

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
289,016	318,640

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	106,855	117,541	0	0	106,855	117,541
County Debt	106,855	117,541	0	0	106,855	117,541
County Dependent Dists	106,855	117,541	0	0	106,855	117,541
Public Schools	289,016	318,640	0	0	289,016	318,640
Municipality Operating	106,855	117,541	0	0	106,855	117,541
Independent Special Dists	106,855	117,541	0	0	106,855	117,541

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	201,099

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

58-36-44-10-00-000-1080 58486

SAMJACK BLACKSTONE LLC
3001 W HALLANDALE BEACH BLVD STE 300
HALLANDALE FL 33009-5158



Real Estate Parcel ID: 58-36-44-10-00-000-1080 Legal Description: 10/11-44-36, NLY 1228.72 FT OFELY 660 FT (LESS SLY 350 FT OF ELY 600 FT) OF SEC 10 & SLY 887.12 FT OF NLY 967.12 FT OF WLY 1089.45 FT OF SEC 11 BEINGTR OF LAKE BOTTOM IN TRS DEED				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 2			COLUMN 3			See www.pbcpar.org for public hearing updates	
Taxing Authority *Dependent Special Districts				Your Property Taxes Last Year Taxable Value Millage Rate Tax Amount			Your Property Taxes This Year if no budget change is made Taxable Value Millage Rate Tax Amount			Your Property Taxes This Year if proposed budget change is made Taxable Value Millage Rate Tax Amount	A public hearing on the proposed taxes and budget will be held at the locations and dates below.
COUNTY County Operating 106,855 4.5000 480.85 County Debt 106,855 .0330 3.53 * Fire/Rescue 106,855 3.4581 369.52 * Library Operating 106,855 .5491 58.67 * Library Debt 106,855 .0000 .00				117,541 4.2678 501.64 117,541 .0210 2.47 117,541 3.2856 386.19 117,541 .5213 61.27 117,541 .0000 .00			117,541 4.5000 528.93 117,541 .0210 2.47 117,541 3.4581 406.47 117,541 .5491 64.54 117,541 .0000 .00			9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401	
PUBLIC SCHOOLS By State Law 289,016 3.0730 888.15 By Local Board 289,016 3.2480 938.72				318,640 2.9449 938.36 318,640 3.1126 991.80			318,640 3.0390 968.35 318,640 3.2480 1,034.94			9/9 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY South Bay Operating 106,855 6.3089 674.14				117,541 5.8801 691.15			117,541 6.3089 741.55			9/08 6:00 PM (561)996-6751 335 SW 2nd Ave South Bay 33493	
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin 106,855 .1026 10.96 So. Fla. Water Mgmt. Dist. 106,855 .0948 10.13 Everglades Construction 106,855 .0327 3.49 FL Inland Navigation District 106,855 .0270 2.89				117,541 .0977 11.48 117,541 .0906 10.65 117,541 .0312 3.67 117,541 .0257 3.02			117,541 .1026 12.06 117,541 .0948 11.14 117,541 .0327 3.84 117,541 .0270 3.17			9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406	
Children's Services Council 106,855 .4908 52.44 Health Care District 106,855 .6561 70.11				117,541 .4642 54.56 117,541 .6205 72.93			117,541 .4908 57.69 117,541 .6561 77.12			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	
Total Millage Rate & Tax Amount				22.5741 3,563.60			21.3632 3,729.19			22.5281 3,912.27	** 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			
SOUTH SHORE DRAIN DISTRICT UNIT I		NON-AD VALOREM ASSESSMENT		23	33.00	759.00		(561) 996-2940			
Total Non-Ad Valorem Assessment						759.00					
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.											