

## VALUE INFORMATION

### Market Value

Last Year ( 2024 )	This Year ( 2025 )
191,000	171,000

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.

40-43-44-34-21-000-3210 40537 HOMESTEAD

EMILE JOSEPH G &  
EMILE ELCY  
896 N FEDERAL HWY UNIT 321  
LANTANA FL 33462-1881

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	144,240	148,423	50,000	50,722	94,240	97,701
County Debt	144,240	148,423	50,000	50,722	94,240	97,701
County Dependent Dists	144,240	148,423	50,000	50,722	94,240	97,701
Public Schools	144,240	148,423	25,000	25,000	119,240	123,423
Municipality Operating	144,240	148,423	50,000	50,722	94,240	97,701
Independent Special Dists	144,240	148,423	50,000	50,722	94,240	97,701

**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	22,577

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
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.

Visit the Palm Beach County Property Appraiser's website for more information: [www.pbcpa.gov](http://www.pbcpa.gov)



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

Real Estate Parcel ID: 40-43-44-34-21-000-3210			<b>DO NOT PAY</b> 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: HIDDEN HARBOUR OF THE PALM BEACHES COND UNIT 321										
	<b>COLUMN 1</b>		<b>COLUMN 2</b>			<b>COLUMN 3</b>			See <a href="http://www.pbcpa.gov">www.pbcpa.gov</a> for public hearing updates	
<b>Taxing Authority</b> <small>*Dependent Special Districts</small>	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			<b>A public hearing on the proposed taxes and budget will be held at the locations and dates below.</b>	
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate		Tax Amount
<b>COUNTY</b>										
County Operating	94,240	4.5000	424.08	97,701	4.2413	414.38	97,701	4.5000	439.65	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	94,240	.0396	3.73	97,701	.0330	3.22	97,701	.0330	3.22	
* Fire/Rescue	94,240	3.4581	325.89	97,701	3.2554	318.06	97,701	3.4581	337.86	
<b>PUBLIC SCHOOLS</b>										
By State Law	119,240	3.0660	365.59	123,423	2.9497	364.06	123,423	3.0730	379.28	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	119,240	3.2480	387.29	123,423	3.1248	385.67	123,423	3.2480	400.88	
<b>MUNICIPALITY</b>										
Lantana Operating	94,240	3.7500	353.40	97,701	3.5322	345.10	97,701	3.7500	366.38	9/08 5:30 PM (561)540-5000 500 Greynolds Cir Lantana 33462
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	94,240	.1026	9.67	97,701	.0961	9.39	97,701	.1026	10.02	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	94,240	.0948	8.93	97,701	.0889	8.69	97,701	.0948	9.26	
Everglades Construction	94,240	.0327	3.08	97,701	.0306	2.99	97,701	.0327	3.19	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd BytnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
FL Inland Navigation District	94,240	.0288	2.71	97,701	.0270	2.64	97,701	.0288	2.81	
Children's Services Council	94,240	.4908	46.25	97,701	.4611	45.05	97,701	.4908	47.95	
Health Care District	94,240	.6561	61.83	97,701	.6164	60.22	97,701	.6561	64.10	
<b>Total Millage Rate &amp; Tax Amount</b>		19.4675	1,992.45		18.4565	1,959.47		19.4679	2,064.60	** SEE BELOW FOR EXPLANATION

### \*\* EXPLANATION OF TAX NOTICE

<b>COLUMN 1</b> "YOUR PROPERTY TAXES LAST YEAR"	<b>COLUMN 2</b> "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"	<b>COLUMN 3</b> "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 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
SOLID WASTE - LANTANA	SOLID WASTE	1	185.88	185.88	(561) 540-5000
TOWN OF LANTANA	STORMWATER ASSESSMENT	1	21.80	21.80	(561) 540-5000
GREEN CORR PROP ASMT CLEAN ENERGY (PACE)	PACE ASSESSMENT	1	1,517.93	1,517.93	(866) 634-1358
<b>Total Non-Ad Valorem Assessment</b>				<b>1,841.61</b>	

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.