

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
24,433,890	24,433,890

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	22,365,702	22,370,045	0	0	22,365,702	22,370,045
County Debt	22,365,702	22,370,045	0	0	22,365,702	22,370,045
County Dependent Dists	22,365,702	22,370,045	0	0	22,365,702	22,370,045
Public Schools	22,365,702	22,370,045	0	0	22,365,702	22,370,045
Municipality Operating	22,365,702	22,370,045	0	0	22,365,702	22,370,045
Independent Special Dists	22,365,702	22,370,045	0	0	22,365,702	22,370,045

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
Classified Agricultural Use	All Taxing Authorities	2,063,845

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

FAR NIENTE STABLES IV LLC
13421 S SHORE BLVD STE 203
WELLINGTON FL 33414-7210

73-41-44-20-20-001-0010 73486



Real Estate Parcel ID: 73-41-44-20-20-001-0010 Legal Description: PBIEC ESTATES OF WELLINGTON COUNTRYPLACE PUD TR A (LESS SLY 1388.36 FT OF ELY 724.23 FT)				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.pbcpcap.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		22,365,702	4.5000	100,645.66	22,370,045	4.2678	95,470.88	22,370,045	4.5000	100,665.20
County Debt		22,365,702	.0330	738.07	22,370,045	.0210	469.77	22,370,045	.0210	469.77
* Fire/Rescue		22,365,702	3.4581	77,342.83	22,370,045	3.2856	73,499.02	22,370,045	3.4581	77,357.85
* Library Operating		22,365,702	.5491	12,281.01	22,370,045	.5213	11,661.50	22,370,045	.5491	12,283.39
* Library Debt		22,365,702	.0000	.00	22,370,045	.0000	.00	22,370,045	.0000	.00
PUBLIC SCHOOLS										
By State Law		22,365,702	3.0730	68,729.80	22,370,045	2.9449	65,877.55	22,370,045	3.0390	67,982.57
By Local Board		22,365,702	3.2480	72,643.80	22,370,045	3.1126	69,629.00	22,370,045	3.2480	72,657.91
MUNICIPALITY										
Wellington Operating		22,365,702	2.4700	55,243.28	22,370,045	2.3587	52,764.23	22,370,045	2.4700	55,254.01
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin		22,365,702	.1026	2,294.72	22,370,045	.0977	2,185.55	22,370,045	.1026	2,295.17
So. Fla. Water Mgmt. Dist.		22,365,702	.0948	2,120.27	22,370,045	.0906	2,026.73	22,370,045	.0948	2,120.68
Everglades Construction		22,365,702	.0327	731.36	22,370,045	.0312	697.95	22,370,045	.0327	731.50
FL Inland Navigation District		22,365,702	.0270	603.87	22,370,045	.0257	574.91	22,370,045	.0270	603.99
Children's Services Council		22,365,702	.4908	10,977.09	22,370,045	.4642	10,384.17	22,370,045	.4908	10,979.22
Health Care District		22,365,702	.6561	14,674.14	22,370,045	.6205	13,880.61	22,370,045	.6561	14,676.99
Total Millage Rate & Tax Amount			18.7352	419,025.90		17.8418	399,121.87		18.6892	418,078.25
** 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 C-OAD MAINT		DRAINAGE & FACILITY MAINTENANC			63	275.00	17,325.00	(561) 791-4000		
Total Non-Ad Valorem Assessment							17,325.00			
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.										