

## VALUE INFORMATION

### Market Value

Last Year ( 2024 )	This Year ( 2025 )
90,000	93,000

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 15, 2025** 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	44,625	77,583	16,368	0	28,257	77,583
County Debt	44,625	77,583	16,368	0	28,257	77,583
County Dependent Dists	44,625	77,583	16,368	0	28,257	77,583
Public Schools	61,368	93,000	16,368	0	45,000	93,000
Municipality Operating	44,625	77,583	16,368	0	28,257	77,583
Municipality Debt	44,625	77,583	16,368	0	28,257	77,583
Independent Special Dists	44,625	77,583	16,368	0	28,257	77,583

**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	15,417

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](http://www.pbcapao.gov)

MCNALLY EDWARD JAMES &  
MCNALLY EDWARD JOHN  
600 VILLAGE GREEN CT APT C 216  
PALM SPRINGS FL 33461-1442

70-42-44-13-29-000-2230 70453



Real Estate Parcel ID: 70-42-44-13-29-000-2230 Legal Description: VILLAGE GREEN COVENTRY COND UNIT C-223				<b>DO NOT PAY</b> 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.			
		<b>COLUMN 1</b>		<b>COLUMN 2</b>			<b>COLUMN 3</b>			See <a href="http://www.pbcpar.org">www.pbcpar.org</a> for public hearing updates
<b>Taxing Authority</b>		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			<b>A public hearing on the proposed taxes and budget will be held at the locations and dates below.</b>
*Dependent Special Districts		Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	
<b>COUNTY</b>										
County Operating		28,257	4.5000	127.16	77,583	4.2413	329.05	77,583	4.5000	349.12
County Debt		28,257	.0396	1.12	77,583	.0330	2.56	77,583	.0330	2.56
* Fire/Rescue		28,257	3.4581	97.72	77,583	3.2554	252.56	77,583	3.4581	268.29
<b>PUBLIC SCHOOLS</b>										
By State Law		45,000	3.0660	137.97	93,000	2.9497	274.32	93,000	3.0730	285.79
By Local Board		45,000	3.2480	146.16	93,000	3.1248	290.61	93,000	3.2480	302.06
<b>MUNICIPALITY</b>										
Palm Springs Operating		28,257	3.5000	98.90	77,583	3.6754	285.15	77,583	3.5000	271.54
Palm Springs Debt		28,257	.2121	5.99	77,583	.1922	14.91	77,583	.1922	14.91
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin		28,257	.1026	2.90	77,583	.0961	7.46	77,583	.1026	7.96
So. Fla. Water Mgmt. Dist.		28,257	.0948	2.68	77,583	.0889	6.90	77,583	.0948	7.35
Everglades Construction		28,257	.0327	.92	77,583	.0306	2.37	77,583	.0327	2.54
FL Inland Navigation District		28,257	.0288	.81	77,583	.0270	2.09	77,583	.0288	2.23
Children's Services Council		28,257	.4908	13.87	77,583	.4611	35.77	77,583	.4908	38.08
Health Care District		28,257	.6561	18.54	77,583	.6164	47.82	77,583	.6561	50.90
<b>Total Millage Rate &amp; Tax Amount</b>			19.4296	654.74		18.7919	1,551.57		19.4101	1,603.33
<b>** EXPLANATION OF TAX NOTICE</b>										
<b>COLUMN 1</b> "YOUR PROPERTY TAXES LAST YEAR"		<b>COLUMN 2</b> "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"					<b>COLUMN 3</b> "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.			
<b>NON-AD VALOREM ASSESSMENT</b>										
<b>LEVYING AUTHORITY</b>		<b>PURPOSE OF ASSESSMENT</b>		<b>UNITS</b>	<b>RATE</b>	<b>ASSESSMENT</b>		<b>CONTACT NUMBER</b>		
LAKE WORTH DRAINAGE DISTRICT		FLOOD PROTECTION/WATER SUPPLY		1	48.50	48.50		(561) 498-5363		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	116.00	116.00		(561) 697-2700		
SOLID WASTE - PALM SPRINGS		SOLID WASTE COLLECTION		1	140.00	140.00		(561) 965-4010		
PALM SPRINGS STORMWATER		STORMWATER		1	48.00	48.00		(561) 434-5083		
<b>Total Non-Ad Valorem Assessment</b>						<b>352.50</b>				
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.										