Market **Value**

Last Year (2024) This Year (2025)

WALKER STEPHEN R
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1115 E TWIGGS ST UNIT 1218
TAMPA FL 33602-3180

12-43-46-28-28-000-1540

205.000 205.000

VALUE INFORMATION

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 15, 2025 at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assessed Value		Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	186,340	204,974	0	0	186,340	204,974	
County Debt	186,340	204,974	0	0	186,340	204,974	
Public Schools	205,000	205,000	0	0	205,000	205,000	
Municipality Operating	186,340	204,974	0	0	186,340	204,974	
Municipality Debt	186,340	204,974	0	0	186,340	204,974	
Independent Special Dists	186,340	204,974	0	0	186,340	204,974	

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	26

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.





2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 12-43-46-28-28-000-1540

Legal Description:

TROPIC HARBOR COND PT SEVEN UNIT 154

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.

Taxing Authority *Dependent Special Districts COUNTY County Operating County Debt	Your Prop	OLUMN erty Taxes Millage Rate 4.5000	S Last Year Tax Amount	Your Prope	lget change	s This Year	Your Prop		s This Year	See <u>www.pbcpao.gov</u> for public hearing updates A public hearing on the proposed taxes and budget will be	
*Dependent Special Districts COUNTY County Operating	Taxable Value	Millage Rate		if no buc	lget change					A public hearing on the proposed taxes and hudget will he	
COUNTY County Operating	186,340	ű	Tax Amount	Taxable Value			Your Property Taxes This Year if proposed budget change is made		nge is made	A public hearing on the proposed taxes and budget will be held at the locations and dates below.	
County Operating		4 5000			Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount		
Southly Book		.0396	838.53 7.38	204,974 204,974	4.2413 .0330	869.36 6.76	204,974 204,974	4.5000 .0330	922.38 6.76	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th FI WPB 33401	
PUBLIC SCHOOLS By State Law By Local Board	205,000 205,000	3.0660 3.2480	628.53 665.84	205,000 205,000	2.9497 3.1248	604.69 640.58	205,000 205,000	3.0730 3.2480	629.97 665.84	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY Delray Beach Operating Delray Beach Debt	186,340 186,340	5.9063 .0337	1,100.58 6.28	204,974 204,974	5.6056 .0309	1,149.00 6.33	204,974 204,974	6.1611 .0309	1,262.87 6.33	9/03 5:01 PM (561)243-7370 100 NW First Ave Delray Beach 33444	
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District	186,340 186,340 186,340 186,340	.1026 .0948 .0327 .0288	19.12 17.67 6.09 5.37	204,974 204,974 204,974 204,974	.0961 .0889 .0306 .0270	19.70 18.22 6.27 5.53	204,974 204,974 204,974 204,974	.1026 .0948 .0327 .0288	21.03 19.43 6.70 5.90	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994	
Children's Services Council	186,340	.4908	91.46	204,974	.4611	94.51	204,974	.4908	100.60	9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426	
Health Care District	186,340	.6561	122.26	204,974	.6164	126.35	204,974	.6561	134.48	9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	
Total Millage Rate & Tax Amount		18.1994	3,509.11		17.3054	3,547.30		18.4518	3,782.29	** 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

TOTAL TALENTAL TALENT								
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER			
SOLID WASTE AUTHORITY OF PBC CITY OF DELRAY BEACH	GARBAGE SERVICES STORMWATER ASSESSMENT	1 270	116.00 23.17	116.00 62.56	(561) 697-2700 (561) 243-7324			
Total Non-Ad Valorem Assessment				178.56				

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.