## CASLER JEFFREY C & CASLER MARY J FELL 5925 AUTUMN DR MC LEAN VA 22101-2502

## Market Value

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

30-43-41-05-20-000-3604 30571

# VALUE INFORMATION

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	Assesse	d Value	Exem	ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	237,803	575,000	50,000	0	187,803	575,000
County Debt	237,803	575,000	50,000	0	187,803	575,000
County Dependent Dists	237,803	575,000	50,000	0	187,803	575,000
Public Schools	237,803	575,000	25,000	0	212,803	575,000
Municipality Operating	237,803	575,000	50,000	0	187,803	575,000
Municipality Debt	237,803	575,000	50,000	0	187,803	575,000
Independent Special Dists	237,803	575,000	50,000	0	187,803	575,000

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

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	<b>Exempt Value</b>

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: 30-43-41-05-20-000-3604

Legal Description:

ESTUARY AT JUPITER DUNES CONDOUNIT 3604

### **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.

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	C	<u>OLUMN</u>	1	COLUMN 2		COLUMN 3		3	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 e 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	187,803	4.5000	845.11	575,000	4.2413	2,438.75	575,000		2,587.50		
County Debt	187,803	.0396	7.44	575,000	.0330	18.98	575,000		18.98		
* Jupiter Fire/Rescue	187,803	1.6488	309.65	575,000	1.5476		575,000		991.93		
* Library Operating	187,803	.5491	103.12	575,000	.5164	296.93	575,000		315.73		
* Library Debt	187,803	.0098	1.84	575,000	.0000	.00	575,000	.0000	.00		
PUBLIC SCHOOLS											
By State Law	212,803	3.0660	652.45	575,000	2.9497	1,696.08	575,000		1,766.98		
By Local Board	212,803	3.2480	691.18	575,000	3.1248	1,796.76	575,000	3.2480	1,867.60	3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY											
Jupiter Operating	187,803	2.3894	448.74	575,000	2.2470	1,292.03	575,000		1,373.91		
Jupiter Debt	187,803	.0854	16.04	575,000	.0000	.00	575,000	.0000	.00	210 Military Trail Jupiter 33458	
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	187.803	.1026	19.27	575.000	.0961	55.26	575.000	.1026	59.00	9/11 5:15 PM (561) 686-8800	
So. Fla. Water Mgmt. Dist.	187,803	.0948	17.80	575,000	.0889	51.12	575,000		54.51	3301 Gun Club Rd Bldg WPB 33406	
Everglades Construction	187,803	.0327	6.14	575,000	.0306	17.60	575,000		18.80		
FL Inland Navigation District	187,803	.0288	5.41	575,000	.0270	15.53	575,000		16.56	9/04 5:15 PM (561) 627-3386	
. I mana nangasan I sanat	.0.,000	.0200	<b>5</b>	0.0,000	.02.0	.0.00	0.0,000	.0200		121 SW Flagler Ave Stuart FL 34994	
Children's Services Council	187,803	.4908	92.17	575,000	.4611	265.13	575,000	.4908	282.21	9/15 5:01 PM (561) 740-7000	
	,			212,222			,			2300 High Ridge Rd ByntnBch FL33426	
Health Care District	187,803	.6561	123.22	575,000	.6164	354.43	575,000	.6561	377.26	9/17 5:15 PM (561) 659-1270	
34.0 2.04.00	.5.,000	.0001	.20.22	3.3,000		551.10	3. 5,000	.5501	3.1.20	1515 N Flagler Dr Ste 101 WPB 33401	
Jupiter Inlet District	187,803	.0722	13.56	575,000	.0678	38.99	575,000	.0900	51.75		
The state of the s	.5.,000		.0.00	2. 3,000		23.00	2.3,000	.5500	31.10	400 N Delaware Blvd Jupiter 33458	
Total Millage Rate & Tax Amount		17.0141	3,353.14		16.0477	9,227.46		17.0134	9,782.72	** SEE BELOW FOR EXPLANATION	
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#### \*\* 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.