Market **Value**

BRODY JUNE E TRUST BRODY JUNE E TR 2615 MUIRFIELD CT WELLINGTON FL 33414-7019

50-43-44-26-03-001-3060 50447

Last Year (2024) This Year (2025) 846.000 1.000.000

VALUE INFORMATION

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	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	820,985	903,084	0	0	820,985	903,084	
County Debt	820,985	903,084	0	0	820,985	903,084	
Public Schools	846,000	1,000,000	0	0	846,000	1,000,000	
Municipality Operating	820,985	903,084	0	0	820,985	903,084	
Independent Special Dists	820,985	903,084	0	0	820,985	903,084	

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	96,916

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.



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

Real Estate Parcel ID: 50-43-44-26-03-001-3060

Legal Description:

DORCHESTER OF PALM BEACH COND UNIT 306 NORTH BLDG

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.

Taxing Authority												
*Dependent Special Districts Taxable Value Millage Rate Tax Amount Nation Nat		C	OLUMN	1	COLUMN 2		COLUMN 3		3	See www.pbcpao.gov for public hearing updates		
Taxable Value Millage Rate Tax Amount		Your Prop	erty Taxe	s Last Year		•					A public hearing on the proposed taxes and budget will be held at the locations and dates below.	
County Operating 820,985 4,5000 3,694,43 903,084 4,2413 3,830,25 903,084 4,5000 4,063,88 301 N Olive Ave 6th Fl WPB 33401		Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate Tax Amount			
By State Law 846,000 3.0660 2.593.84 1,000,000 2.9497 2.949.70 1,000,000 3.0730 3,073.00 3,07	County Operating											
Palm Beach Operating 820,985 2.6110 2,143.59 903,084 2.4310 2,195.40 903,084 2.6110 2,357.95 9/08 5:01PM (561)838-5444 360 South County Road PB 33480 INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction 820,985 .0327 26.85 903,084 .0306 27.63 903,084 .0327 29.53 FL Inland Navigation District 820,985 .0288 23.64 903,084 .0270 24.38 903,084 .0288 26.01 9/04 5:15 PM (561) 627-3386 Children's Services Council 820,985 .6561 538.65 903,084 .6614 556.66 903,084 .4908 443.23 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 686-8800 So. Fla. Water Mgmt. Dist. Everglades Construction 820,985 .0327 26.85 903,084 .0306 27.63 903,084 .0327 29.53 FL Inland Navigation District 820,985 .0288 23.64 903,084 .0270 24.38 903,084 .0288 26.01 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 Children's Services Council 820,985 .6561 538.65 903,084 .6614 556.66 903,084 .6561 592.51 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	By State Law											
So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. So. Fla. Water Mgmt.		820,985	2.6110	2,143.59	903,084	2.4310	2,195.40	903,084	2.6110	2,357.95		
Health Care District 820,985 .6561 538.65 903,084 .6164 556.66 903,084 .6561 592.51 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District	820,985 820,985 820,985	.0948 .0327 .0288	77.83 26.85 23.64	903,084 903,084 903,084	.0889 .0306 .0270	80.28 27.63 24.38	903,084 903,084 903,084	.0948 .0327 .0288	85.61 29.53 26.01	3301 Gun Club Rḋ Blấg WPB 33406 9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994	
T . 14070		,			,			,			2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270	
Total Millage Kate & Tax Amount 14.8/04 12,366.32 14.8999 13,322.10 14.8/08 14,042.18 *** SEE BELOW FOR EXPLANATION	Total Millage Rate & Tax Amount		14.8704	12,366.32		14.0999	13,322.10		14.8708	14,042.18	** 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

NON-AD VALOREIVI ASSESSIVIEN I										
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER					
SOLID WASTE AUTHORITY OF PBC PALM BEACH UNDERGROUND UTILITIES	GARBAGE SERVICES UNDERGROUND UTILITIES ASSESSMT	1 1	116.00 329.45		(561) 697-2700 (561) 838-5444					
	Tota	445.45								

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.