U S BANK TRUST NATIONAL ASSOCIATION TR SELECT PORTFOLIO SERVICING C/O 3217 DECKER LAKE DR SALT LAKE CITY UT 84119-3284

Market Value

Last Year (2024) This Year (2025)
410.000 420.000

26-43-45-10-26-000-0160 26984

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	Assesse	d Value	Exem	ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	340,736	374,810	0	0	340,736	374,810
County Debt	340,736	374,810	0	0	340,736	374,810
County Dependent Dists	340,736	374,810	0	0	340,736	374,810
Public Schools	410,000	420,000	0	0	410,000	420,000
Municipality Operating	340,736	374,810	0	0	340,736	374,810
Independent Special Dists	340,736	374,810	0	0	340,736	374,810

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
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	45,190

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

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: 26-43-45-10-26-000-0160 Legal Description: OCEAN CAY

LT 16

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 proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed budget change is made Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes and budget will be Your Property Taxes This Year If proposed taxes Your Property Taxes This Year Your Property Taxes This Year Your Property Taxes T			01110401	1	COLLINANI		COLLINANI 2		2	Caraman hanna ann fan mahlia haanin a an dataa		
Taxable Value Millage Rate Tax Amount Taxable Value Taxable		C	OLUIVIN	1	COLUMN 2		COLUMN 3			See <u>www.pbcpao.gov</u> for public hearing updates		
Taxable Value	Taxing Authority *Dependent Special Districts	Your Prop	erty Taxe	s Last Year								
DEPENDENT SPECIAL DISTRICTS DEPENDENT SPECIAL DISTRICTS DEPENDENT SPECIAL DISTRICTS D. Fla. Water Mgmt. Dist. Days and Mg. 123.56 D. Fla. Water Mgmt. Dist. Days and Mg. 23.56 D. Fla. Water Mgmt. Dist.		Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	neid at the locations and dates selow	
/ State Law / Local Board 410,000 3,0660 1,257.06 420,000 2,9497 1,238.87 420,000 3,0730 1,290.66 9/10 5:05 PM (561) 434-8837 / Local Board 410,000 3,2480 1,331.68 420,000 3,1248 1,312.42 420,000 3,2480 1,364.16 3300 Forest Hill Blvd WPB 33406 UNICIPALITY / Indux Operating 340,736 3,2000 1,090.36 374,810 3,0157 1,130.31 374,810 3,2000 1,199.39 9/03 5:01 PM (561) 582-0155 / 7580 S Federal Hwy Hypoluxo 33462 UNICIPALITY / Indux Product Special District 340,736 0,948 32.30 374,810 0,961 36.02 374,810 0,948 35.53 301 Gun Club Rd Bldg WPB 33406 reglades Construction 340,736 0,327 11.14 374,810 0,306 11.47 374,810 0,327 12.26 1.16 and Navigation District 340,736 0,288 9.81 374,810 0,270 10.12 374,810 0,288 10.79 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 11dren's Services Council 340,736 0,6561 223.56 374,810 4611 172.82 374,810 4908 183.96 9/15 5:01 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	COUNTY County Operating County Debt * Library Operating * Library Debt	340,736 340,736	.0396 .5491	13.49 187.10	374,810 374,810	.0330 .5164	12.37 193.55	374,810 374,810	.0330 .5491	12.37 205.81	301 N Olive Ave Ĝth FI WPB 33401	
340,736 3.2000 1,090.36 374,810 3.0157 1,130.31 374,810 3.2000 1,199.39 9/03 5:01 PM (561)582-0155 7580 S Federal Hwy Hypoluxo 33462	PUBLIC SCHOOLS By State Law By Local Board											
2. Fla. Water Mgmt. Basin 340,736102634.96094832.30094832.3009480032711.14003610360032711.140036003610360032710360032710360032710360038900327103600327103600327103600360032710360036003271036003600327103600360032710360036003271036003600327103600360032710360036003271036003600327103600360032710360032710360036003271036003600327103600360032710360	MUNICIPALITY Hypoluxo Operating	340,736	3.2000	1,090.36	374,810	3.0157	1,130.31	374,810	3.2000	1,199.39		
'otal Millage Rate & Tax Amount 16.0183 5,895.34 15.2010 5,971.98 16.0089 6,285.95 ** SEE BELOW FOR EXPLANATION	INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council Health Care District	340,736 340,736 340,736 340,736	.0948 .0327 .0288 .4908	32.30 11.14 9.81 167.23	374,810 374,810 374,810 374,810	.0889 .0306 .0270 .4611	33.32 11.47 10.12 172.82	374,810 374,810 374,810	.0948 .0327 .0288 .4908	35.53 12.26 10.79 183.96	3301 Gun Club Rd Bldg WPB 33406 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	
otal Millage Rate & Tax Amount 16.0183 5,895.34 15.2010 5,971.98 16.0089 6,285.95 ** SEE BELOW FOR EXPLANATION												
	Total Millage Rate & Tax Amount		16.0183	5,895.34		15.2010	5,971.98		16.0089	6,285.95	** 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

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER				
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	116.00	116.00	(561) 697-2700				
	Tota	116.00							

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.