

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
1,560,368	1,933,271

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	1,185,066	1,303,573	0	0	1,185,066	1,303,573
County Debt	1,185,066	1,303,573	0	0	1,185,066	1,303,573
County Dependent Dists	1,185,066	1,303,573	0	0	1,185,066	1,303,573
Public Schools	1,560,368	1,933,271	0	0	1,560,368	1,933,271
Municipality Operating	1,185,066	1,303,573	0	0	1,185,066	1,303,573
Independent Special Dists	1,185,066	1,303,573	0	0	1,185,066	1,303,573

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	629,698

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



TSOFL LLC
4521 PGA BLVD # 329
PALM BEACH GARDENS FL 33418-3997

52-43-41-30-17-000-0270 52461

Real Estate Parcel ID: 52-43-41-30-17-000-0270 Legal Description: FRENCHMANS CREEK PAR F-3 LT 27 & TH PT OF TR L L Y G N OF & ADJ THERETO & FRENCHMANS CREEK GOLF COURSE PB67P101 PAR R-4				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.						
		COLUMN 1 Your Property Taxes Last Year			COLUMN 2 Your Property Taxes This Year if no budget change is made			COLUMN 3 Your Property Taxes This Year if proposed budget change is made			See www.pbcpar.org for public hearing updates		
Taxing Authority *Dependent Special Districts											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			Taxable Value Millage Rate Tax Amount					
COUNTY County Operating County Debt * Library Operating * Library Debt		1,185,066 4.5000 5,332.80 1,185,066 .0330 39.11 1,185,066 .5491 650.72 1,185,066 .0000 .00			1,303,573 4.2678 5,563.39 1,303,573 .0210 27.38 1,303,573 .5213 679.55 1,303,573 .0000 .00			1,303,573 4.5000 5,866.08 1,303,573 .0210 27.38 1,303,573 .5491 715.79 1,303,573 .0000 .00			9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401		
PUBLIC SCHOOLS By State Law By Local Board		1,560,368 3.0730 4,795.01 1,560,368 3.2480 5,068.08			1,933,271 2.9449 5,693.29 1,933,271 3.1126 6,017.50			1,933,271 3.0390 5,875.21 1,933,271 3.2480 6,279.26			9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406		
MUNICIPALITY Palm Beach Gardens Operating		1,185,066 5.0537 5,988.97			1,303,573 4.7795 6,230.43			1,303,573 5.0537 6,587.87			9/10 6:00 PM (561)799-4108 10500 N Mlty TrL P.B.GardensFL33410		
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council Health Care District Jupiter Inlet District		1,185,066 .1026 121.59 1,185,066 .0948 112.34 1,185,066 .0327 38.75 1,185,066 .0270 32.00 1,185,066 .4908 581.63 1,185,066 .6561 777.52 1,185,066 .0722 85.56			1,303,573 .0977 127.36 1,303,573 .0906 118.10 1,303,573 .0312 40.67 1,303,573 .0257 33.50 1,303,573 .4642 605.12 1,303,573 .6205 808.87 1,303,573 .0681 88.77			1,303,573 .1026 133.75 1,303,573 .0948 123.58 1,303,573 .0327 42.63 1,303,573 .0270 35.20 1,303,573 .4908 639.79 1,303,573 .6561 855.27 1,303,573 .0722 94.12			9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406 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 9/17 7:00 PM (561)746-2223 400 N Delaware Blvd Jupiter 33458		
Total Millage Rate & Tax Amount		17.9330 23,624.08			17.0451 26,033.93			17.8870 27,275.93			** 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					
NPB CO. IMPROV DIST 2 SOLID WASTE AUTHORITY OF PBC		MAINTENANCE GARBAGE SERVICES		1 1	49.38 217.00	49.38 217.00		(561) 624-7830 (561) 697-2700					
Total Non-Ad Valorem Assessment						266.38							
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.													