

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
915,687	912,678

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.

73-41-44-13-08-000-13330 73486 HOMESTEAD

MUEGER ANABELLA M &
MUEGER JOHN M
3399 SIENA CIR
WELLINGTON FL 33414-4399

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	677,901	697,560	50,000	50,722	627,901	646,838
County Debt	677,901	697,560	50,000	50,722	627,901	646,838
County Dependent Dists	677,901	697,560	50,000	50,722	627,901	646,838
Public Schools	677,901	697,560	25,000	25,000	652,901	672,560
Municipality Operating	677,901	697,560	50,000	50,722	627,901	646,838
Independent Special Dists	677,901	697,560	50,000	50,722	627,901	646,838

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- 2.9 percent in 2025	All Taxing Authorities	215,118

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: 73-41-44-13-08-000-1330

Legal Description:

CASTELLINA

LT 133

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	627,901	4.5000	2,825.55	646,838	4.2413	2,743.43	646,838	4.5000	2,910.77	9/09 5:05 PM (561) 355-3996
County Debt	627,901	.0396	24.86	646,838	.0330	21.35	646,838	.0330	21.35	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	627,901	3.4581	2,171.34	646,838	3.2554	2,105.72	646,838	3.4581	2,236.83	
* Library Operating	627,901	.5491	344.78	646,838	.5164	334.03	646,838	.5491	355.18	
* Library Debt	627,901	.0098	6.15	646,838	.0000	.00	646,838	.0000	.00	
PUBLIC SCHOOLS										
By State Law	652,901	3.0660	2,001.79	672,560	2.9497	1,983.85	672,560	3.0730	2,066.78	9/10 5:05 PM (561) 434-8837
By Local Board	652,901	3.2480	2,120.62	672,560	3.1248	2,101.62	672,560	3.2480	2,184.47	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Wellington Operating	627,901	2.4700	1,550.92	646,838	2.3224	1,502.22	646,838	2.4700	1,597.69	9/03 6:30 pm (561) 791-4000
										12300 Forest Hill Bl Wellington 33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	627,901	.1026	64.42	646,838	.0961	62.16	646,838	.1026	66.37	9/11 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	627,901	.0948	59.53	646,838	.0889	57.50	646,838	.0948	61.32	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	627,901	.0327	20.53	646,838	.0306	19.79	646,838	.0327	21.15	
FL Inland Navigation District	627,901	.0288	18.08	646,838	.0270	17.46	646,838	.0288	18.63	9/04 5:15 PM (561) 627-3386
Children's Services Council	627,901	.4908	308.17	646,838	.4611	298.26	646,838	.4908	317.47	121 SW Flagler Ave Stuart FL 34994
Health Care District	627,901	.6561	411.97	646,838	.6164	398.71	646,838	.6561	424.39	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	11,928.71		17.7631	11,646.10		18.7370	12,282.40	** 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.