

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
31,019,347	34,198,830

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.**

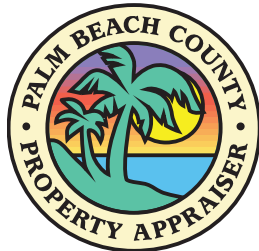
If the Property Appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser's office. Your petition must be filed with the 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	31,019,347	34,121,282	0	0	31,019,347	34,121,282
County Debt	31,019,347	34,121,282	0	0	31,019,347	34,121,282
County Dependent Dists	31,019,347	34,121,282	0	0	31,019,347	34,121,282
Public Schools	31,019,347	34,198,830	0	0	31,019,347	34,198,830
Municipality Operating	31,019,347	34,121,282	0	0	31,019,347	34,121,282
Independent Special Dists	31,019,347	34,121,282	0	0	31,019,347	34,121,282

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	77,548

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

52-42-41-26-14-001-0000 52461
PASTEUR HEALTHCARE PROPERTIES LLC
UHS OF DELAWARE INC C/O
367 S GULPH RD
KING OF PRUSSIA PA 19406-3191



Real Estate Parcel ID: 52-42-41-26-14-001-0000				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: PASTEUR PLAT 2 TR A										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpar.org 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	31,019,347	4.5000	139,587.06	34,121,282	4.2678	145,622.81	34,121,282	4.5000	153,545.77	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	31,019,347	.0330	1,023.64	34,121,282	.0210	716.55	34,121,282	.0210	716.55	
* Library Operating	31,019,347	.5491	17,032.72	34,121,282	.5213	17,787.42	34,121,282	.5491	18,736.00	
* Library Debt	31,019,347	.0000	.00	34,121,282	.0000	.00	34,121,282	.0000	.00	
PUBLIC SCHOOLS										
By State Law	31,019,347	3.0730	95,322.45	34,198,830	2.9449	100,712.13	34,198,830	3.0390	103,930.24	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	31,019,347	3.2480	100,750.84	34,198,830	3.1126	106,447.28	34,198,830	3.2480	111,077.80	
MUNICIPALITY										
Palm Beach Gardens Operating	31,019,347	5.0537	156,762.47	34,121,282	4.7795	163,082.67	34,121,282	5.0537	172,438.72	9/10 6:00 PM (561)799-4108 10500 N Mlty TrL P.B.GardensFL33410
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	31,019,347	.1026	3,182.59	34,121,282	.0977	3,333.65	34,121,282	.1026	3,500.84	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	31,019,347	.0948	2,940.63	34,121,282	.0906	3,091.39	34,121,282	.0948	3,234.70	
Everglades Construction	31,019,347	.0327	1,014.33	34,121,282	.0312	1,064.58	34,121,282	.0327	1,115.77	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957 9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 9/17 7:00 PM (561)746-2223 400 N Delaware Blvd Jupiter 33458
FL Inland Navigation District	31,019,347	.0270	837.52	34,121,282	.0257	876.92	34,121,282	.0270	921.27	
Children's Services Council	31,019,347	.4908	15,224.30	34,121,282	.4642	15,839.10	34,121,282	.4908	16,746.73	
Health Care District	31,019,347	.6561	20,351.79	34,121,282	.6205	21,172.26	34,121,282	.6561	22,386.97	
Jupiter Inlet District	31,019,347	.0722	2,239.60	34,121,282	.0681	2,323.66	34,121,282	.0722	2,463.56	
Total Millage Rate & Tax Amount		17.9330	556,269.94		17.0451	582,070.42		17.8870	610,814.92	** 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		
N.P.B. CO. IMPROV. DIST. 2C		DEBT		1	534,161.46	534,161.46		(561) 624-7830		
N.P.B. CO. IMPROV. DIST. 2C		MAINTENANCE		1	98,063.28	98,063.28		(561) 624-7830		
Total Non-Ad Valorem Assessment						632,224.74				
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										