2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to Real Estate Parcel ID: 26-43-45-10-26-000-0220 adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to DO NOT PAY Legal Description: OCEAN CAY LT 22 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 THIS IS NOT A BILL proposals at the hearing. www.pbcpao.gov for **COLUMN 1 COLUMN 3 COLUMN 2** public hearing updates **Your Property Taxes This Year** Your Property Taxes This Year A public hearing on the proposed **TAXING AUTHORITY** Your Property Taxes Last Year if no budget change is made If proposed budget change is made taxes and budget will be held at the \*Dependent Special Districts locations and dates below. Taxable Value Millage Rate Tax Amount Taxable Value | Millage Rate | Tax Amount Taxable Value Millage Rate Tax Amount COUNTY 1.806.75 410,000 1.738.93 4.5000 4.2413 410,000 4.5000 9/09 5:05 PM (561) 355-3996 County Operating 401,500 1,845.00 County Debt 401,500 0.0396 15.90 410.000 0.0330 13.53 410,000 0.0330 13.53 301 N Olive Ave 6th FI WPB 33401 220.46 410,000 211.72 Library Operating 401,500 0.5491 0.5164 410,000 0.5491 225.13 0.0098 3.93 410,000 0.0000 .00 0.0000 .00 Library Debt 401,500 410,000 PUBLIC SCHOOL By State Law 410.000 3.0660 1,257.06 410,000 2.9497 1,209.38 410.000 3.0730 1.259.93 9/10 5:05 PM (561) 434-8837 1,331.68 410,000 By Local Board 410.000 3.2480 3.1248 1,281.17 410,000 3.2480 1,331.68 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY 401.500 3.2000 1.284.80 410,000 3.0157 1,236.44 410,000 3.2000 1.312.00 9/03 5:01 PM (561)582-0155 Hypoluxo Operating 7580 S Federal Hwy Hypoluxo 33462 INDEPENDENT SPECIAL DISTRICTS 410,000 0.0961 39.40 410,000 So. Fla. Water Mgmt. Basin 401,500 0.1026 41.19 0.1026 42.07 9/11 5:15 PM (561) 686-8800 401.500 0.0948 38.06 410,000 0.0889 36.45 410.000 0.0948 38.87 3301 Gun Club Rd Bldg WPB 33406 So. Fla. Water Mamt. Dist. 410,000 **Everglades Construction** 401,500 0.0327 13.13 0.0306 12.55 410,000 0.0327 13.41 FL Inland Navigation District 401,500 0.0288 11.56 410,000 0.0270 11.07 410,000 0.0288 11.81 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 Children's Services Council 0.4908 197.06 410.000 0.4611 189.05 410,000 0.4908 401,500 201.23 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 0.6561 263.42 410,000 0.6164 252.72 Health Care District 401,500 410,000 0.6561 269.00 1515 N Flagler Dr Ste 101 WPB 33401 \* \* SEE BELOW FOR EXPLANATION Total Millage Rate & Tax Amount 16.0183 6.485.00 15.2010 6,232.41 16.0089 6.563.66 \* \* EXPLANATION OF TAX NOTICE **COLUMN 1 COLUMN 3 COLUMN 2** "YOUR PROPERTY TAXES LAST YEAR" "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows the taxes that applied last year to your property. This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES These amounts were based on budgets adopted last year and your NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between property's previous taxable value. columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments and your current assessment. **NON-AD VALOREM ASSESSMENTS** PURPOSE OF ASSESSMENT LEVYING AUTHORITY **UNITS** RATE ASSESSMENT CONTACT NUMBER SOLID WASTE AUTHORITY OF PBC **GARBAGE SERVICES** 116.00 116.00 (561) 697-2700

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 service 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 maximun 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 of this page.

Total Non-Ad Valorem Assessment

116.00

## **VALUE INFORMATION**

## **Market Value** Last Year (2024) This Year (2025) 410,000 410,000

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 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 October 28, 2025 at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assesse	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	401,500	410,000	0	0	401,500	410,000	
County Debt	401,500	410,000	0	0	401,500	410,000	
County Dependent Dists	401,500	410,000	0	0	401,500	410,000	
Public Schools	410,000	410,000	0	0	410,000	410,000	
Municipality Operating	401,500	410,000	0	0	401,500	410,000	
Independent Special Dists	401,500	410,000	0	0	401,500	410,000	

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

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	Value

**AMENDED** 

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 Amendement 5 in 2024, the amount of additional homestead exemption will increase with the rate of inflation.

26-43-45-10-26-000-0220 20 CHIDSEY JOHN A 121 OCEAN CAY WAY HYPOLUXO FL 33462-6510 26984

