

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
8,166,000	8,165,213

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	2,924,180	3,003,133	55,722	56,411	2,868,458	2,946,722
County Debt	2,924,180	3,003,133	55,722	56,411	2,868,458	2,946,722
County Dependent Dists	2,924,180	3,003,133	55,722	56,411	2,868,458	2,946,722
Public Schools	2,924,180	3,003,133	30,000	30,000	2,894,180	2,973,133
Municipality Operating	2,924,180	3,003,133	55,722	56,411	2,868,458	2,946,722
Independent Special Dists	2,924,180	3,003,133	55,722	56,411	2,868,458	2,946,722

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	5,162,080

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	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.pbcpap.gov

MODALUCIA
MODALUCIA TR
83 LIGHTHOUSE DR
TEQUESTA FL 33469-3511

32-43-40-31-01-000-0821 32461 HOMESTEAD



Real Estate Parcel ID: 32-43-40-31-01-000-0821				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: JUPITER INLET BEACH COLONY ELY PAR OF LT 82 AS IN OR8576 P1738 & LT 83										
	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	2,868,458	4.5000	12,908.06	2,946,722	4.2678	12,576.02	2,946,722	4.5000	13,260.25	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	2,868,458	.0330	94.66	2,946,722	.0210	61.88	2,946,722	.0210	61.88	
* Library Operating	2,868,458	.5491	1,575.07	2,946,722	.5213	1,536.13	2,946,722	.5491	1,618.05	
* Library Debt	2,868,458	.0000	.00	2,946,722	.0000	.00	2,946,722	.0000	.00	
PUBLIC SCHOOLS										
By State Law	2,894,180	3.0730	8,893.82	2,973,133	2.9449	8,755.58	2,973,133	3.0390	9,035.35	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	2,894,180	3.2480	9,400.30	2,973,133	3.1126	9,254.17	2,973,133	3.2480	9,656.74	
MUNICIPALITY										
Jupiter Inlet Colony Operating	2,868,458	5.5600	15,948.63	2,946,722	5.3209	15,679.21	2,946,722	5.5600	16,383.77	9/14 6:00 PM (561)746-3787 244 Ocean Dr Jupiter Int Col 33469
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	2,868,458	.1026	294.30	2,946,722	.0977	287.89	2,946,722	.1026	302.33	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	2,868,458	.0948	271.93	2,946,722	.0906	266.97	2,946,722	.0948	279.35	
Everglades Construction	2,868,458	.0327	93.80	2,946,722	.0312	91.94	2,946,722	.0327	96.36	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 ByntnBch 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	2,868,458	.0270	77.45	2,946,722	.0257	75.73	2,946,722	.0270	79.56	
Children's Services Council	2,868,458	.4908	1,407.84	2,946,722	.4642	1,367.87	2,946,722	.4908	1,446.25	
Health Care District	2,868,458	.6561	1,882.00	2,946,722	.6205	1,828.44	2,946,722	.6561	1,933.34	
Jupiter Inlet District	2,868,458	.0722	207.10	2,946,722	.0681	200.67	2,946,722	.0722	212.75	
Total Millage Rate & Tax Amount		18.4393	53,054.96		17.5865	51,982.50		18.3933	54,365.98	** 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	217.00	217.00		(561) 697-2700		
JUPITER INLET COLONY		UNDERGROUND UTILITIES ASSESSMT		1	883.67	883.67		(561) 746-3787		
JUPITER INLET COLONY NBHD REHAB PROJ		NEIGHBORHOOD REHAB PROJECT		1	3,300.00	3,300.00		(561) 746-3787		
Total Non-Ad Valorem Assessment						4,400.67				
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										