TURCAT JEAN J 2850 HAMPTON CIR E DELRAY BEACH FL 33445-7156

Market Value

Last Year (2024) This Year (2025)
1.068.003 1.034.746

12-43-46-30-27-000-0540 12984 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	600,127	617,531	50,000	50,722	550,127	566,809	
County Debt	600,127	617,531	50,000	50,722	550,127	566,809	
Public Schools	600,127	617,531	25,000	25,000	575,127	592,531	
Municipality Operating	600,127	617,531	50,000	50,722	550,127	566,809	
Municipality Debt	600,127	617,531	50,000	50,722	550,127	566,809	
Independent Special Dists	600,127	617,531	50,000	50,722	550,127	566,809	

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	417,215

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: 12-43-46-30-27-000-0540

Legal Description: ANDOVER SEC 2

LT 54

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 Taxable Value Millage Rate Tax Amount National Value National V		C	<u>OLUMN</u>	1	COLUMN 2		COLUMN 3			See <u>www.pbcpao.gov</u> for public hearing updates		
Taxable Value Millage Rate Tax Amount Taxable Value Taxable Value Second Value Taxable Value Taxab		Your Prop	erty Taxe	s Last Year							A public hearing on the proposed taxes and budget will be held at the locations and dates below.	
County Operating 550,127 4,5000 2,475,57 566,809 4,2413 2,404.01 566,809 4,5000 2,550,64 301 N Olive Ave 6th FI WPB 33401 PUBLIC SCHOOLS By State Law 575,127 3,0660 1,763,34 592,531 2,9497 1,747,79 592,531 3,0730 1,820,85 9/10 5.05 PM (561) 434-8837 By Local Board 575,127 3,2480 1,868,01 592,531 3,1248 1,851,54 592,531 3,2480 1,924,54 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY Delray Beach Operating Delray Beach Operating Delray Beach Debt 550,127 0,337 18,54 566,809 0,309 17,51 566,809 0,309 17,51 566,809 1,000 17,51 100 NW First Ave Delray Beach 33444 INDEPENDENT SPECIAL DISTRICTS So, Fla. Water Mgmt. Basin So, Fla. Water Mgmt. Dist. 550,127 0,948 52,15 566,809 0,889 50,39 566,809 0,948 53,73 3301 Gun Club Rd Bidg WPB 33406 Everglades Construction 550,127 0,288 15,84 566,809 0,270 15,30 566,809 0,280 17,34 566,809 0,286 16,32 Everglades Construction 550,127 0,288 15,84 566,809 0,270 15,30 566,809 0,286 16,32 Children's Services Council 550,127 4,908 270,00 566,809 4611 261,36 566,809 4,908 278,19 9,175,15 PM (561) 627-3386 1215 N Flagler Dr Ste 101 WPB 33401 Everglades Construction 550,127 4,908 270,00 566,809 4611 261,36 566,809 4,908 278,19 9,175,15 PM (561) 639-1270 1515 N Flagler Dr Ste 101 WPB 33401		Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount		
By State Law 575,127 3.0660 1,763.34 592,531 2.9497 1,747.79 592,531 3.0730 1,820.85 9/10 5.05 PM (561) 434-8837 By Local Board 575,127 3.2480 1,868.01 592,531 3.1248 1,851.54 592,531 3.2480 1,924.54 3300 Forest Hill Bivd WPB 33406 MUNICIPALITY Delray Beach Operating Delray Beach Debt 550,127 5.9063 3,249.22 566,809 5.6056 3,177.30 566,809 6.1611 3,492.17 9/03 5.01 PM (561) 243-7370 Delray Beach Debt 550,127 0.0337 18.54 566,809 0.0309 17.51 566,809 0.0309 17.51 100 NW First Ave Delray Beach 33444 100 NW First Ave Delray Beach 100 NW First	County Operating											
Delray Beach Operating Sc. Fla. Water Mgmt. Basin Sc. Fla. Water Mgmt. Dist. Everglades Construction Sc. Fla. Water Mgmt. Dist. Delray Beach Operating Sc. Fla. Water	By State Law											
So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. So. Fla. Water Mgmt.	Delray Beach Operating											
Health Care District 550,127 .6561 360.94 566,809 .6164 349.38 566,809 .6561 371.88 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District	550,127 550,127 550,127	.0948 .0327 .0288	52.15 17.99 15.84	566,809 566,809 566,809	.0889 .0306 .0270	50.39 17.34 15.30	566,809 566,809 566,809	.0948 .0327 .0288	53.73 18.53 16.32	3301 Gun Club Rd Bldg WPB 33406 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994	
1515 N Flagler Dr Šte 101 WPB 33401	Children's Services Council	550,127	.4908	270.00	566,809	.4611		566,809	.4908	278.19		
Total Millage Rate & Tax Amount 18 1994 10 169 83 17 3054 9 965 09 18 4518 10 621 21 ** SFF BFI OW FOR EXPLANATION	Health Care District	550,127	.6561	360.94	566,809	.6164	349.38	566,809	.6561	371.88		
10,100,00 10,100,00 10,000,00 10,000,00 10,000,00	Total Millage Rate & Tax Amount		18.1994	10,169.83		17.3054	9,965.09		18.4518	10,621.21	** 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

NON-AD VALOREIVI ASSESSIVIEN I										
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER					
LAKE WORTH DRAINAGE DISTRICT SOLID WASTE AUTHORITY OF PBC CITY OF DELRAY BEACH	FLOOD PROTECTION/WATER SUPPLY GARBAGE SERVICES STORMWATER ASSESSMENT	1 1 1190	48.50 207.00 23.17		(561) 498-5363 (561) 697-2700 (561) 243-7324					
	Tota	531.22								

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.