

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
317,200	302,200

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.

30-42-41-23-08-024-0210 30571 HOMESTEAD

FATZI VINCENT C III
4892 CHANCELLOR DR APT 21
JUPITER FL 33458-5233

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	89,574	92,172	50,000	50,722	39,574	41,450
County Debt	89,574	92,172	50,000	50,722	39,574	41,450
County Dependent Dists	89,574	92,172	50,000	50,722	39,574	41,450
Public Schools	89,574	92,172	25,000	25,000	64,574	67,172
Municipality Operating	89,574	92,172	50,000	50,722	39,574	41,450
Municipality Debt	89,574	92,172	50,000	50,722	39,574	41,450
Independent Special Dists	89,574	92,172	50,000	50,722	39,574	41,450

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	210,028

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: 30-42-41-23-08-024-0210

Legal Description:
VILLAGE AT ABACOA CONDOMINIUM
UNIT 21 BLDG 24

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 *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	
COUNTY										
County Operating	39,574	4.5000	178.08	41,450	4.2413	175.80	41,450	4.5000	186.53	9/09 5:05 PM (561) 355-3996
County Debt	39,574	.0396	1.57	41,450	.0330	1.37	41,450	.0330	1.37	301 N Olive Ave 6th Fl WPB 33401
* Jupiter Fire/Rescue	39,574	1.6488	65.25	41,450	1.5476	64.15	41,450	1.7251	71.51	
* Library Operating	39,574	.5491	21.73	41,450	.5164	21.40	41,450	.5491	22.76	
* Library Debt	39,574	.0098	.39	41,450	.0000	.00	41,450	.0000	.00	
PUBLIC SCHOOLS										
By State Law	64,574	3.0660	197.98	67,172	2.9497	198.14	67,172	3.0730	206.42	9/10 5:05 PM (561) 434-8837
By Local Board	64,574	3.2480	209.74	67,172	3.1248	209.90	67,172	3.2480	218.17	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Jupiter Operating	39,574	2.3894	94.56	41,450	2.2470	93.14	41,450	2.3894	99.04	9/04 7:00 PM (561) 746-5134
Jupiter Debt	39,574	.0854	3.38	41,450	.0000	.00	41,450	.0000	.00	210 Military Trail Jupiter 33458
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	39,574	.1026	4.06	41,450	.0961	3.98	41,450	.1026	4.25	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	39,574	.0948	3.75	41,450	.0889	3.68	41,450	.0948	3.93	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	39,574	.0327	1.29	41,450	.0306	1.27	41,450	.0327	1.36	
FL Inland Navigation District	39,574	.0288	1.14	41,450	.0270	1.12	41,450	.0288	1.19	9/04 5:15 PM (561) 627-3386
Children's Services Council	39,574	.4908	19.42	41,450	.4611	19.11	41,450	.4908	20.34	121 SW Flagler Ave Stuart FL 34994
Health Care District	39,574	.6561	25.96	41,450	.6164	25.55	41,450	.6561	27.20	9/15 5:01 PM (561) 740-7000
Jupiter Inlet District	39,574	.0722	2.86	41,450	.0678	2.81	41,450	.0900	3.73	2300 High Ridge Rd ByntnBch FL33426
Total Millage Rate & Tax Amount		17.0141	831.16	16.0477	821.42		17.0134	867.80		** 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 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.