

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
5,148,667	5,211,971

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	5,148,667	5,211,971	0	0	5,148,667	5,211,971
County Debt	5,148,667	5,211,971	0	0	5,148,667	5,211,971
County Dependent Dists	5,148,667	5,211,971	0	0	5,148,667	5,211,971
Public Schools	5,148,667	5,211,971	0	0	5,148,667	5,211,971
Municipality Operating	5,148,667	5,211,971	0	0	5,148,667	5,211,971
Independent Special Dists	5,148,667	5,211,971	0	0	5,148,667	5,211,971

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	Exempt Value

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.pbcapao.gov

MONTEREY POINTE INV INC
PO BOX 398570
MIAMI BEACH FL 33239-8570

40-43-44-34-10-000-2010 40534



Real Estate Parcel ID: 40-43-44-34-10-000-2010 Legal Description: HYPOLUXO ISLAND ADD NO 2 LTS 201 & 203 & S 1/2 OF LT 205 (LESS N 5 FT) & 3-45-43, N 16.6 FT LYG S OF & ADJ TO LT 201				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 2			COLUMN 3			See www.pbcpar.org 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			See www.pbcpar.org for public hearing updates A public hearing on the proposed taxes and budget will be held at the locations and dates below.						
*Dependent Special Districts				Taxable Value			Taxable Value			Taxable Value									
				Millage Rate			Millage Rate			Millage Rate									
				Tax Amount			Tax Amount			Tax Amount									
COUNTY																			
County Operating				5,148,667			4.5000			23,169.00			5,211,971	4.2678	22,243.65	5,211,971	4.5000	23,453.87	9/03 5:05 PM (561) 355-3996
County Debt				5,148,667			.0330			169.91			5,211,971	.0210	109.45	5,211,971	.0210	109.45	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue				5,148,667			3.4581			17,804.61			5,211,971	3.2856	17,124.45	5,211,971	3.4581	18,023.52	
PUBLIC SCHOOLS																			
By State Law				5,148,667			3.0730			15,821.85			5,211,971	2.9449	15,348.73	5,211,971	3.0390	15,839.18	9/9 5:05 PM (561) 434-8837
By Local Board				5,148,667			3.2480			16,722.87			5,211,971	3.1126	16,222.78	5,211,971	3.2480	16,928.48	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY																			
Lantana Operating				5,148,667			3.7500			19,307.50			5,211,971	3.5324	18,410.77	5,211,971	3.7500	19,544.89	9/08 5:30 PM (561)540-5000
INDEPENDENT SPECIAL DISTRICTS																			
So. Fla. Water Mgmt. Basin				5,148,667			.1026			528.25			5,211,971	.0977	509.21	5,211,971	.1026	534.75	9/10 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.				5,148,667			.0948			488.09			5,211,971	.0906	472.20	5,211,971	.0948	494.09	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction				5,148,667			.0327			168.36			5,211,971	.0312	162.61	5,211,971	.0327	170.43	
FL Inland Navigation District				5,148,667			.0270			139.01			5,211,971	.0257	133.95	5,211,971	.0270	140.72	
Children's Services Council				5,148,667			.4908			2,526.97			5,211,971	.4642	2,419.40	5,211,971	.4908	2,558.04	9/10 5:05 PM (561) 627-3386
Health Care District				5,148,667			.6561			3,378.04			5,211,971	.6205	3,234.03	5,211,971	.6561	3,419.57	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
Total Millage Rate & Tax Amount							19.4661			100,224.46				18.4942	96,391.23		19.4201	101,216.99	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE																			
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"				COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"				COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"											
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.				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.				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											