

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

Real Estate Parcel ID: 40-43-45-03-00-006-0121

Legal Description: 3-45-43, ELY 171.2 FT OF NLY 116.6 FT OF SLY 196.6 FT OF N 1/2 OF GOV LT 6 AS IN OR1908 P1268

## 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 <a href="http://www.pbcpao.gov">www.pbcpao.gov</a> for public hearing updates				
TAXING AUTHORITY <small>*Dependent Special Districts</small>	Your Property Taxes Last Year			Your Property Taxes This Year <small>if no budget change is made</small>			Your Property Taxes This Year <small>If proposed budget change is made</small>										
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount								
<b>COUNTY</b> County Operating County Debt * Fire/Rescue	4,394,235	4.5000	19,774.06	9,232,134	4.2413	39,156.25	9,232,134	4.5000	41,544.60	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401							
	4,394,235	0.0396	174.01	9,232,134	0.0330	304.66	9,232,134	0.0330	304.66								
	4,394,235	3.4581	15,195.70	9,232,134	3.2554	30,054.29	9,232,134	3.4581	31,925.64								
<b>PUBLIC SCHOOL</b> By State Law By Local Board	9,371,529	3.0660	28,733.11	9,232,134	2.9497	27,232.03	9,232,134	3.0730	28,370.35	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406							
	9,371,529	3.2480	30,438.73	9,232,134	3.1248	28,848.57	9,232,134	3.2480	29,985.97								
<b>MUNICIPALITY</b> Lantana Operating	4,394,235	3.7500	16,478.38	9,232,134	3.5322	32,609.74	9,232,134	3.7500	34,620.50	9/08 5:30 PM (561)540-5000 500 Greynolds Cir Lantana 33462							
<b>INDEPENDENT SPECIAL DISTRICTS</b> So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council Health Care District	4,394,235	0.1026	450.85	9,232,134	0.0961	887.21	9,232,134	0.1026	947.22	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406 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 ByrtnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401							
	4,394,235	0.0948	416.57	9,232,134	0.0889	820.74	9,232,134	0.0948	875.21								
	4,394,235	0.0327	143.69	9,232,134	0.0306	282.50	9,232,134	0.0327	301.89								
	4,394,235	0.0288	126.55	9,232,134	0.0270	249.27	9,232,134	0.0288	265.89								
	4,394,235	0.4908	2,156.69	9,232,134	0.4611	4,256.94	9,232,134	0.4908	4,531.13								
	4,394,235	0.6561	2,883.06	9,232,134	0.6164	5,690.69	9,232,134	0.6561	6,057.20								
	<b>Total Millage Rate &amp; Tax Amount</b>	19.4675	116,971.40	18.4565	170,392.89		19.4679	179,730.26	** 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 ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	207.00	207.00	(561) 697-2700
SOLID WASTE - LANTANA	SOLID WASTE	1	347.28	347.28	(561) 540-5000
TOWN OF LANTANA	STORMWATER ASSESSMENT	1	148.12	148.12	(561) 540-5000

**Total Non-Ad Valorem Assessment**

**702.40**

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 service 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 of this page.

## VALUE INFORMATION

Market Value	
Last Year (2024)	This Year (2025)
9,371,529	9,232,134

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.

40-43-45-03-00-006-0121 40534  
OYSTER REAL ESTATE INVESTMENTS LLC  
PO BOX 107  
KESWICK VA 22947-0107



Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	4,394,235	9,232,134	0	0	4,394,235	9,232,134
County Debt	4,394,235	9,232,134	0	0	4,394,235	9,232,134
County Dependent Dists	4,394,235	9,232,134	0	0	4,394,235	9,232,134
Public Schools	9,371,529	9,232,134	0	0	9,371,529	9,232,134
Municipality Operating	4,394,235	9,232,134	0	0	4,394,235	9,232,134
Independent Special Dists	4,394,235	9,232,134	0	0	4,394,235	9,232,134

**Assessed Value** is the market value minus any assessment reductions.

**Exemptions** are specific dollar or percentage amount that reduce your assessed value.

**Taxable Value** is the value used to calculate the tax due on your property (Assessed Value minus Exemptions).

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 additional homestead exemption will increase with the rate of inflation.