VALUE INFORMATION

WENDYS
WENCO HOLDING LLC EDILBERTO RODRIGUEZ
PO BOX 970940
COCONUT CREEK FL 33097

150866 SJJ-72486

Market Value	
Last Year (2025)	This Year (2026)
86,549	86,912

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: Tangible Personal Property - (561) 355-2896.**

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		Penalty		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	86,549	86,912	25,000	25,000	0	0	61,549	61,912
County Debt	86,549	86,912	25,000	25,000	0	0	61,549	61,912
County Dependent Dists	86,549	86,912	25,000	25,000	0	0	61,549	61,912
Public Schools	86,549	86,912	25,000	25,000	0	0	61,549	61,912
Municipality Operating	86,549	86,912	25,000	25,000	0	0	61,549	61,912
Independent Special Dists	86,549	86,912	25,000	25,000	0	0	61,549	61,912

Assessed Value is the market value minus any assessment reductions.

Exemptions are specific dollar or percentage amounts that reduce your assessed value.

Section 193.072, F.S., provides **penalties** for late filing or failure to file a Tangible Personal Property Tax Return.

Taxable Value is the value used to calculate the tax due on your property (Assessed Value minus Exemptions plus penalty).

Assessment Reductions	Applies To	Value

Properties can receive an assessment reduction for a number of reasons including Pollution Control Devices.

Exemptions Applied	Applies To	Exempt Value
Tangible Personal Property	All Taxing Authorities	25,000

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).

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

2026 NOTICE OF PROPOSED PROPERTY TAXES

Tangible Personal Property Account Number: 150866 SJJ-72486

Physical Location of Property:
12011 SOUTHERN BLVD STORE 8294

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.

See www.pbcpao.gov for public hearing updates

Taxing Authority *Dependent Special Districts	COLUMN 1 Your Property Taxes Last Year			COLUMN 2 Your Property Taxes This Year if no budget change is made			COLUMN 3 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.
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										
County Operating	61,549	4.5000	276.97	61,912	4.2678	264.23	61,912	4.5000	278.60	9/03 5:05 PM (561) 355-3996
County Debt	61,549	.0330	2.03	61,912	.0210	1.30	61,912	.0210	1.30	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	61,549	3.4581	212.84	61,912	3.2856	203.42	61,912	3.4581	214.10	
* Library Operating	61,549	.5491	33.80	61,912	.5213	32.27	61,912	.5491	34.00	
* Library Debt	61,549	.0000	.00	61,912	.0000	.00	61,912	.0000	.00	
PUBLIC SCHOOLS										
By State Law	61,549	3.0730	189.14	61,912	2.9449	182.32	61,912	3.0390	188.15	9/9 5:05 PM (561) 434-8837
By Local Board	61,549	3.2480	199.91	61,912	3.1126	192.71	61,912	3.2480	201.09	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Royal Palm Beach Operating	61,549	1.9200	118.17	61,912	1.8256	113.03	61,912	2.1500	133.11	9/10 6:30 PM (561)790-5112 1050 Royal PB Blv RPB 33411
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	61,549	.1026	6.31	61,912	.0977	6.05	61,912	.1026	6.35	9/10 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	61,549	.0948	5.83	61,912	.0906	5.61	61,912	.0948	5.87	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	61,549	.0327	2.01	61,912	.0312	1.93	61,912	.0327	2.02	
FL Inland Navigation District	61,549	.0270	1.66	61,912	.0257	1.59	61,912	.0270	1.67	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957
Children's Services Council	61,549	.4908	30.21	61,912	.4642	28.74	61,912	.4908	30.39	9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426
Health Care District	61,549	.6561	40.38	61,912	.6205	38.42	61,912	.6561	40.62	9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		18.1852	1,119.26		17.3087	1,071.62		18.3692	1,137.27	** 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.

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.)