

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
340,000	330,000

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.

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	276,848	304,533	0	0	276,848	304,533
County Debt	276,848	304,533	0	0	276,848	304,533
County Dependent Dists	276,848	304,533	0	0	276,848	304,533
Public Schools	340,000	330,000	0	0	340,000	330,000
Municipality Operating	276,848	304,533	0	0	276,848	304,533
Municipality Debt	276,848	304,533	0	0	276,848	304,533
Independent Special Dists	276,848	304,533	0	0	276,848	304,533

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	25,467

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.

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcapao.gov

BENIK GARY
224 MURCIA DR APT 213
JUPITER FL 33458-2744

30-42-41-13-22-014-2130 30571



Real Estate Parcel ID: 30-42-41-13-22-014-2130				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.			
Legal Description: SOMERSET AT ABACOA CONDOMINIUM UNIT 14-213										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpar.org 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	276,848	4.5000	1,245.82	304,533	4.2413	1,291.62	304,533	4.5000	1,370.40	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	276,848	.0396	10.96	304,533	.0330	10.05	304,533	.0330	10.05	
* Jupiter Fire/Rescue	276,848	1.6488	456.47	304,533	1.5476	471.30	304,533	1.7251	525.35	
* Library Operating	276,848	.5491	152.02	304,533	.5164	157.26	304,533	.5491	167.22	
* Library Debt	276,848	.0098	2.71	304,533	.0000	.00	304,533	.0000	.00	
PUBLIC SCHOOLS										
By State Law	340,000	3.0660	1,042.44	330,000	2.9497	973.40	330,000	3.0730	1,014.09	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	340,000	3.2480	1,104.32	330,000	3.1248	1,031.18	330,000	3.2480	1,071.84	
MUNICIPALITY										
Jupiter Operating	276,848	2.3894	661.50	304,533	2.2470	684.29	304,533	2.3894	727.65	9/04 7:00 PM (561)746-5134 210 Military Trail Jupiter 33458
Jupiter Debt	276,848	.0854	23.64	304,533	.0000	.00	304,533	.0000	.00	
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	276,848	.1026	28.40	304,533	.0961	29.27	304,533	.1026	31.25	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	276,848	.0948	26.25	304,533	.0889	27.07	304,533	.0948	28.87	
Everglades Construction	276,848	.0327	9.05	304,533	.0306	9.32	304,533	.0327	9.96	
FL Inland Navigation District	276,848	.0288	7.97	304,533	.0270	8.22	304,533	.0288	8.77	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 9/11 7:00 PM (561)746-2223 400 N Delaware Blvd Jupiter 33458
Children's Services Council	276,848	.4908	135.88	304,533	.4611	140.42	304,533	.4908	149.46	
Health Care District	276,848	.6561	181.64	304,533	.6164	187.71	304,533	.6561	199.80	
Jupiter Inlet District	276,848	.0722	19.99	304,533	.0678	20.65	304,533	.0900	27.41	
Total Millage Rate & Tax Amount		17.0141	5,109.06		16.0477	5,041.76		17.0134	5,342.12	** 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		
NPB CO. IMPROV DIST UNIT 9B RE		DEBT		1	146.70	146.70		(561) 624-7830		
NPB CO. IMPROV DIST UNIT 9B RE		MAINTENANCE		1	106.50	106.50		(561) 624-7830		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	116.00	116.00		(561) 697-2700		
Total Non-Ad Valorem Assessment						36				