

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
210,380	208,699

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.

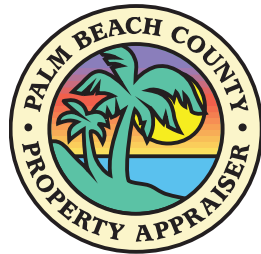
Taxing Authority	Assessed Value		Exemptions		Penalty		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	210,380	208,699	25,000	25,000	0	0	185,380	183,699
County Debt	210,380	208,699	25,000	25,000	0	0	185,380	183,699
Public Schools	210,380	208,699	25,000	25,000	0	0	185,380	183,699
Municipality Operating	210,380	208,699	25,000	25,000	0	0	185,380	183,699
Municipality Debt	210,380	208,699	25,000	25,000	0	0	185,380	183,699
Independent Special Dists	210,380	208,699	25,000	25,000	0	0	185,380	183,699

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.pbcpa.gov

180443 JRB-74407

CORTLAND PORTOFINO PLACE
PORTOFINO PLACE OWNER II LLC
3424 PEACHTREE RD NE STE 300
ATLANTA GA 30326



2026 NOTICE OF PROPOSED PROPERTY TAXES

Tangible Personal Property Account Number: 180443 JRB-74407				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.			
Physical Location of Property: 4600 PORTOFINO WAY										
	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 County Debt	185,380 185,380	4.5000 .0330	834.21 6.12	183,699 183,699	4.2678 .0210	783.99 3.86	183,699 183,699	4.5000 .0210	826.65 3.86	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS By State Law By Local Board	185,380 185,380	3.0730 3.2480	569.67 602.11	183,699 183,699	2.9449 3.1126	540.98 571.78	183,699 183,699	3.0390 3.2480	558.26 596.65	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
MUNICIPALITY West Palm Beach Operating West Palm Beach Debt	185,380 185,380	8.1308 .0580	1,507.29 10.75	183,699 183,699	7.6915 .0533	1,412.92 9.79	183,699 183,699	8.1308 .0533	1,493.62 9.79	9/08 5:01 PM (561) 822-1310 401 Clematis Street WPB 33401
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District	185,380 185,380 185,380 185,380	.1026 .0948 .0327 .0270	19.02 17.57 6.06 5.01	183,699 183,699 183,699 183,699	.0977 .0906 .0312 .0257	17.95 16.64 5.73 4.72	183,699 183,699 183,699 183,699	.1026 .0948 .0327 .0270	18.85 17.41 6.01 4.96	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
Children's Services Council	185,380	.4908	90.98	183,699	.4642	85.27	183,699	.4908	90.16	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957
Health Care District	185,380	.6561	121.63	183,699	.6205	113.99	183,699	.6561	120.52	9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		20.4468	3,790.42		19.4210	3,567.62		20.3961	3,746.74	** 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.)										