ZHENG AIHUA & YANG BIAO 4360 KEY LIME BLVD BOYNTON BEACH FL 33436-1618

Market Value

Last Year (2024) This Year (2025)
482.101 495.146

08-42-45-13-22-000-0300 08982 HOMESTEAD

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	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	373,932	400,120	50,000	50,722	323,932	349,398	
County Debt	373,932	400,120	50,000	50,722	323,932	349,398	
Public Schools	398,869	409,968	25,000	25,000	373,869	384,968	
Municipality Operating	373,932	400,120	50,000	50,722	323,932	349,398	
Independent Special Dists	373,932	400,120	50,000	50,722	323,932	349,398	

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- 2.9 percent in 2025	All Taxing Authorities	85,178
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	9,848

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	25,722

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: 08-42-45-13-22-000-0300 Legal Description: KNOLLWOOD PUD

IT 30

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.

Taying Authority Vous Proporty Tayor Lost Year Your Proporty Tayor This Year Your Proporty Tayor This Year												
*Dependent Special Districts Taxable Value Millage Rate Tax Amount Taxable Value Millage Rate Tax		С	OLUMN	1	COLUMN 2		COLUMN 3			See www.pbcpao.gov for public hearing updates		
Taxable Value Millage Rate Tax Amount Taxable Value Tax Amount T		Your Prop	erty Taxe	s Last Year	The second secon						A public hearing on the proposed taxes and budget will be held at the locations and dates below.	
County Operating 323,932 4,5000 1,457.69 349,398 4,2413 1,481.90 349,398 4,5000 1,572.29 9,09.5.05 PM (561) 355-3996 County Debt 323,932 0,398 12.83 349,398 0,330 11.53 349,398 0,330 11.53 301 N Olive Ave 6th FI WPB 33401 11.53 349,398 0,330 11.53 301 N Olive Ave 6th FI WPB 33401 11.53 349,398 0,330 11.53 301 N Olive Ave 6th FI WPB 33401 11.53 349,398 0,330 11.53 301 N Olive Ave 6th FI WPB 33401 11.53 329,330 11.53 301 N Olive Ave 6th FI WPB 33401 11.53 329,330 11.53 301 N Olive Ave 6th FI WPB 33401 11.53 329,330 11.53 301 N Olive Ave 6th FI WPB 33401 11.53 329,330 11.53 301 N Olive Ave 6th FI WPB 33401 11.53 329,330 12.65 11.53 329,330 12.65 11.53 329,330 12.65 12.84 12.84 12.20.95 384,968 3.0730 11.83.01 9/10.5.05 PM (561) 434-8837 3300 Forest Hill Bird WPB 33406 11.20.95 384,968 3.2480 1,250.38 3300 Forest Hill Bird WPB 33406 11.20.95 384,968 3.2480 1,250.38 3300 Forest Hill Bird WPB 33406 11.20.95 384,968 3.2480 1,250.38 3300 Forest Hill Bird WPB 33406 11.20.95 384,968 3.2480 1,250.38 3300 Forest Hill Bird WPB 33406 11.20.95 384,968 3.2480 1,250.38 3300 Forest Hill Bird WPB 33406 11.20.95 384,968 3.2480 1,250.38 3300 Forest Hill Bird WPB 33406 11.20.95 384,968 3.2480 1,250.38 33.24 349,398 0.989 31.06 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 Forest Hill Bird WPB 33406 11.20.95 349,398 0.948 33.12 3300 For		Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value Millage Rate Tax Amount		Tax Amount		
By State Law 373,869 3.0660 1,146.28 384,968 2.9497 1,135.54 384,968 3.0730 1,183.01 9/10.5:05 PM (561) 434-8837 By Local Board 373,869 3.2480 1,214.33 384,968 3.1248 1,202.95 384,968 3.2480 1,250.38 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY Boynton Beach Operating	County Operating											
Boynton Beach Operating 323,932 7.8000 2,526.67 349,398 7.3764 2,577.30 349,398 7.8000 2,725.30 9/08 6:00 PM (561)742-6310 100 E Ocean Ave BoyntnBch33435 INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin 323,932	By State Law											
So. Fla. Water Mgmt. Basin 323,9321026 33.24 349,3980961 33.58 349,3981026 35.85 9/11 5:15 PM (561) 686-8800 323,9320948 30.71 349,3980889 31.06 349,3980948 33.12 3301 Gun Club Rd Bldg WPB 33406 Everglades Construction 323,9320327 10.59 349,3980306 10.69 349,3980327 11.43 FL Inland Navigation District 323,9320288 9.33 349,3980270 9.43 349,3980288 10.06 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 627-300 2300 High Ridge Rd ByntnBc-FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401		323,932	7.8000	2,526.67	349,398	7.3764	2,577.30	349,398	7.8000	2,725.30		
Total Millage Rate & Tax Amount 20.0594 6,813.19 19.0453 6,870.46 20.0598 7,233.69 ** SEE BELOW FOR EXPLANATION	So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council	323,932 323,932 323,932 323,932	.0948 .0327 .0288 .4908	30.71 10.59 9.33 158.99	349,398 349,398 349,398 349,398	.0889 .0306 .0270	31.06 10.69 9.43 161.11	349,398 349,398 349,398 349,398	.0948 .0327 .0288 .4908	33.12 11.43 10.06 171.48	3301 Gun Club Rd Bldg WPB 33406 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270	
Total Millage Rate & Tax Amount 20.0594 6,813.19 19.0453 6,870.46 20.0598 7,233.69 ** SEE BELOW FOR EXPLANATION			22.2524	2.242.42		10.0150	0.070.40		22.2522		** 055 051 011 500 5101 111 11101	
	Total Millage Rate & Tax Amount	nount 20.054 6,813.19 19.0453 6,870.46 20.0598 7,23				7,233.69	*** 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	UNITS	RATE	ASSESSMENT	CONTACT NUMBER						
LAKE WORTH DRAINAGE DISTRICT BOYNTON BEACH FIRE RESCUE ASSESSMENT SOLID WASTE AUTHORITY OF PBC	FLOOD PROTECTION/WATER SUPPLY FIRE OPERATIONS GARBAGE SERVICES	1 1 1	48.50 145.00 207.00	48.50 145.00 207.00	(561) 498-5363 (561) 742-6312 (561) 697-2700					
	Tota	400.50								

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.