

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
786,767	788,226

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	786,767	788,226	50,000	50,722	736,767	737,504
County Debt	786,767	788,226	50,000	50,722	736,767	737,504
County Dependent Dists	786,767	788,226	50,000	50,722	736,767	737,504
Public Schools	786,767	788,226	25,000	25,000	761,767	763,226
Municipality Operating	786,767	788,226	50,000	50,722	736,767	737,504
Municipality Debt	786,767	788,226	50,000	50,722	736,767	737,504
Independent Special Dists	786,767	788,226	50,000	50,722	736,767	737,504

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	Exempt Value
Homestead	All Taxing Authorities	25,000
Additional Homestead*	Non-School Taxing Authorities	25,722

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.pbcpao.gov

FARINA, JONATHAN
170 SAN REMO DR
JUPITER FL 33458-8708

30-42-41-14-05-000-2890 30571 HOMESTEAD



Real Estate Parcel ID: 30-42-41-14-05-000-2890				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: TUSCANY AT ABACOA PL 2 LT 289										
	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	736,767	4.5000	3,315.45	737,504	4.2413	3,127.98	737,504	4.5000	3,318.77	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	736,767	.0396	29.18	737,504	.0330	24.34	737,504	.0330	24.34	
* Jupiter Fire/Rescue	736,767	1.6488	1,214.78	737,504	1.5476	1,141.36	737,504	1.7251	1,272.27	
* Library Operating	736,767	.5491	404.56	737,504	.5164	380.85	737,504	.5491	404.96	
* Library Debt	736,767	.0098	7.22	737,504	.0000	.00	737,504	.0000	.00	
PUBLIC SCHOOLS										
By State Law	761,767	3.0660	2,335.58	763,226	2.9497	2,251.29	763,226	3.0730	2,345.39	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	761,767	3.2480	2,474.22	763,226	3.1248	2,384.93	763,226	3.2480	2,478.96	
MUNICIPALITY										
Jupiter Operating	736,767	2.3894	1,760.43	737,504	2.2470	1,657.17	737,504	2.3894	1,762.19	9/04 7:00 PM (561)746-5134 210 Military Trail Jupiter 33458
Jupiter Debt	736,767	.0854	62.92	737,504	.0000	.00	737,504	.0000	.00	
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	736,767	.1026	75.59	737,504	.0961	70.87	737,504	.1026	75.67	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	736,767	.0948	69.85	737,504	.0889	65.56	737,504	.0948	69.92	
Everglades Construction	736,767	.0327	24.09	737,504	.0306	22.57	737,504	.0327	24.12	
FL Inland Navigation District	736,767	.0288	21.22	737,504	.0270	19.91	737,504	.0288	21.24	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	736,767	.4908	361.61	737,504	.4611	340.06	737,504	.4908	361.97	
Health Care District	736,767	.6561	483.39	737,504	.6164	454.60	737,504	.6561	483.88	
Jupiter Inlet District	736,767	.0722	53.19	737,504	.0678	50.00	737,504	.0900	66.38	
Total Millage Rate & Tax Amount		17.0141	12,693.28		16.0477	11,991.49		17.0134	12,710.06	
** 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	733.51	733.51		(561) 624-7830		
NPB CO. IMPROV DIST UNIT 9B RE		MAINTENANCE		1	532.50	532.50		(561) 624-7830		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	207.00	207.00		(561) 697-2700		
Total Non-Ad Valorem Assessment						1,473.01				
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										