

## VALUE INFORMATION

### Market Value

Last Year ( 2024 )	This Year ( 2025 )
550,821	532,776

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.

7442-43-20-04-000-0910 74402 HOMESTEAD  
 MIRIZIO MICHELE &  
 MELLILLO DEANNA  
 2644 SAN ANDROS  
 ROYAL PALM BEACH FL 33411-5532

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	528,124	532,776	50,000	50,722	478,124	482,054
County Debt	528,124	532,776	50,000	50,722	478,124	482,054
Public Schools	528,124	532,776	25,000	25,000	503,124	507,776
Municipality Operating	528,124	532,776	50,000	50,722	478,124	482,054
Municipality Debt	528,124	532,776	50,000	50,722	478,124	482,054
Independent Special Dists	528,124	532,776	50,000	50,722	478,124	482,054

**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

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.pbcpa.gov](http://www.pbcpa.gov)



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

Real Estate Parcel ID: 74-42-43-20-04-000-0910			<b>DO NOT PAY</b> 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.				
Legal Description: ANDROS ISLE PAR D-1 LT 91										
	<b>COLUMN 1</b>		<b>COLUMN 2</b>			<b>COLUMN 3</b>			See <a href="http://www.pbcpa.gov">www.pbcpa.gov</a> for public hearing updates	
<b>Taxing Authority</b> <small>*Dependent Special Districts</small>	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			<b>A public hearing on the proposed taxes and budget will be held at the locations and dates below.</b>	
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate		Tax Amount
<b>COUNTY</b>										
County Operating	478,124	4.5000	2,151.56	482,054	4.2413	2,044.54	482,054	4.5000		2,169.24
County Debt	478,124	.0396	18.93	482,054	.0330	15.91	482,054	.0330	15.91	
<b>PUBLIC SCHOOLS</b>										
By State Law	503,124	3.0660	1,542.58	507,776	2.9497	1,497.79	507,776	3.0730		1,560.40
By Local Board	503,124	3.2480	1,634.15	507,776	3.1248	1,586.70	507,776	3.2480	1,649.26	
<b>MUNICIPALITY</b>										
West Palm Beach Operating	478,124	8.1308	3,887.53	482,054	7.7152	3,719.14	482,054	8.1308		3,919.48
West Palm Beach Debt	478,124	.0633	30.27	482,054	.0580	27.96	482,054	.0580	27.96	
<b>INDEPENDENT SPECIAL DISTRICTS</b>										
So. Fla. Water Mgmt. Basin	478,124	.1026	49.06	482,054	.0961	46.33	482,054	.1026		49.46
So. Fla. Water Mgmt. Dist.	478,124	.0948	45.33	482,054	.0889	42.85	482,054	.0948	45.70	
Everglades Construction	478,124	.0327	15.63	482,054	.0306	14.75	482,054	.0327	15.76	
FL Inland Navigation District	478,124	.0288	13.77	482,054	.0270	13.02	482,054	.0288	13.88	
Children's Services Council	478,124	.4908	234.66	482,054	.4611	222.28	482,054	.4908	236.59	
Health Care District	478,124	.6561	313.70	482,054	.6164	297.14	482,054	.6561	316.28	
<b>Total Millage Rate &amp; Tax Amount</b>		20.4535	9,937.17		19.4421	9,528.41		20.4486	10,019.92	** SEE BELOW FOR EXPLANATION

### \*\* EXPLANATION OF TAX NOTICE

<b>COLUMN 1</b> "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.	<b>COLUMN 2</b> "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.	<b>COLUMN 3</b> "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.
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### NON-AD VALOREM ASSESSMENT

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER
NPB CO. IMPROV DIST UNIT 5D	MAINTENANCE	1	306.41	306.41	(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	207.00	207.00	(561) 697-2700
<b>Total Non-Ad Valorem Assessment</b>				613.41	

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.