

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
660,000	660,000

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 15, 2025** at 301 N Olive Ave, West Palm Beach, FL 33401.

30-43-41-16-05-002-5030 305/1

MCPHAIL CHARLES &
MCPHAIL DEBORAH
41 FOX RUN DR
TEWKSBURY MA 01876-2561

Taxing Authority		Assessed Value		Exemptions		Taxable Value	
		Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating		512,435	563,679	0	0	512,435	563,679
County Debt		512,435	563,679	0	0	512,435	563,679
County Dependent Dists		512,435	563,679	0	0	512,435	563,679
Public Schools		660,000	660,000	0	0	660,000	660,000
Municipality Operating		512,435	563,679	0	0	512,435	563,679
Municipality Debt		512,435	563,679	0	0	512,435	563,679
Independent Special Dists		512,435	563,679	0	0	512,435	563,679

Assessed Value is the market value minus any assessment reductions.

Exemptions are specific dollar amounts 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	96,321

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: 30-43-41-16-05-002-5030

Legal Description:
COND 2 OF THE OCEANS AT THE BLUFFS SOUTH
UNIT 503

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	512,435	4.5000	2,305.96	563,679	4.2413	2,390.73	563,679	4.5000	2,536.56	9/09 5:05 PM (561) 355-3996
County Debt	512,435	.0396	20.29	563,679	.0330	18.60	563,679	.0330	18.60	301 N Olive Ave 6th Fl WPB 33401
* Jupiter Fire/Rescue	512,435	1.6488	844.90	563,679	1.5476	872.35	563,679	1.7251	972.40	
* Library Operating	512,435	.5491	281.38	563,679	.5164	291.08	563,679	.5491	309.52	
* Library Debt	512,435	.0098	5.02	563,679	.0000	.00	563,679	.0000	.00	
PUBLIC SCHOOLS										
By State Law	660,000	3.0660	2,023.56	660,000	2.9497	1,946.80	660,000	3.0730	2,028.18	9/10 5:05 PM (561) 434-8837
By Local Board	660,000	3.2480	2,143.68	660,000	3.1248	2,062.37	660,000	3.2480	2,143.68	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Jupiter Operating	512,435	2.3894	1,224.41	563,679	2.2470	1,266.59	563,679	2.3894	1,346.85	9/04 7:00 PM (561) 746-5134
Jupiter Debt	512,435	.0854	43.76	563,679	.0000	.00	563,679	.0000	.00	210 Military Trail Jupiter 33458
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	512,435	.1026	52.58	563,679	.0961	54.17	563,679	.1026	57.83	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	512,435	.0948	48.58	563,679	.0889	50.11	563,679	.0948	53.44	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	512,435	.0327	16.76	563,679	.0306	17.25	563,679	.0327	18.43	
FL Inland Navigation District	512,435	.0288	14.76	563,679	.0270	15.22	563,679	.0288	16.23	9/04 5:15 PM (561) 627-3386
Children's Services Council	512,435	.4908	251.50	563,679	.4611	259.91	563,679	.4908	276.65	121 SW Flagler Ave Stuart FL 34994
Health Care District	512,435	.6561	336.21	563,679	.6164	347.45	563,679	.6561	369.83	9/15 5:01 PM (561) 740-7000
Jupiter Inlet District	512,435	.0722	37.00	563,679	.0678	38.22	563,679	.0900	50.73	2300 High Ridge Rd BytnBch FL33426
Total Millage Rate & Tax Amount		17.0141	9,650.35		16.0477	9,630.85		17.0134	10,198.93	** 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.