

## VALUE INFORMATION

### Market Value

Last Year ( 2023 )	This Year ( 2024 )
914,100	917,100

Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan 1, 2024. It is based on a willing buyer and a willing seller.

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 16, 2024** 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	464,091	478,014	50,000	50,000	414,091	428,014
County Debt	464,091	478,014	50,000	50,000	414,091	428,014
County Dependent Dists	464,091	478,014	50,000	50,000	414,091	428,014
Public Schools	464,091	478,014	25,000	25,000	439,091	453,014
Municipality Operating	464,091	478,014	50,000	50,000	414,091	428,014
Independent Special Dists	464,091	478,014	50,000	50,000	414,091	428,014

**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- 3.0 percent in 2024	All Taxing Authorities	439,086

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	25,000

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).

Visit the Palm Beach County Property Appraiser's website for more information: [www.pbcpa.gov](http://www.pbcpa.gov)

52-43-41-30-09-000-0040 52461 HOMESTEAD  
NAKAMOTO HIROKO  
NAKAMOTO HIROKO TR  
13769 PARC DR  
PALM BEACH GARDENS FL 33410-1244



Real Estate Parcel ID: 52-43-41-30-09-000-0040				<div>DO NOT PAY</div> <div>THIS IS NOT A BILL</div>			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: FRENCHMANS CREEK PAR G-1 LT 4										
	COLUMN 1			COLUMN 2			COLUMN 3			See <a href="http://www.pbcpar.org">www.pbcpar.org</a> 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	414,091	4.5000	1,863.41	428,014	4.1641	1,782.29	428,014	4.5000	1,926.06	9/10 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	414,091	.0188	7.78	428,014	.0396	16.95	428,014	.0396	16.95	
* Library Operating	414,091	.5491	227.38	428,014	.5077	217.30	428,014	.5491	235.02	
* Library Debt	414,091	.0108	4.47	428,014	.0098	4.19	428,014	.0098	4.19	
PUBLIC SCHOOLS										
By State Law	439,091	3.2090	1,409.04	453,014	3.0302	1,372.72	453,014	3.0660	1,388.94	9/04 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	439,091	3.2480	1,426.17	453,014	3.0671	1,389.44	453,014	3.2480	1,471.39	
MUNICIPALITY										
Palm Beach Gardens Operating	414,091	5.1700	2,140.85	428,014	4.7798	2,045.82	428,014	5.0537	2,163.05	9/05 6:00 PM (561)799-4108 10500 N Mlty TrL P.B.GardensFL33410
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	414,091	.1026	42.49	428,014	.0945	40.45	428,014	.1026	43.91	9/12 5:15 PM (561) 686-8800 3301 Gun Club Rd B-1 Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	414,091	.0948	39.26	428,014	.0874	37.41	428,014	.0948	40.58	
Everglades Construction	414,091	.0327	13.54	428,014	.0301	12.88	428,014	.0327	14.00	
FL Inland Navigation District	414,091	.0288	11.93	428,014	.0266	11.39	428,014	.0288	12.33	
Children's Services Council	414,091	.4908	203.24	428,014	.4535	194.10	428,014	.4908	210.07	9/05 5:05 PM (561) 627-3386 1707 NE Indian River Dr Jensen Bch 9/11 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntrnBch FL33426
Health Care District	414,091	.6761	279.97	428,014	.6247	267.38	428,014	.6561	280.82	9/11 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Jupiter Inlet District	414,091	.0729	30.19	428,014	.0675	28.89	428,014	.0729	31.20	9/11 7:00 PM (561)746-2223 400 N Delaware Blvd Jupiter 33458
Total Millage Rate & Tax Amount		18.2044	7,699.72		16.9826	7,421.21		17.9449	7,838.51	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE										
<b>COLUMN 1</b> "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.			<b>COLUMN 2</b> "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.			<b>COLUMN 3</b> "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			
NPB CO. IMPROV DIST 2 SOLID WASTE AUTHORITY OF PBC	MAINTENANCE			1	46.95	46.95	(561) 624-7830			
	GARBAGE SERVICES			1	107.00	107.00	(561) 697-2700			
Total Non-Ad Valorem Assessment						153.95				
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. <b>NOTE:</b> 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.) <b>Non-Ad Valorem Assessments:</b> 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.										