

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
300,000	275,000

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	109,167	112,333	50,000	50,722	59,167	61,611
County Debt	109,167	112,333	50,000	50,722	59,167	61,611
County Dependent Dists	109,167	112,333	50,000	50,722	59,167	61,611
Public Schools	109,167	112,333	25,000	25,000	84,167	87,333
Municipality Operating	109,167	112,333	50,000	50,722	59,167	61,611
Municipality Debt	109,167	112,333	50,000	50,722	59,167	61,611
Independent Special Dists	109,167	112,333	50,000	50,722	59,167	61,611

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	162,667

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.pbcapao.gov

ISSUER MARC ALAN
1140 UNIVERSITY BLVD APT 10
JUPITER FL 33458-5243

30-42-41-23-08-012-0100 30571 HOMESTEAD



Real Estate Parcel ID: 30-42-41-23-08-012-0100				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: VILLAGE AT ABACOA CONDOMINIUM UNIT 10 BLDG 12										
	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	59,167	4.5000	266.25	61,611	4.2413	261.31	61,611	4.5000	277.25	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	59,167	.0396	2.34	61,611	.0330	2.03	61,611	.0330	2.03	
* Jupiter Fire/Rescue	59,167	1.6488	97.55	61,611	1.5476	95.35	61,611	1.7251	106.29	
* Library Operating	59,167	.5491	32.49	61,611	.5164	31.82	61,611	.5491	33.83	
* Library Debt	59,167	.0098	.58	61,611	.0000	.00	61,611	.0000	.00	
PUBLIC SCHOOLS										
By State Law	84,167	3.0660	258.06	87,333	2.9497	257.61	87,333	3.0730	268.37	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	84,167	3.2480	273.37	87,333	3.1248	272.90	87,333	3.2480	283.66	
MUNICIPALITY										
Jupiter Operating	59,167	2.3894	141.37	61,611	2.2470	138.44	61,611	2.3894	147.21	9/04 7:00 PM (561)746-5134 210 Military Trail Jupiter 33458
Jupiter Debt	59,167	.0854	5.05	61,611	.0000	.00	61,611	.0000	.00	
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	59,167	.1026	6.07	61,611	.0961	5.92	61,611	.1026	6.32	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	59,167	.0948	5.61	61,611	.0889	5.48	61,611	.0948	5.84	
Everglades Construction	59,167	.0327	1.93	61,611	.0306	1.89	61,611	.0327	2.01	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
FL Inland Navigation District	59,167	.0288	1.70	61,611	.0270	1.66	61,611	.0288	1.77	
Children's Services Council	59,167	.4908	29.04	61,611	.4611	28.41	61,611	.4908	30.24	
Health Care District	59,167	.6561	38.82	61,611	.6164	37.98	61,611	.6561	40.42	
Jupiter Inlet District	59,167	.0722	4.27	61,611	.0678	4.18	61,611	.0900	5.54	
Total Millage Rate & Tax Amount		17.0141	1,164.50		16.0477	1,144.98		17.0134	1,210.78	** 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 CO		DEBT		1	310.27	310.27		(561) 624-7830		
NPB CO. IMPROV DIST UNIT 9B CO		MAINTENANCE		1	226.46	226.46		(561) 624-7830		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	116.00	116.00		(561) 697-2700		
Total Non-Ad Valorem Assessment						652.73				
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										