

## VALUE INFORMATION

### Market Value

Last Year ( 2024 )	This Year ( 2025 )
78,657	75,146

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	78,657	75,146	25,000	25,000	0	0	53,657	50,146
County Debt	78,657	75,146	25,000	25,000	0	0	53,657	50,146
County Dependent Dists	78,657	75,146	25,000	25,000	0	0	53,657	50,146
Public Schools	78,657	75,146	25,000	25,000	0	0	53,657	50,146
Municipality Operating	78,657	75,146	25,000	25,000	0	0	53,657	50,146
Independent Special Dists	78,657	75,146	25,000	25,000	0	0	53,657	50,146

**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](http://www.pbcpao.gov)

232582 DAA-4-1486  
ELLIPSIS FARM  
ELLIPSIS FARM LLC  
1363 F RD  
LOXAHATCHEE FL 33470-4929



# 2025 NOTICE OF PROPOSED PROPERTY TAXES

Tangible Personal Property Account Number: 232582 DAA-41486				<h2>DO NOT PAY</h2> <p>THIS IS NOT A BILL</p>			<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.</p>			
Physical Location of Property: 1363 F RD										
	COLUMN 1			COLUMN 2			COLUMN 3			See <a href="http://www.pbcpa.gov">www.pbcpa.gov</a> for public hearing updates
<b>Taxing Authority</b>	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			<b>A public hearing on the proposed taxes and budget will be held at the locations and dates below.</b>
*Dependent Special Districts	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
<b>COUNTY</b>										
County Operating	53,657	4.5000	241.46	50,146	4.2413	212.68	50,146	4.5000	225.66	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	53,657	.0396	2.12	50,146	.0330	1.65	50,146	.0330	1.65	
* Fire/Rescue	53,657	3.4581	185.55	50,146	3.2554	163.25	50,146	3.4581	173.41	
* Library Operating	53,657	.5491	29.46	50,146	.5164	25.90	50,146	.5491	27.54	
* Library Debt	53,657	.0098	.53	50,146	.0000	.00	50,146	.0000	.00	
<b>PUBLIC SCHOOLS</b>										
By State Law	53,657	3.0660	164.51	50,146	2.9497	147.92	50,146	3.0730	154.10	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	53,657	3.2480	174.28	50,146	3.1248	156.70	50,146	3.2480	162.87	
<b>MUNICIPALITY</b>										
Loxahatchee Groves Operating	53,657	3.0000	160.97	50,146	2.8326	142.04	50,146	3.5000	175.51	9/03 6:00 PM (561)793-2418 155 F Road LoxahatcheeGrvs33470
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	53,657	.1026	5.51	50,146	.0961	4.82	50,146	.1026	5.14	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	53,657	.0948	5.09	50,146	.0889	4.46	50,146	.0948	4.75	
Everglades Construction	53,657	.0327	1.75	50,146	.0306	1.53	50,146	.0327	1.64	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 ByntrnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
FL Inland Navigation District	53,657	.0288	1.55	50,146	.0270	1.35	50,146	.0288	1.44	
Children's Services Council	53,657	.4908	26.33	50,146	.4611	23.12	50,146	.4908	24.61	
Health Care District	53,657	.6561	35.20	50,146	.6164	30.91	50,146	.6561	32.90	
<b>Total Millage Rate &amp; Tax Amount</b>		19.2764	1,034.31		18.2733	916.33		19.7670	991.22	<b>** SEE BELOW FOR EXPLANATION</b>
<b>** EXPLANATION OF TAX NOTICE</b>										
<b>COLUMN 1</b> <b>"YOUR PROPERTY TAXES LAST YEAR"</b>  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.			<b>COLUMN 2</b> <b>"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"</b>  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.			<b>COLUMN 3</b> <b>"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"</b>  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><b>NOTE:</b> 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.)</p>										