CAVALLARO MICHAEL A 209 FOXTAIL DR APT G1 WEST PALM BEACH FL 33415-6196

Market Value

Last Year (2024) This Year (2025)
195,000 195,000

18-42-44-15-14-209-0071 18983 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	Assessed Value		Exem	ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	80,025	82,346	50,000	50,722	30,025	31,624
County Debt	80,025	82,346	50,000	50,722	30,025	31,624
County Dependent Dists	80,025	82,346	50,000	50,722	30,025	31,624
Public Schools	80,025	82,346	25,000	25,000	55,025	57,346
Municipality Operating	80,025	82,346	50,000	50,722	30,025	31,624
Independent Special Dists	80,025	82,346	50,000	50,722	30,025	31,624

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	112,654

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: 18-42-44-15-14-209-0071

Legal Description:

CHARTER CLUB OF PALM BEACH COND

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.

Your Property Taxes Last Year Your Property Taxes This Year if no budget change is made Tax Amount Taxable Value Millage Rate Tax Amount		_					2211112112					
Taxable Value Millage Rate Tax Amount Taxable Value Mill		C	OLUMN	1	COLUMN 2		COLUMN 3			See <u>www.pbcpao.gov</u> for public hearing updates		
Taxable Value Millage Rate Tax Amount Taxable Value	Taxing Authority *Dependent Special Districts	Your Prop	erty Taxe	s Last 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.	
County Operating		Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount			Tax Amount		
By State Law 55,025 3,0660 168.71 57,346 2,9497 169.15 57,346 3,0730 176.22 9/10 5:05 PM (561) 434-8837 By Local Board 55,025 3,2480 178.72 57,346 3,1248 179.19 57,346 3,2480 186.26 3300 Forest Hill Bivd WPB 33406 MUNICIPALITY Greenacres Operating 30,025 6,3000 189.16 31,624 5,8641 185.45 31,624 6,3000 199.23 9/03 6:00 PM (561) 642-2019 5800 Melaleuca Ln Greenacres 33463 INDEPENDENT SPECIAL DISTRICTS So. Fia. Water Mgmt. Basin So. Fia. Water Mgmt. Basin So. Fia. Water Mgmt. Dist. Everglades Construction 30,025 0,948 2,85 31,624 0,889 2,81 31,624 0,948 3,00 3301 Gun Club Rd Bldg WPB 33406 Everglades Construction Thin Mayigation District 30,025 0,288 86 31,624 0,270 85 31,624 0,228 9.1 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuar FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Rdg Rdg Bynthsch FL 33426 Health Care District 30,025 6:661 19.70 31,624 6:661 19.49 31,624 6:661 20.75 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	COUNTY County Operating County Debt * Library Operating * Library Debt	30,025 30,025	.0396 .5491	1.19 16.49	31,624 31,624	.0330 .5164	1.04 16.33	31,624 31,624	.0330 .5491	1.04 17.36	301 N Olive Ave 6th FI WPB 33401	
Greenacres Operating 30,025 6.3000 189.16 31,624 5.8641 185.45 31,624 6.3000 199.23 9/03 6:00 PM (561)642-2019 5800 Melaleuca Ln Greenacres 33463 INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin 30,025 .0948 2.85 31,624 .0889 2.81 31,624 .0948 3.00 3301 Gun Club Rd Blidg WPB 33406 Everglades Construction 30,025 .0327 .98 31,624 .0306 .97 31,624 .0327 1.03 FL Inland Navigation District 30,025 .0288 86 31,624 .0270 .85 31,624 .0288 .91 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 Health Care District 30,025 .6561 19.70 31,624 .6164 19.49 31,624 .6561 20.75 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	PUBLIC SCHOOLS By State Law By Local Board											
So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. So. Fla. Water Mgmt.	MUNICIPALITY Greenacres Operating	30,025	6.3000	189.16	31,624	5.8641	185.45	31,624	6.3000	199.23	9/03 6:00 PM (561)642-2019 5800 Melaleuca Ln Greenacres 33463	
Health Care District 30,025 .6561 19.70 31,624 .6164 19.49 31,624 .6561 20.75 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District	30,025 30,025 30,025	.0948 .0327 .0288	2.85 .98 .86	31,624 31,624 31,624	.0889 .0306 .0270	2.81 .97 .85	31,624 31,624 31,624	.0948 .0327 .0288	3.00 1.03 .91	3301 Gun Club Rḋ Bldg WPB 33406 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994	
	Children's Services Council Health Care District	,						,			2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270	
Total Millage Rate & Tax Amount 19.1183 731.88 18.0494 727.03 19.1089 766.87 ** SEE BELOW FOR EXPLANATION											1515 N Flagler Dr Ste 101 WPB 33401	
	Total Millage Rate & Tax Amount		19.1183	731.88		18.0494	727.03		19.1089	766.87	** 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 VALORLIVI ASSESSIVIENT									
LEVYING AUTHORITY		PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER				
	LAKE WORTH DRAINAGE DISTRICT SOLID WASTE AUTHORITY OF PBC SOLID WASTE - GREENACRES	FLOOD PROTECTION/WATER SUPPLY GARBAGE SERVICES SOLID WASTE	1 1 1	48.50 116.00 129.60		(561) 498-5363 (561) 697-2700 (561) 642-2012				
		294 10								

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.