

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
275,000	265,000

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.**

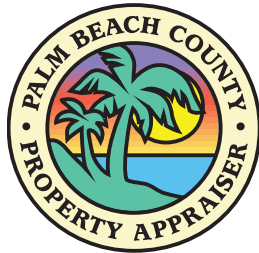
If the Property Appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser's office. Your petition must be filed with the 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	268,809	265,000	0	0	268,809	265,000
County Debt	268,809	265,000	0	0	268,809	265,000
County Dependent Dists	268,809	265,000	0	0	268,809	265,000
Public Schools	275,000	265,000	0	0	275,000	265,000
Municipality Operating	268,809	265,000	0	0	268,809	265,000
Independent Special Dists	268,809	265,000	0	0	268,809	265,000

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.pbcapao.gov

1101 DUNCAN 202 LLC
66 BALFOUR RD E
PALM BEACH GARDENS FL 33418-7089

52-42-42-16-12-004-2020 52401



2026 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 52-42-42-16-12-004-2020			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: DUNBAR WOODS COND NO 4 UNIT 202 PHASE 4										
	COLUMN 1		COLUMN 2			COLUMN 3			See www.pbcpa.gov 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.	
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										
County Operating	268,809	4.5000	1,209.64	265,000	4.2678	1,130.97	265,000	4.5000	1,192.50	9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	268,809	.0330	8.87	265,000	.0210	5.57	265,000	.0210	5.57	
* Library Operating	268,809	.5491	147.60	265,000	.5213	138.14	265,000	.5491	145.51	
* Library Debt	268,809	.0000	.00	265,000	.0000	.00	265,000	.0000	.00	
PUBLIC SCHOOLS										
By State Law	275,000	3.0730	845.08	265,000	2.9449	780.40	265,000	3.0390	805.34	9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	275,000	3.2480	893.20	265,000	3.1126	824.84	265,000	3.2480	860.72	
MUNICIPALITY										
Palm Beach Gardens Operating	268,809	5.0537	1,358.48	265,000	4.7795	1,266.57	265,000	5.0537	1,339.23	9/10 6:00 PM (561)799-4108 10500 N Mlty TrL P.B.GardensFL33410
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	268,809	.1026	27.58	265,000	.0977	25.89	265,000	.1026	27.19	9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	268,809	.0948	25.48	265,000	.0906	24.01	265,000	.0948	25.12	
Everglades Construction	268,809	.0327	8.79	265,000	.0312	8.27	265,000	.0327	8.67	
FL Inland Navigation District	268,809	.0270	7.26	265,000	.0257	6.81	265,000	.0270	7.16	
Children's Services Council	268,809	.4908	131.93	265,000	.4642	123.01	265,000	.4908	130.06	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 ByntnBch FL33426 9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Health Care District	268,809	.6561	176.37	265,000	.6205	164.43	265,000	.6561	173.87	
Total Millage Rate & Tax Amount		17.8608	4,840.28		16.9770	4,498.91		17.8148	4,720.94	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE										
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"			COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"			COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"				
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.			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.			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	
NPB CO. IMPROV DIST 11 SOLID WASTE AUTHORITY OF PBC			MAINTENANCE GARBAGE SERVICES		1 1	676.60 122.00	676.60 122.00		(561) 624-7830 (561) 697-2700	