

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
487,830	463,050

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.

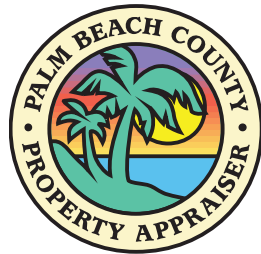
Taxing Authority	Assessed Value		Exemptions		Penalty		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	487,830	463,050	0	0	121,958	115,763	609,788	578,813
County Debt	487,830	463,050	0	0	121,958	115,763	609,788	578,813
County Dependent Dists	487,830	463,050	0	0	121,958	115,763	609,788	578,813
Public Schools	487,830	463,050	0	0	121,958	115,763	609,788	578,813
Municipality Operating	487,830	463,050	0	0	121,958	115,763	609,788	578,813
Independent Special Dists	487,830	463,050	0	0	121,958	115,763	609,788	578,813

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

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

237804 BW-41486

EL CAR WASH
EL CAR WASH SOUTHERN WEST LLC
2753 NW 87TH AVE
DORAL FL 33172-1608



2026 NOTICE OF PROPOSED PROPERTY TAXES

Tangible Personal Property Account Number: 237804 BW-41486				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: 15389 SOUTHERN BLVD										
	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										9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Operating	609,788	4.5000	2,744.05	578,813	4.2678	2,470.26	578,813	4.5000	2,604.66	
County Debt	609,788	.0330	20.12	578,813	.0210	12.16	578,813	.0210	12.16	
* Fire/Rescue	609,788	3.4581	2,108.71	578,813	3.2856	1,901.75	578,813	3.4581	2,001.59	
* Library Operating	609,788	.5491	334.83	578,813	.5213	301.74	578,813	.5491	317.83	
* Library Debt	609,788	.0000	.00	578,813	.0000	.00	578,813	.0000	.00	
PUBLIC SCHOOLS										9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By State Law	609,788	3.0730	1,873.88	578,813	2.9449	1,704.55	578,813	3.0390	1,759.01	
By Local Board	609,788	3.2480	1,980.59	578,813	3.1126	1,801.61	578,813	3.2480	1,879.98	
MUNICIPALITY										9/08 6:00 PM (561)793-2418 155 F Road LoxahatcheeGrvs33470
Loxahatchee Groves Operating	609,788	3.2564	1,985.71	578,813	2.9733	1,720.98	578,813	3.2564	1,884.85	
INDEPENDENT SPECIAL DISTRICTS										9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Basin	609,788	.1026	62.56	578,813	.0977	56.55	578,813	.1026	59.39	
So. Fla. Water Mgmt. Dist.	609,788	.0948	57.81	578,813	.0906	52.44	578,813	.0948	54.87	
Everglades Construction	609,788	.0327	19.94	578,813	.0312	18.06	578,813	.0327	18.93	
FL Inland Navigation District	609,788	.0270	16.46	578,813	.0257	14.88	578,813	.0270	15.63	
Children's Services Council	609,788	.4908	299.28	578,813	.4642	268.68	578,813	.4908	284.08	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957 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
Health Care District	609,788	.6561	400.08	578,813	.6205	359.15	578,813	.6561	379.76	
Total Millage Rate & Tax Amount		19.5216	11,904.02		18.4564	10,682.81		19.4756	11,272.74	** 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.)										