

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
37,439,258	34,942,420

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	27,667,549	31,201,154	0	0	27,667,549	31,201,154
County Debt	27,667,549	31,201,154	0	0	27,667,549	31,201,154
Public Schools	37,439,258	34,942,420	0	0	37,439,258	34,942,420
Municipality Operating	27,667,549	31,201,154	0	0	27,667,549	31,201,154
Independent Special Dist	27,667,549	31,201,154	0	0	27,667,549	31,201,154

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
Non-Homestead Assessment Cap - 10 percent	Non-School Taxing Authorities	3,741,266

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.pbcpao.gov

42-43-45-02-01-000-0141 42984

NBU LAND TRUST
CITY NATIONAL BANK OF FLORIDA TR
2855 S LE JEUNE RD FL 1
MIAMI FL 33134-6612



Real Estate Parcel ID: 42-43-45-02-01-000-0141 Legal Description: HYPOLUXO BEACH MAP 1 S 1/2 OF S 300 FT OF N 490 FT OF LOT 14 K/A PAR 2 AS IN OR5409 P464 & S 10 FT OF LT14 K/A PAR 3 AS IN OR5409 P466 A/K/A S 160 FT OF LOT 14				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 *Dependent Special Districts				Your Property Taxes Last Year Taxable Value Millage Rate Tax Amount			Your Property Taxes This Year if no budget change is made Taxable Value Millage Rate Tax Amount			Your Property Taxes This Year if proposed budget change is made Taxable Value Millage Rate Tax Amount	A public hearing on the proposed taxes and budget will be held at the locations and dates below.
COUNTY County Operating County Debt				27,667,549 4.5000 124,503.97 27,667,549 .0396 1,095.63			31,201,154 4.2413 132,333.45 31,201,154 .0330 1,029.64			31,201,154 4.5000 140,405.19 31,201,154 .0330 1,029.64	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
PUBLIC SCHOOLS By State Law By Local Board				37,439,258 3.0660 114,788.77 37,439,258 3.2480 121,602.71			34,942,420 2.9497 103,069.66 34,942,420 3.1248 109,188.07			34,942,420 3.0730 107,378.06 34,942,420 3.2480 113,492.98	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
MUNICIPALITY Manalapan Operating				27,667,549 3.0000 83,002.65			31,201,154 2.8188 87,949.81			31,201,154 3.0000 93,603.46	9/08 5:01 PM (561)585-9477 600 S Ocean Blvd Manalapan 33462
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District				27,667,549 .1026 2,838.69 27,667,549 .0948 2,622.88 27,667,549 .0327 904.73 27,667,549 .0288 796.83			31,201,154 .0961 2,998.43 31,201,154 .0889 2,773.78 31,201,154 .0306 954.76 31,201,154 .0270 842.43			31,201,154 .1026 3,201.24 31,201,154 .0948 2,957.87 31,201,154 .0327 1,020.28 31,201,154 .0288 898.59	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
Children's Services Council				27,667,549 .4908 13,579.23			31,201,154 .4611 14,386.85			31,201,154 .4908 15,313.53	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 ByntrnBch FL33426
Health Care District				27,667,549 .6561 18,152.68			31,201,154 .6164 19,232.39			31,201,154 .6561 20,471.08	9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount				15.2594 483,888.77			14.4877 474,759.27			15.2598 499,771.92	** 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 ASSESSMENT											
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			
Total Non-Ad Valorem Assessment						207.00					
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.											