

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
283.000	303.000

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.

72-41-44-01-07-006-0390 /2486

K SOLUTION & MANAGEMENT INC
2218 SHOMA DR
WELLINGTON FL 33414-4340

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	227,601	250,361	0	0	227,601	250,361
County Debt	227,601	250,361	0	0	227,601	250,361
County Dependent Dists	227,601	250,361	0	0	227,601	250,361
Public Schools	283,000	303,000	0	0	283,000	303,000
Municipality Operating	227,601	250,361	0	0	227,601	250,361
Independent Special Dists	227,601	250,361	0	0	227,601	250,361

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	52,639

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

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

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

Real Estate Parcel ID: 72-41-44-01-07-006-0390

Legal Description:

SHOMA VILLAS III AT ROYAL PALM CONDOMINIUM
UNIT 39 BLDG 6

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			COLUMN 2			COLUMN 3			See www.pbcpao.gov for public hearing updates
Taxing Authority *Dependent Special Districts	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.
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										
County Operating	227,601	4.5000	1,024.20	250,361	4.2413	1,061.86	250,361	4.5000	1,126.62	9/09 5:05 PM (561) 355-3996
County Debt	227,601	.0396	9.01	250,361	.0330	8.26	250,361	.0330	8.26	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	227,601	3.4581	787.07	250,361	3.2554	815.03	250,361	3.4581	865.77	
* Library Operating	227,601	.5491	124.98	250,361	.5164	129.29	250,361	.5491	137.47	
* Library Debt	227,601	.0098	2.23	250,361	.0000	.00	250,361	.0000	.00	
PUBLIC SCHOOLS										
By State Law	283,000	3.0660	867.68	303,000	2.9497	893.76	303,000	3.0730	931.12	9/10 5:05 PM (561) 434-8837
By Local Board	283,000	3.2480	919.18	303,000	3.1248	946.81	303,000	3.2480	984.14	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Royal Palm Beach Operating	227,601	1.9200	436.99	250,361	1.8087	452.83	250,361	1.9200	480.69	9/11 6:30 PM (561) 790-5112 1050 Royal PB Blv RPB 33411
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	227,601	.1026	23.35	250,361	.0961	24.06	250,361	.1026	25.69	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	227,601	.0948	21.58	250,361	.0889	22.26	250,361	.0948	23.73	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	227,601	.0327	7.44	250,361	.0306	7.66	250,361	.0327	8.19	
FL Inland Navigation District	227,601	.0288	6.55	250,361	.0270	6.76	250,361	.0288	7.21	9/04 5:15 PM (561) 627-3386
Children's Services Council	227,601	.4908	111.71	250,361	.4611	115.44	250,361	.4908	122.88	121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000
Health Care District	227,601	.6561	149.33	250,361	.6164	154.32	250,361	.6561	164.26	2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		18.1964	4,491.30		17.2494	4,638.34		18.1870	4,886.03	** 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
LAKE WORTH DRAINAGE DISTRICT SOLID WASTE AUTHORITY OF PBC	FLOOD PROTECTION/WATER SUPPLY GARBAGE SERVICES	1 1	48.50 116.00	48.50 116.00	(561) 498-5363 (561) 697-2700
Total Non-Ad Valorem Assessment					164.50

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.