PINCHINAT DOMINIQUE 1000 LUCAYA DR RIVIERA BEACH FL 33404-6466

Market Value

Last Year (2024) This Year (2025)
225.000 225.000

56-43-42-31-30-044-0060 56407 HOMESTEAD

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.

VALUE INFORMATION

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		Exem	ptions	Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	173,669	178,705	50,000	50,722	123,669	127,983
County Debt	173,669	178,705	50,000	50,722	123,669	127,983
Public Schools	173,669	178,705	25,000	25,000	148,669	153,705
Municipality Operating	173,669	178,705	50,000	50,722	123,669	127,983
Independent Special Dists	173,669	178,705	50,000	50,722	123,669	127,983

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- 2.9 percent in 2025	All Taxing Authorities	46,295

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	25,722

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.



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

Real Estate Parcel ID: 56-43-42-31-30-044-0060 Legal Description:

MARSH HARBOUR

LT 6 BLK 44

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.

Taxing Authority *Dependent Special Districts COUNTY County Operating	Your Prop	Millage Rate 4.5000	S Last Year Tax Amount 556.51	Your Prop	orty Taxe dget change Millage Rate	s This Year	Your Prop if proposed		s This Year nge is made	See <u>www.pbcpao.gov</u> for public hearing updates A public hearing on the proposed taxes and budget will be held at the locations and dates below.
*Dependent Special Districts COUNTY County Operating	Taxable Value	Millage Rate 4.5000	Tax Amount 556.51	if no bud	lget change	e is made	if proposed	budget cha	nge is made	
County Operating	123,669	4.5000	556.51		Millage Rate	Tax Amount	Taxable Value	Millogo Doto		
County Operating				427.002				ivillage Kate	Tax Amount	
County Debt			4.90	127,983	4.2413 .0330	542.81 4.22	127,983 127,983	4.5000 .0330	575.92 4.22	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th FI WPB 33401
PUBLIC SCHOOLS By State Law By Local Board	148,669 148,669		455.82 482.88	153,705 153,705	2.9497 3.1248	453.38 480.30	153,705 153,705	3.0730 3.2480	472.34 499.23	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
MUNICIPALITY Riviera Beach Operating	123,669	8.3500	1,032.64	127,983	7.8381	1,003.14	127,983	8.3500	1,068.66	9/03 6:00 PM (561)845-4040 190 East 13th St RivieraBch33404
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council	123,669 123,669 123,669 123,669	.1026 .0948 .0327 .0288 .4908	12.69 11.72 4.04 3.56 60.70	127,983 127,983 127,983 127,983	.0961 .0889 .0306 .0270	59.01	127,983 127,983 127,983 127,983	.1026 .0948 .0327 .0288	13.13 12.13 4.19 3.69 62.81	3301 Gun Club Rḋ Bld́g WPB 33406 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 ByntnBch FL33426
Health Care District Total Millage Rate & Tax Amount	123,669	20.6094	2,706.60	127,983	.6164	78.89 2,652.81	127,983	20.6098	2,800.29	9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401 ** 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			
SOLID WASTE AUTHORITY OF PBC MARSH HARBOUR COMM DEV DIST DEBT MARSH HARBOUR COMM DEV DIST MAINT	GARBAGE SERVICES MARSH HARBOUR CDD DEBT ASSESSM MARSH HARBOUR CDD O&M ASSESSME	1 1 1	116.00 684.28 1,821.19	684.28	(561) 630-4922			
	Tota	2,621.47						

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.