PEARSON JANICE TRUST 3302 FAIRWAY DR N JUPITER FL 33477

# Market Value

Last Year ( 2024 ) This Year ( 2025 ) 575,000

30-43-41-05-20-000-3302 30571 HOMESTEAD

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.

**VALUE INFORMATION** 

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	Assesse	d Value	Exem	ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	488,704	502,876	55,000	55,722	433,704	447,154
County Debt	488,704	502,876	55,000	55,722	433,704	447,154
County Dependent Dists	488,704	502,876	55,000	55,722	433,704	447,154
Public Schools	488,704	502,876	30,000	30,000	458,704	472,876
Municipality Operating	488,704	502,876	55,000	55,722	433,704	447,154
Municipality Debt	488,704	502,876	55,000	55,722	433,704	447,154
Independent Special Dists	488,704	502,876	55,000	55,722	433,704	447,154

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	72,124

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
Widow	All Taxing Authorities	5,000
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.



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

Real Estate Parcel ID: 30-43-41-05-20-000-3302

Legal Description:

ESTUARY AT JUPITER DUNES CONDOUNIT 3302

# **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.

		OLLIDANI	1	C	OLLIBARI	2	COLL		2	Sacrussy phonon gov for public hearing undated	
		<u>OLUMN</u>		C	<u>OLUMN</u>		COLUMN 3		5	See <u>www.pbcpao.gov</u> for public hearing updates	
Taxing Authority *Dependent Special Districts	Your Prop	erty Taxe	s Last Year		erty Taxe	s This Year	Your Property Taxes This Year if proposed budget change is made			A public hearing on the proposed taxes and budget will be	
Bependent Special Districts	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	e Value   Millage Rate   Tax Amount		held at the locations and dates below.	
COUNTY											
County Operating	433,704	4.5000	1,951.67	447,154	4.2413	1,896.51	447,154		2,012.19	9/09 5:05 PM (561) 355-3996	
County Debt	433,704	.0396	17.17	447,154	.0330	14.76	447,154		14.76	301 N Olive Ave 6th FI WPB 33401	
* Jupiter Fire/Rescue	433,704	1.6488	715.09	447,154	1.5476	692.02	447,154		771.39		
* Library Operating	433,704	.5491	238.15	447,154	.5164	230.91	447,154		245.53		
* Library Debt	433,704	.0098	4.25	447,154	.0000	.00	447,154	.0000	.00		
PUBLIC SCHOOLS											
By State Law	458,704	3.0660	1,406.39	472,876	2.9497	1,394.84	472,876	3.0730	1,453.15	9/10 5:05 PM (561) 434-8837	
By Local Board	458,704	3.2480	1,489.87	472,876	3.1248	1,477.64	472,876	3.2480	1,535.90	3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY											
Jupiter Operating	433,704	2.3894	1,036.29	447,154	2.2470	1,004.76	447,154	2.3894	1,068.43	9/04 7:00 PM (561)746-5134	
Jupiter Debt	433,704	.0854	37.04	447,154	.0000	.00	447,154	.0000	.00	210 Military Trail Jupiter 33458	
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	433.704	.1026	44.50	447.154	.0961	42.97	447.154	.1026	45.88	9/11 5:15 PM (561) 686-8800	
So. Fla. Water Mgmt. Dist.	433,704	.0948	41.12	447,154	.0889	39.75	447,154		42.39		
Everglades Construction	433,704	.0327	14.18	447,154	.0306	13.68	447,154		14.62	oco i out olub i a blag i i b oci oc	
FL Inland Navigation District	433,704	.0288	12.49	447.154	.0270	12.07	447,154		12.88	9/04 5:15 PM (561) 627-3386	
TE Illiana Navigation Biothoc	100,101	.0200	12.10	111,101	.02.10	12.01	111,101	.0200	12.00	121 SW Flagler Ave Stuart FL 34994	
Children's Services Council	433,704	.4908	212.86	447,154	.4611	206.18	447,154	.4908	219.46	9/15 5:01 PM (561) 740-7000	
Children's Convided Council	400,704	.000	212.00	447,104	.4011	200.10	447,104	.4000	210.40	2300 High Ridge Rd ByntnBch FL33426	
Health Care District	433,704	.6561	284.55	447,154	.6164	275.63	447,154	.6561	293.38	9/17 5:15 PM (561) 659-1270	
Hoalth Gale District	455,704	.0001	204.55	447,104	.0104	213.03	447,104	.0301	290.00	1515 N Flagler Dr Ste 101 WPB 33401	
Jupiter Inlet District	433,704	.0722	31.31	447,154	.0678	30.32	447,154	.0900	40.24	9/11 7:00 PM (561)746-2223	
Suprier mier District	455,704	.0122	31.31	447,104	.0076	30.32	447,104	.0900	40.24	400 N Delaware Blvd Jupiter 33458	
Total Millage Rate & Tax Amount		17.0141	7,536.93		16.0477	7,332.04		17.0134	7,770.20	** 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			
	To	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.