UNIT 12-G BLDG SOUTH										
	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	639,970	4.5000	2,879.87	658,065	4.2678	2,808.49	658,065	4.5000	2,961.29	9/03 5:05 PM (561) 355-3996
County Debt	639,970	.0330	21.12	658,065	.0210	13.82	658,065	.0210	13.82	301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS										
By State Law	665,692	3.0730	2,045.67	684,476	2.9449	2,015.71	684,476	3.0390	2,080.12	9/9 5:05 PM (561) 434-8837
By Local Board	665,692	3.2480	2,162.17	684,476	3.1126	2,130.50	684,476	3.2480	2,223.18	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Boca Raton Operating	639,970	3.6476	2,334.35	658,065	3.4941	2,299.34	658,065	3.6476	2,400.36	9/08 5:15 PM (561)393-7730
Boca Raton Debt	639,970	.0173	11.07	658,065	.0163	10.73	658,065	.0163	10.73	6500 Congress Ave BocaRaton 33487
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	639,970	.1026	65.66	658,065	.0977	64.29	658,065	.1026	67.52	9/10 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	639,970	.0948	60.67	658,065	.0906	59.62	658,065	.0948	62.38	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	639,970	.0327	20.93	658,065	.0312	20.53	658,065	.0327	21.52	
FL Inland Navigation District	639,970	.0270	17.28	658,065	.0257	16.91	658,065	.0270	17.77	9/10 5:05 PM (561) 627-3386
Children's Services Council	639,970	.4908	314.10	658,065	.4642	305.47	658,065	.4908	322.98	1912 NE Jen Bch Blvd Jen Bch 34957
Health Care District	639,970	.6561	419.88	658,065	.6205	408.33	658,065	.6561	431.76	9/10 5:01 PM (561) 740-7000
Greater Boca Beach and Park	639,970	1.0800	691.17	658,065	1.0331	679.85	658,065	1.0331	679.85	2300 High Ridge Rd ByntnBch FL33426
Total Millage Rate & Tax Amount		17.0029	11,043.94		16.2197	10,833.59		16.9090	11,293.28	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
										** 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		
BOCA RATON FIRE OPERATIONS SOLID WASTE AUTHORITY OF PBC		FIRE PROTECTION SERVICES		1	224.00	224.00		(561) 393-7850		
		GARBAGE SERVICES		1	122.00	122.00		(561) 697-2700		
Total Non-Ad Valorem Assessment						346.00				
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.										