2025 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to Real Estate Parcel ID: 40-43-45-03-02-000-0040 adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to DO NOT PAY Legal Description: POINT MANALAPAN PLAT 3 LOT 4 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 THIS IS NOT A BILL proposals at the hearing. www.pbcpao.gov for **COLUMN 1 COLUMN 3 COLUMN 2** public hearing updates **Your Property Taxes This Year** Your Property Taxes This Year A public hearing on the proposed **TAXING AUTHORITY** Your Property Taxes Last Year if no budget change is made If proposed budget change is made taxes and budget will be held at the *Dependent Special Districts locations and dates below. Taxable Value Millage Rate Tax Amount Taxable Value | Millage Rate | Tax Amount Taxable Value Millage Rate Tax Amount COUNTY 21.388.66 4.525.633 19.194.57 4.5000 4.2413 4,525,633 4.5000 9/09 5:05 PM (561) 355-3996 County Operating 4,753,036 20,365.35 County Debt 4,753,036 0.0396 188.22 4.525.633 0.0330 149.35 4,525,633 0.0330 149.35 301 N Olive Ave 6th FI WPB 33401 16.436.47 4,525,633 Fire/Rescue 4,753,036 3.4581 3.2554 14,732.75 4,525,633 3.4581 15,650.09 PUBLIC SCHOOL By State Law 4.778.036 3.0660 14,649.46 4,551,355 2.9497 13,425.13 4.551.355 3.0730 13.986.31 9/10 5:05 PM (561) 434-8837 4,551,355 15,519.06 4,551,355 By Local Board 4.778.036 3.2480 3.1248 14,222.07 3.2480 14.782.80 3300 Forest Hill Blvd WPB 33406 MUNICIPALITY 4.753.036 3.7500 17.823.89 4,525,633 3.5322 15,985.44 4,525,633 3.7500 16,971.12 9/08 5:30 PM (561)540-5000 Lantana Operating 500 Greynolds Cir Lantana 33462 INDEPENDENT SPECIAL DISTRICTS 487.66 4,525,633 0.0961 434.91 4,525,633 So. Fla. Water Mgmt. Basin 4,753,036 0.1026 0.1026 464.33 9/11 5:15 PM (561) 686-8800 So. Fla. Water Mgmt. Dist. 4.753.036 0.0948 450.59 4,525,633 0.0889 402.33 4.525.633 0.0948 429.03 3301 Gun Club Rd Bldg WPB 33406 155.42 4,525,633 138.48 147.99 **Everglades Construction** 4,753,036 0.0327 0.0306 4,525,633 0.0327 FL Inland Navigation District 4,753,036 0.0288 136.89 4,525,633 0.0270 122.19 4,525,633 0.0288 130.34 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 2,332.79 9/15 5:01 PM (561) 740-7000 Children's Services Council 4,753,036 0.4908 4.525.633 0.4611 2.086.77 4,525,633 0.4908 2,221.18 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 0.6561 3.118.47 4,525,633 0.6164 2.789.60 4,525,633 2,969.27 Health Care District 4,753,036 0.6561 1515 N Flagler Dr Ste 101 WPB 33401 * * SEE BELOW FOR EXPLANATION Total Millage Rate & Tax Amount 19.4675 92.687.58 18.4565 83,683.59 19.4679 88.267.16 * * EXPLANATION OF TAX NOTICE **COLUMN 1 COLUMN 3 COLUMN 2** "YOUR PROPERTY TAXES LAST YEAR" "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows the taxes that applied last year to your property. This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES These amounts were based on budgets adopted last year and your NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between property's previous taxable value. columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments and your current assessment. **NON-AD VALOREM ASSESSMENTS** PURPOSE OF ASSESSMENT LEVYING AUTHORITY **UNITS** RATE ASSESSMENT CONTACT NUMBER **GARBAGE SERVICES** 207.00 207.00 (561) 697-2700 SOLID WASTE 347.28 347.28 (561) 540-5000 STORMWATER ASSESSMENT 236.83 236.83 (561) 540-5000

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 maximun 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 are placed on this notice at the request of the respective local governing boards. Your tax Collector will be including them in the Non-Ad Valorem Assessment section of this page.

VALUE INFORMATION

Properties are valued as of January 1.

Market Value Last Year (2024) This Year (2025)

4,803,036

4,576,355

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

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

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.

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.

Taxing Authority	Assesse	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 Non-School 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).

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

40534 HOMESTEAD



^{*} Due to the passage of Amendement 5 in 2024, the amount of additional homestead exemption will increase with the rate of inflation.