

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
315,000	325,000

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.

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	303,850	312,662	50,000	50,722	253,850	261,940
County Debt	303,850	312,662	50,000	50,722	253,850	261,940
Public Schools	303,850	312,662	25,000	25,000	278,850	287,662
Municipality Operating	303,850	312,662	50,000	50,722	253,850	261,940
Municipality Debt	303,850	312,662	50,000	50,722	253,850	261,940
Independent Special Dists	303,850	312,662	50,000	50,722	253,850	261,940

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	12,338

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	25,722

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

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WEST PALM BEACH FL 33417-8360

74-42-43-11-08-000-1770 74407 HOMESTEAD



Real Estate Parcel ID: 74-42-43-11-08-000-1770 Legal Description: CHARLESTON COMMONS 2 LT 177				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.pbcpar.org 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	
COUNTY										
County Operating		253,850	4.5000	1,142.33	261,940	4.2413	1,110.97	261,940	4.5000	1,178.73
County Debt		253,850	.0396	10.05	261,940	.0330	8.64	261,940	.0330	8.64
PUBLIC SCHOOLS										
By State Law		278,850	3.0660	854.95	287,662	2.9497	848.52	287,662	3.0730	883.99
By Local Board		278,850	3.2480	905.70	287,662	3.1248	898.89	287,662	3.2480	934.33
MUNICIPALITY										
West Palm Beach Operating		253,850	8.1308	2,064.00	261,940	7.7152	2,020.92	261,940	8.1308	2,129.78
West Palm Beach Debt		253,850	.0633	16.07	261,940	.0580	15.19	261,940	.0580	15.19
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin		253,850	.1026	26.05	261,940	.0961	25.17	261,940	.1026	26.88
So. Fla. Water Mgmt. Dist.		253,850	.0948	24.06	261,940	.0889	23.29	261,940	.0948	24.83
Everglades Construction		253,850	.0327	8.30	261,940	.0306	8.02	261,940	.0327	8.57
FL Inland Navigation District		253,850	.0288	7.31	261,940	.0270	7.07	261,940	.0288	7.54
Children's Services Council		253,850	.4908	124.59	261,940	.4611	120.78	261,940	.4908	128.56
Health Care District		253,850	.6561	166.55	261,940	.6164	161.46	261,940	.6561	171.86
Total Millage Rate & Tax Amount			20.4535	5,349.96		19.4421	5,248.92		20.4486	5,518.90
** EXPLANATION OF TAX NOTICE										
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"		COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"				COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"				
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.		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.				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		
NPB CO. IMPROV DIST 4		MAINTENANCE		1	79.35	79.35		(561) 624-7830		
CITY OF WEST PALM BEACH		FIRE SERVICE		1	100.00	100.00		(561) 822-1310		
SOLID WASTE AUTHORITY OF PBC		GARBAGE SERVICES		1	116.00	116.00		(561) 697-2700		
Total Non-Ad Valorem Assessment						295.35				
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.										