

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
3,310,800	3,310,800

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.

MESTANAS NICOLE &
 MESTANAS G NICHOLAS
 429 AUSTRALIAN AVE # 12
 PALM BEACH FL 33480-4560

50-43-43-27-43-000-0120 50411 HOMESTEAD

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	1,484,754	1,527,812	50,000	50,722	1,434,754	1,477,090
County Debt	1,484,754	1,527,812	50,000	50,722	1,434,754	1,477,090
Public Schools	1,484,754	1,527,812	25,000	25,000	1,459,754	1,502,812
Municipality Operating	1,484,754	1,527,812	50,000	50,722	1,434,754	1,477,090
Independent Special Dist	1,484,754	1,527,812	50,000	50,722	1,434,754	1,477,090

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
Save our Homes Assessment Cap- 2.9 percent in 2025	All Taxing Authorities	1,782,988

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
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 the additional homestead exemption will increase with the rate of inflation.

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



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

Real Estate Parcel ID: 50-43-43-27-43-000-0120			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.					
Legal Description: AUSTRALIAN OF PALM BEACH COND APT 12											
	COLUMN 1		COLUMN 2			COLUMN 3			See www.pbcpa.gov for public hearing updates		
Taxing Authority <small>*Dependent Special Districts</small>	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.		
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate		Tax Amount	
COUNTY											
County Operating	1,434,754	4.5000	6,456.39	1,477,090	4.2413	6,264.78	1,477,090	4.5000	6,646.91	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401	
County Debt	1,434,754	.0396	56.82	1,477,090	.0330	48.74	1,477,090	.0330	48.74		
PUBLIC SCHOOLS											
By State Law	1,459,754	3.0660	4,475.61	1,502,812	2.9497	4,432.84	1,502,812	3.0730	4,618.14	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406	
By Local Board	1,459,754	3.2480	4,741.28	1,502,812	3.1248	4,695.99	1,502,812	3.2480	4,881.13		
MUNICIPALITY											
Palm Beach Operating	1,434,754	2.6110	3,746.14	1,477,090	2.4310	3,590.81	1,477,090	2.6110	3,856.68	9/08 5:01PM (561)838-5444 360 South County Road PB 33480	
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	1,434,754	.1026	147.21	1,477,090	.0961	141.95	1,477,090	.1026	151.55	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406	
So. Fla. Water Mgmt. Dist.	1,434,754	.0948	136.01	1,477,090	.0889	131.31	1,477,090	.0948	140.03		
Everglades Construction	1,434,754	.0327	46.92	1,477,090	.0306	45.20	1,477,090	.0327	48.30	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 BytnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	
FL Inland Navigation District	1,434,754	.0288	41.32	1,477,090	.0270	39.88	1,477,090	.0288	42.54		
Children's Services Council	1,434,754	.4908	704.18	1,477,090	.4611	681.09	1,477,090	.4908	724.96		
Health Care District	1,434,754	.6561	941.34	1,477,090	.6164	910.48	1,477,090	.6561	969.12		
Total Millage Rate & Tax Amount			14.8704	21,493.22		14.0999	20,983.07		14.8708	22,128.10	** 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.
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NON-AD VALOREM ASSESSMENT

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	116.00	116.00	(561) 697-2700
Total Non-Ad Valorem Assessment				116.00	

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.