

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
38,834	32,855

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 15, 2025** 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	38,834	32,855	25,000	25,000	0	6,571	13,834	14,426
County Debt	38,834	32,855	25,000	25,000	0	6,571	13,834	14,426
County Dependent Dists	38,834	32,855	25,000	25,000	0	6,571	13,834	14,426
Public Schools	38,834	32,855	25,000	25,000	0	6,571	13,834	14,426
Municipality Operating	38,834	32,855	25,000	25,000	0	6,571	13,834	14,426
Independent Special Dists	38,834	32,855	25,000	25,000	0	6,571	13,834	14,426

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

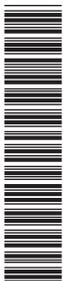
Properties can receive an assessment reduction for a number of reasons including Pollution Control Devices.

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

224819 MEM-44407
 FLAME BBQ AND SOULFOOD LLC
 LAW MANGONIA REALTY 1521 LLC
 5739 BROOKFIELD CIR E
 FORT LAUDERDALE FL 33312-6257



2025 NOTICE OF PROPOSED PROPERTY TAXES

Tangible Personal Property Account Number: 224819 MEM-44407 Physical Location of Property: 1521 45TH ST	<h3 style="margin: 0;">DO NOT PAY</h3> <p style="margin: 0;">THIS IS NOT A BILL</p>	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.
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	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	13,834	4.5000	62.25	14,426	4.2413	61.18	14,426	4.5000	64.92	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	13,834	.0396	.55	14,426	.0330	.48	14,426	.0330	.48	
* Library Operating	13,834	.5491	7.60	14,426	.5164	7.45	14,426	.5491	7.92	
* Library Debt	13,834	.0098	.14	14,426	.0000	.00	14,426	.0000	.00	
PUBLIC SCHOOLS										
By State Law	13,834	3.0660	42.42	14,426	2.9497	42.55	14,426	3.0730	44.33	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	13,834	3.2480	44.93	14,426	3.1248	45.08	14,426	3.2480	46.86	
MUNICIPALITY										
Mangonia Park Operating	13,834	9.9000	136.96	14,426	9.1745	132.35	14,426	9.9000	142.82	9/08 5:45 PM (561)848-1235 1755 E Tiffany Dr Mangonia Pk 33407
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	13,834	.1026	1.42	14,426	.0961	1.39	14,426	.1026	1.48	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	13,834	.0948	1.31	14,426	.0889	1.28	14,426	.0948	1.37	
Everglades Construction	13,834	.0327	.45	14,426	.0306	.44	14,426	.0327	.47	
FL Inland Navigation District	13,834	.0288	.40	14,426	.0270	.39	14,426	.0288	.42	
Children's Services Council	13,834	.4908	6.79	14,426	.4611	6.65	14,426	.4908	7.08	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 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Health Care District	13,834	.6561	9.08	14,426	.6164	8.89	14,426	.6561	9.46	
Total Millage Rate & Tax Amount		22.7183	314.30		21.3598	308.13		22.7089	327.61	** SEE BELOW FOR EXPLANATION

** EXPLANATION OF TAX NOTICE

<p style="text-align: center;">COLUMN 1</p> <p style="text-align: center;">"YOUR PROPERTY TAXES LAST YEAR"</p> <p style="font-size: small;">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.</p>	<p style="text-align: center;">COLUMN 2</p> <p style="text-align: center;">"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"</p> <p style="font-size: small;">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.</p>	<p style="text-align: center;">COLUMN 3</p> <p style="text-align: center;">"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"</p> <p style="font-size: small;">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.</p>
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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.)