

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
440,000	425,000

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 14, 2026** 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	279,339	286,881	50,722	51,411	228,617	235,470
County Debt	279,339	286,881	50,722	51,411	228,617	235,470
County Dependent Dists	279,339	286,881	50,722	51,411	228,617	235,470
Public Schools	279,339	286,881	25,000	25,000	254,339	261,881
Municipality Operating	279,339	286,881	50,722	51,411	228,617	235,470
Independent Special Dists	279,339	286,881	50,722	51,411	228,617	235,470

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- 2.7 percent in 2026	All Taxing Authorities	138,119

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	26,411

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

OSORNO SEBASTIAN &
OSORNO CHRISTINA
145 E INDIAN CROSSING CIR
JUPITER FL 33458-5273

30-42-41-24-12-000-0310 30581 HOMESTEAD



Real Estate Parcel ID: 30-42-41-24-12-000-0310				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: OSCEOLA WOODS LT 31											
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpa.gov 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	228,617	4.5000	1,028.78	235,470	4.2678	1,004.94	235,470	4.5000	1,059.62	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401	
County Debt	228,617	.0330	7.54	235,470	.0210	4.94	235,470	.0210	4.94		
* Jupiter Fire/Rescue	228,617	1.7251	394.39	235,470	.0000	.00	235,470	.0000	.00		
* Library Operating	228,617	.5491	125.53	235,470	.5213	122.75	235,470	.5491	129.30		
* Library Debt	228,617	.0000	.00	235,470	.0000	.00	235,470	.0000	.00		
PUBLIC SCHOOLS											
By State Law	254,339	3.0730	781.58	261,881	2.9449	771.21	261,881	3.0390	795.86	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406	
By Local Board	254,339	3.2480	826.09	261,881	3.1126	815.13	261,881	3.2480	850.59		
MUNICIPALITY											
Jupiter Operating	228,617	2.3894	546.26	235,470	2.2705	534.63	235,470	3.5886	845.01	9/08 7:00 PM (561)746-5134 210 Military Trail Jupiter 33458	
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	228,617	.1026	23.46	235,470	.0977	23.01	235,470	.1026	24.16	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406	
So. Fla. Water Mgmt. Dist.	228,617	.0948	21.67	235,470	.0906	21.33	235,470	.0948	22.32		
Everglades Construction	228,617	.0327	7.48	235,470	.0312	7.35	235,470	.0327	7.70	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957 9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 9/17 7:00 PM (561)746-2223 400 N Delaware Blvd Jupiter 33458	
FL Inland Navigation District	228,617	.0270	6.17	235,470	.0257	6.05	235,470	.0270	6.36		
Children's Services Council	228,617	.4908	112.21	235,470	.4642	109.31	235,470	.4908	115.57		
Health Care District	228,617	.6561	150.00	235,470	.6205	146.11	235,470	.6561	154.49		
Jupiter Inlet District	228,617	.0722	16.51	235,470	.0681	16.04	235,470	.0722	17.00		
Total Millage Rate & Tax Amount		16.9938	4,047.67		14.5361	3,582.80		16.4219	4,032.92	** 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	146.64	146.64			(561) 624-7830		
NPB CO. IMPROV DIST UNIT 9B RE	MAINTENANCE			1	168.19	168.19			(561) 624-7830		
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES			1	122.00	122.00			(561) 697-2700		
JUPITER FIRE PROTECTION	FIRE PROTECTION			1	36.00	36.00			(561)746-5134		
Total Non-Ad Valorem Assessment						472.83					
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.											