

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
454.715	462.490

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.

/3-4|-44-09-05-000-0030 /3486

IH3 PROPERTY FLORIDA LP
INVITATION HOMES RYAN LLC C/O
PO BOX 4900
SCOTTSDALE AZ 85261-4900

Taxing Authority		Assessed Value		Exemptions		Taxable Value	
		Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating		396,903	436,593	0	0	396,903	436,593
County Debt		396,903	436,593	0	0	396,903	436,593
County Dependent Dists		396,903	436,593	0	0	396,903	436,593
Public Schools		454,715	462,490	0	0	454,715	462,490
Municipality Operating		396,903	436,593	0	0	396,903	436,593
Independent Special Dists		396,903	436,593	0	0	396,903	436,593

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	25,897

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.

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

Real Estate Parcel ID: 73-41-44-09-05-000-0030

Legal Description:
MEADOWLAND COVE PL 2 OF WELLINGTON
LT 3

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	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.
*Dependent Special Districts	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										
County Operating	396,903	4.5000	1,786.06	436,593	4.2413	1,851.72	436,593	4.5000	1,964.67	9/09 5:05 PM (561) 355-3996
County Debt	396,903	.0396	15.72	436,593	.0330	14.41	436,593	.0330	14.41	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	396,903	3.4581	1,372.53	436,593	3.2554	1,421.28	436,593	3.4581	1,509.78	
* Library Operating	396,903	.5491	217.94	436,593	.5164	225.46	436,593	.5491	239.73	
* Library Debt	396,903	.0098	3.89	436,593	.0000	.00	436,593	.0000	.00	
PUBLIC SCHOOLS										
By State Law	454,715	3.0660	1,394.16	462,490	2.9497	1,364.21	462,490	3.0730	1,421.23	9/10 5:05 PM (561) 434-8837
By Local Board	454,715	3.2480	1,476.91	462,490	3.1248	1,445.19	462,490	3.2480	1,502.17	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Wellington Operating	396,903	2.4700	980.35	436,593	2.3224	1,013.94	436,593	2.4700	1,078.38	9/03 6:30 pm (561) 791-4000
										12300 Forest Hill Bl Wellington 33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	396,903	.1026	40.72	436,593	.0961	41.96	436,593	.1026	44.79	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	396,903	.0948	37.63	436,593	.0889	38.81	436,593	.0948	41.39	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	396,903	.0327	12.98	436,593	.0306	13.36	436,593	.0327	14.28	
FL Inland Navigation District	396,903	.0288	11.43	436,593	.0270	11.79	436,593	.0288	12.57	9/04 5:15 PM (561) 627-3386
Children's Services Council	396,903	.4908	194.80	436,593	.4611	201.31	436,593	.4908	214.28	121 SW Flagler Ave Stuart FL 34994
Health Care District	396,903	.6561	260.41	436,593	.6164	269.12	436,593	.6561	286.45	9/15 5:01 PM (561) 740-7000
										2300 High Ridge Rd BynrnBch FL33426
										9/17 5:15 PM (561) 659-1270
										1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		18.7464	7,805.53		17.7631	7,912.56		18.7370	8,344.13	** 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-I MAINT SOLID WASTE AUTHORITY OF PBC WELLINGTON SOLID WASTE	DRAINAGE & FACILITY MAINTENANC GARBAGE SERVICES SOLID WASTE	1 1 1	255.00 207.00 320.00	255.00 207.00 320.00	(561) 791-4000 (561) 697-2700 (561) 791-4000
Total Non-Ad Valorem Assessment					782.00

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.