

## VALUE INFORMATION

## Market Value

Last Year ( 2024 )	This Year ( 2025 )
1,195,875	1,111,552

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.

30-42-41-14-14-000-5770 30571 HOMESTEAD

DIAZ NAN C &  
DIAZ JOSEF  
3405 DUVAL ST  
JUPITER FL 33458-8260

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	399,342	410,923	50,000	50,722	349,342	360,201
County Debt	399,342	410,923	50,000	50,722	349,342	360,201
County Dependent Dists	399,342	410,923	50,000	50,722	349,342	360,201
Public Schools	399,342	410,923	25,000	25,000	374,342	385,923
Municipality Operating	399,342	410,923	50,000	50,722	349,342	360,201
Municipality Debt	399,342	410,923	50,000	50,722	349,342	360,201
Independent Special Dists	399,342	410,923	50,000	50,722	349,342	360,201

**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	700,629

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.

Visit the Palm Beach County Property Appraiser's website for more information: [www.pbcpao.gov](http://www.pbcpao.gov)

# 2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 30-42-41-14-14-000-5770

Legal Description:

MALLORY CREEK AT ABACOA PL 2 REPL NO 2  
LT 577A

## 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 <a href="http://www.pbcpao.gov">www.pbcpao.gov</a> for public hearing updates
Taxing Authority *Dependent Special Districts	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.
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
<b>COUNTY</b>										
County Operating	349,342	4.5000	1,572.04	360,201	4.2413	1,527.72	360,201	4.5000	1,620.90	9/09 5:05 PM (561) 355-3996
County Debt	349,342	.0396	13.83	360,201	.0330	11.89	360,201	.0330	11.89	301 N Olive Ave 6th Fl WPB 33401
* Jupiter Fire/Rescue	349,342	1.6488	576.00	360,201	1.5476	557.45	360,201	1.7251	621.38	
* Library Operating	349,342	.5491	191.82	360,201	.5164	186.01	360,201	.5491	197.79	
* Library Debt	349,342	.0098	3.42	360,201	.0000	.00	360,201	.0000	.00	
<b>PUBLIC SCHOOLS</b>										
By State Law	374,342	3.0660	1,147.73	385,923	2.9497	1,138.36	385,923	3.0730	1,185.94	9/10 5:05 PM (561) 434-8837
By Local Board	374,342	3.2480	1,215.86	385,923	3.1248	1,205.93	385,923	3.2480	1,253.48	3300 Forest Hill Blvd WPB 33406
<b>MUNICIPALITY</b>										
Jupiter Operating	349,342	2.3894	834.72	360,201	2.2470	809.37	360,201	2.3894	860.66	9/04 7:00 PM (561) 746-5134
Jupiter Debt	349,342	.0854	29.83	360,201	.0000	.00	360,201	.0000	.00	210 Military Trail Jupiter 33458
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	349,342	.1026	35.84	360,201	.0961	34.62	360,201	.1026	36.96	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	349,342	.0948	33.12	360,201	.0889	32.02	360,201	.0948	34.15	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	349,342	.0327	11.42	360,201	.0306	11.02	360,201	.0327	11.78	
FL Inland Navigation District	349,342	.0288	10.06	360,201	.0270	9.73	360,201	.0288	10.37	9/04 5:15 PM (561) 627-3386
Children's Services Council	349,342	.4908	171.46	360,201	.4611	166.09	360,201	.4908	176.79	121 SW Flagler Ave Stuart FL 34994
Health Care District	349,342	.6561	229.20	360,201	.6164	222.03	360,201	.6561	236.33	9/15 5:01 PM (561) 740-7000
Jupiter Inlet District	349,342	.0722	25.22	360,201	.0678	24.42	360,201	.0900	32.42	2300 High Ridge Rd BytnBch FL33426
<b>Total Millage Rate &amp; Tax Amount</b>		17.0141	6,101.57		16.0477	5,936.66		17.0134	6,290.84	** SEE BELOW FOR EXPLANATION

### \*\* EXPLANATION OF TAX NOTICE

COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"	COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"	COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"
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.	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.	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	1,540.36	1,540.36	(561) 624-7830
NPB CO. IMPROV DIST UNIT 9B RE	MAINTENANCE	1	1,118.24	1,118.24	(561) 624-7830
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	207.00	207.00	(561) 697-2700
<b>Total Non-Ad Valorem Assessment</b>				<b>2,865.60</b>	

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.