

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
4,803,036	4,576,355

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.

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	4,803,036	4,576,355	50,000	50,722	4,753,036	4,525,633
County Debt	4,803,036	4,576,355	50,000	50,722	4,753,036	4,525,633
County Dependent Dists	4,803,036	4,576,355	50,000	50,722	4,753,036	4,525,633
Public Schools	4,803,036	4,576,355	25,000	25,000	4,778,036	4,551,355
Municipality Operating	4,803,036	4,576,355	50,000	50,722	4,753,036	4,525,633
Independent Special Dists	4,803,036	4,576,355	50,000	50,722	4,753,036	4,525,633

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	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 additional homestead exemption will increase with the rate of inflation.



40-43-45-03-02-000-0040 40534 HOMESTEAD
 UTTON NICHOLAS &
 UTTON TRACEY
 1419 LANDS END RD
 LANTANA FL 33462-4734



Visit the Palm Beach County Property Appraiser's website for more information: www.pbcpa.gov