VALUE INFORMATION

NICHO JOSE L &
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551 CYPRESS XING
WELLINGTON FL 33414-6369

73-41-44-06-03-000-2180 73486 HOMESTEAD

Market Value	
Last Year (2025)	This Year (2026)
597,312	598,462

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	361,997	371,771	50,722	51,411	311,275	320,360
County Debt	361,997	371,771	50,722	51,411	311,275	320,360
County Dependent Dists	361,997	371,771	50,722	51,411	311,275	320,360
Public Schools	361,997	371,771	25,000	25,000	336,997	346,771
Municipality Operating	361,997	371,771	50,722	51,411	311,275	320,360
Independent Special Dists	361,997	371,771	50,722	51,411	311,275	320,360

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- 2.7 percent in 2026	All Taxing Authorities	226,691

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	26,411

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

2026 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 73-41-44-06-03-000-2180

Legal Description:
BINKS FOREST OF THE LANDINGS AT WELLINGTON PUD PL 2
LT 218

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.

See www.pbcpao.gov for public hearing updates

Taxing Authority *Dependent Special Districts	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			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	311,275	4.5000	1,400.74	320,360	4.2678	1,367.23	320,360	4.5000	1,441.62	9/03 5:05 PM (561) 355-3996
County Debt	311,275	.0330	10.27	320,360	.0210	6.73	320,360	.0210	6.73	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	311,275	3.4581	1,076.42	320,360	3.2856	1,052.57	320,360	3.4581	1,107.84	
* Library Operating	311,275	.5491	170.92	320,360	.5213	167.00	320,360	.5491	175.91	
* Library Debt	311,275	.0000	.00	320,360	.0000	.00	320,360	.0000	.00	
PUBLIC SCHOOLS										
By State Law	336,997	3.0730	1,035.59	346,771	2.9449	1,021.21	346,771	3.0390	1,053.84	9/9 5:05 PM (561) 434-8837
By Local Board	336,997	3.2480	1,094.57	346,771	3.1126	1,079.36	346,771	3.2480	1,126.31	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Wellington Operating	311,275	2.4700	768.85	320,360	2.3587	755.63	320,360	2.4700	791.29	9/08 6:30 pm (561) 791-4000 12300 Forest Hill Bl Wellngtn33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	311,275	.1026	31.94	320,360	.0977	31.30	320,360	.1026	32.87	9/10 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	311,275	.0948	29.51	320,360	.0906	29.02	320,360	.0948	30.37	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	311,275	.0327	10.18	320,360	.0312	10.00	320,360	.0327	10.48	
FL Inland Navigation District	311,275	.0270	8.40	320,360	.0257	8.23	320,360	.0270	8.65	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957
Children's Services Council	311,275	.4908	152.77	320,360	.4642	148.71	320,360	.4908	157.23	9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426
Health Care District	311,275	.6561	204.23	320,360	.6205	198.78	320,360	.6561	210.19	9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		18.7352	5,994.39		17.8418	5,875.77		18.6892	6,153.33	** 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
ACME IMPROVEMENT DIST A-V MAINT	DRAINAGE & FACILITY MAINTENANC	1	275.00	275.00	(561) 791-4000
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	217.00	217.00	(561) 697-2700
WELLINGTON SOLID WASTE	SOLID WASTE	1	325.00	325.00	(561) 791-4000
			Total Non-Ad Valorem Assessment	817.00	

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.