

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
1,255,000	1,255,000

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 September 15, 2025** at 301 N Olive Ave, West Palm Beach, FL 33401.

28-43-41-28-50-000-6020 28471 HOMESTEAD

GALLUCCI DIANE
530 OCEAN DR APT 602
NORTH PALM BEACH FL 33408-1969

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	954,025	981,692	55,000	55,722	899,025	925,970
County Debt	954,025	981,692	55,000	55,722	899,025	925,970
County Dependent Dists	954,025	981,692	55,000	55,722	899,025	925,970
Public Schools	954,025	981,692	30,000	30,000	924,025	951,692
Municipality Operating	954,025	981,692	55,000	55,722	899,025	925,970
Independent Special Dists	954,025	981,692	55,000	55,722	899,025	925,970

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
Save our Homes Assessment Cap- 2.9 percent in 2025	All Taxing Authorities	273,308

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

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: 28-43-41-28-50-000-6020

Legal Description:
BEACHFRONT AT JUNO COND UNIT 602

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.

	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpao.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	899,025	4.5000	4,045.61	925,970	4.2413	3,927.32	925,970	4.5000	4,166.87	9/09 5:05 PM (561) 355-3996
County Debt	899,025	.0396	35.60	925,970	.0330	30.56	925,970	.0330	30.56	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	899,025	3.4581	3,108.92	925,970	3.2554	3,014.40	925,970	3.4581	3,202.10	
* Library Operating	899,025	.5491	493.65	925,970	.5164	478.17	925,970	.5491	508.45	
* Library Debt	899,025	.0098	8.81	925,970	.0000	.00	925,970	.0000	.00	
PUBLIC SCHOOLS										
By State Law	924,025	3.0660	2,833.06	951,692	2.9497	2,807.21	951,692	3.0730	2,924.55	9/10 5:05 PM (561) 434-8837
By Local Board	924,025	3.2480	3,001.23	951,692	3.1248	2,973.85	951,692	3.2480	3,091.10	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Juno Beach Operating	899,025	1.8195	1,635.78	925,970	1.7219	1,594.43	925,970	1.8195	1,684.80	9/08 5:30 PM (561) 626-1122 340 Ocean Drive Juno Beach 33408
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	899,025	.1026	92.24	925,970	.0961	88.99	925,970	.1026	95.00	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	899,025	.0948	85.23	925,970	.0889	82.32	925,970	.0948	87.78	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	899,025	.0327	29.40	925,970	.0306	28.33	925,970	.0327	30.28	
FL Inland Navigation District	899,025	.0288	25.89	925,970	.0270	25.00	925,970	.0288	26.67	9/04 5:15 PM (561) 627-3386
Children's Services Council	899,025	.4908	441.24	925,970	.4611	426.96	925,970	.4908	454.47	121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000
Health Care District	899,025	.6561	589.85	925,970	.6164	570.77	925,970	.6561	607.53	2300 High Ridge Rd BytnBch FL33426 9/17 5:15 PM (561) 659-1270
Jupiter Inlet District	899,025	.0722	64.91	925,970	.0678	62.78	925,970	.0900	83.34	1515 N Flagler Dr Ste 101 WPB 33401 9/11 7:00 PM (561) 746-2223 400 N Delaware Blvd Jupiter 33458
Total Millage Rate & Tax Amount		18.1681	16,491.42		17.2304	16,111.09		18.1765	16,993.50	** 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
Total Non-Ad Valorem Assessment					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.