

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
482,891	483,301

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.

30-43-41-05-07-000-0294 305/1

GUARINO DONALD &
GUARINO ROSEMARIE
1127 E SEMINOLE AVE APT 29DD
JUPITER FL 33477-5544

Taxing Authority		Assessed Value		Exemptions		Taxable Value	
		Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating		362,898	399,188	0	0	362,898	399,188
County Debt		362,898	399,188	0	0	362,898	399,188
County Dependent Dists		362,898	399,188	0	0	362,898	399,188
Public Schools		482,891	483,301	0	0	482,891	483,301
Municipality Operating		362,898	399,188	0	0	362,898	399,188
Municipality Debt		362,898	399,188	0	0	362,898	399,188
Independent Special Dists		362,898	399,188	0	0	362,898	399,188

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
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	84,113

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: 30-43-41-05-07-000-0294

Legal Description:
BELLA VISTA UNIT 29-D

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	362,898	4.5000	1,633.04	399,188	4.2413	1,693.08	399,188	4.5000	1,796.35	9/09 5:05 PM (561) 355-3996
County Debt	362,898	.0396	14.37	399,188	.0330	13.17	399,188	.0330	13.17	301 N Olive Ave 6th Fl WPB 33401
* Jupiter Fire/Rescue	362,898	1.6488	598.35	399,188	1.5476	617.78	399,188	1.7251	688.64	
* Library Operating	362,898	.5491	199.27	399,188	.5164	206.14	399,188	.5491	219.19	
* Library Debt	362,898	.0098	3.56	399,188	.0000	.00	399,188	.0000	.00	
PUBLIC SCHOOLS										
By State Law	482,891	3.0660	1,480.54	483,301	2.9497	1,425.59	483,301	3.0730	1,485.18	9/10 5:05 PM (561) 434-8837
By Local Board	482,891	3.2480	1,568.43	483,301	3.1248	1,510.22	483,301	3.2480	1,569.76	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Jupiter Operating	362,898	2.3894	867.11	399,188	2.2470	896.98	399,188	2.3894	953.82	9/04 7:00 PM (561) 746-5134
Jupiter Debt	362,898	.0854	30.99	399,188	.0000	.00	399,188	.0000	.00	210 Military Trail Jupiter 33458
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	362,898	.1026	37.23	399,188	.0961	38.36	399,188	.1026	40.96	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	362,898	.0948	34.40	399,188	.0889	35.49	399,188	.0948	37.84	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	362,898	.0327	11.87	399,188	.0306	12.22	399,188	.0327	13.05	
FL Inland Navigation District	362,898	.0288	10.45	399,188	.0270	10.78	399,188	.0288	11.50	9/04 5:15 PM (561) 627-3386
Children's Services Council	362,898	.4908	178.11	399,188	.4611	184.07	399,188	.4908	195.92	121 SW Flagler Ave Stuart FL 34994
Health Care District	362,898	.6561	238.10	399,188	.6164	246.06	399,188	.6561	261.91	9/15 5:01 PM (561) 740-7000
Jupiter Inlet District	362,898	.0722	26.20	399,188	.0678	27.06	399,188	.0900	35.93	2300 High Ridge Rd BytnBch FL33426
Total Millage Rate & Tax Amount		17.0141	6,932.02	16.0477	6,917.00		17.0134	7,323.22		** 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
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	116.00	116.00	(561) 697-2700
Total Non-Ad Valorem Assessment					116.00

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.