

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
155,000	671,416

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	110,000	671,416	0	0	110,000	671,416
County Debt	110,000	671,416	0	0	110,000	671,416
County Dependent Dists	110,000	671,416	0	0	110,000	671,416
Public Schools	155,000	671,416	0	0	155,000	671,416
Municipality Operating	110,000	671,416	0	0	110,000	671,416
Independent Special Dists	110,000	671,416	0	0	110,000	671,416

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	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

CUNNINGHAM VERONICA T &
CUNNINGHAM TRACY M
4200 N OCEAN DR APT A604
RIVERA BEACH FL 33404-2897

52-41-42-10-03-000-2120 52401



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

Real Estate Parcel ID: 52-41-42-10-03-000-2120			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: AVENIR SITE PLAN 3 POD 6 LT 212										
	COLUMN 1		COLUMN 2			COLUMN 3			See www.pbcpa.gov for public hearing updates	
Taxing Authority	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.	
*Dependent Special Districts	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										
County Operating	110,000	4.5000	495.00	671,416	4.2413	2,847.68	671,416	4.5000	3,021.37	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	110,000	.0396	4.36	671,416	.0330	22.16	671,416	.0330	22.16	
* Library Operating	110,000	.5491	60.40	671,416	.5164	346.72	671,416	.5491	368.67	
* Library Debt	110,000	.0098	1.08	671,416	.0000	.00	671,416	.0000	.00	
PUBLIC SCHOOLS										
By State Law	155,000	3.0660	475.23	671,416	2.9497	1,980.48	671,416	3.0730	2,063.26	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	155,000	3.2480	503.44	671,416	3.1248	2,098.04	671,416	3.2480	2,180.76	
MUNICIPALITY										
Palm Beach Gardens Operating	110,000	5.0537	555.91	671,416	4.7391	3,181.91	671,416	5.0537	3,393.14	9/04 6:00 PM (561)799-4108 10500 N Mlty TrL P.B.GardensFL33410
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	110,000	.1026	11.29	671,416	.0961	64.52	671,416	.1026	68.89	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	110,000	.0948	10.43	671,416	.0889	59.69	671,416	.0948	63.65	
Everglades Construction	110,000	.0327	3.60	671,416	.0306	20.55	671,416	.0327	21.96	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 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
FL Inland Navigation District	110,000	.0288	3.17	671,416	.0270	18.13	671,416	.0288	19.34	
Children's Services Council	110,000	.4908	53.99	671,416	.4611	309.59	671,416	.4908	329.53	
Health Care District	110,000	.6561	72.17	671						