

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
4,545,725	4,427,195

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 14, 2026** 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	2,714,514	2,985,965	0	0	2,714,514	2,985,965
County Debt	2,714,514	2,985,965	0	0	2,714,514	2,985,965
Public Schools	4,545,725	4,427,195	0	0	4,545,725	4,427,195
Municipality Operating	2,714,514	2,985,965	0	0	2,714,514	2,985,965
Independent Special Dist	2,714,514	2,985,965	0	0	2,714,514	2,985,965

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	1,441,230

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

[illegible]

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



306 LIVINGSTON STREET HOLDINGS LLC
3474 S OCEAN BLVD UNIT 9
PALM BEACH FL 33480-5925

50-43-43-03-11-000-0462 50411

Real Estate Parcel ID: 50-43-43-03-11-000-0462 Legal Description: EL ENCANTO PL NO 2 LT 46 (LESS S 10 FT, N 10 FT OF S 20 FT OF W 30 FT & N 62.06 FT OF W 5 FT), 10 FT STRIP LYG N OF & ADJ TO, N 72.06 FT OF W 10 FT OF LT 47 &				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 Your Property Taxes This Year if no budget change is made			Your Property Taxes This Year if proposed budget change is made			A public hearing on the proposed taxes and budget will be held at the locations and dates below.
COUNTY County Operating County Debt				2,714,514 4.5000 12,215.31 2,714,514 .0330 89.58			2,985,965 4.2678 12,743.50 2,985,965 .0210 62.71			2,985,965 4.5000 13,436.84 2,985,965 .0210 62.71
PUBLIC SCHOOLS By State Law By Local Board				4,545,725 3.0730 13,969.01 4,545,725 3.2480 14,764.51			4,427,195 2.9449 13,037.65 4,427,195 3.1126 13,780.09			4,427,195 3.0390 13,454.25 4,427,195 3.2480 14,379.53
MUNICIPALITY Palm Beach Operating				2,714,514 2.6110 7,087.60			2,985,965 2.4094 7,194.38			2,985,965 2.6110 7,796.35
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council Health Care District				2,714,514 .1026 278.51 2,714,514 .0948 257.34 2,714,514 .0327 88.76 2,714,514 .0270 73.29 2,714,514 .4908 1,332.28 2,714,514 .6561 1,780.99			2,985,965 .0977 291.73 2,985,965 .0906 270.53 2,985,965 .0312 93.16 2,985,965 .0257 76.74 2,985,965 .4642 1,386.08 2,985,965 .6205 1,852.79			2,985,965 .1026 306.36 2,985,965 .0948 283.07 2,985,965 .0327 97.64 2,985,965 .0270 80.62 2,985,965 .4908 1,465.51 2,985,965 .6561 1,959.09
Total Millage Rate & Tax Amount				14.8690 51,937.18			14.8230 53,321.97			** 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
PALM BEACH UNDERGROUND UTILITIES		UNDERGROUND UTILITIES ASSESSMT		1		749.11		749.11		(561) 838-5444
Total Non-Ad Valorem Assessment								749.11		
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.										