LEE HANG BAE 3920 N FLAGLER DR # 402 WEST PALM BEACH FL 33407-4433

Market

Last Year (2023) This Year (2024) 1.400.000 1,200,000

74-43-43-10-35-002-4020 74407

Value

VALUE INFORMATION

Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan 1, 2024. It is based on a willing buyer and a willing seller.

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 16, 2024 at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assessed Value		Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	689,700	758,670	0	0	689,700	758,670	
County Debt	689,700	758,670	0	0	689,700	758,670	
Public Schools	1,400,000	1,200,000	0	0	1,400,000	1,200,000	
Municipality Operating	689,700	758,670	0	0	689,700	758,670	
Municipality Debt	689,700	758,670	0	0	689,700	758,670	
Independent Special Dists	689,700	758,670	0	0	689,700	758,670	

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	441,330

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).



2024 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 74-43-43-10-35-002-4020

Legal Description:

FLAGLER LANDING CONDOMINIUM

UNIT 402 BLDG 2 IN OR22094P263 F/K/A UNIT 232

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.

	C	<u>OLUMN</u>	1	COLUMN 2		COLUMN 3		3	See www.pbcpao.gov for public hearing updates	
Taxing Authority *Dependent Special Districts	Your Prop	erty Taxes	s 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	neia at the locations and dates below.
COUNTY County Operating County Debt	689,700 689,700	4.5000 .0188	3,103.65 12.97	758,670 758,670	4.1641 .0396	3,159.18 30.04	758,670 758,670		3,414.02 30.04	9/10 5:05 PM (561) 355-3996 301 N Olive Ave 6th FI WPB 33401
PUBLIC SCHOOLS By State Law By Local Board	1,400,000 1,400,000	3.2090 3.2480	4,492.60 4,547.20	1,200,000 1,200,000		3,636.24 3,680.52		3.0660 3.2480	3,679.20 3,897.60	
MUNICIPALITY West Palm Beach Operating West Palm Beach Debt	689,700 689,700	8.1308 .0698	5,607.81 48.14	758,670 758,670	7.8796 .0633	5,978.02 48.02	758,670 758,670		6,168.59 48.02	9/09 5:01 PM (561) 822-1310 401 Clematis Street WPB 33401
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction FL Inland Navigation District Children's Services Council Health Care District	689,700 689,700 689,700 689,700 689,700	.0948 .0327 .0288	70.76 65.38 22.55 19.86 338.50 466.31	758,670 758,670 758,670 758,670 758,670	.0945 .0874 .0301 .0266 .4535	71.69 66.31 22.84 20.18 344.06 473.94	758,670 758,670 758,670 758,670 758,670	.0948 .0327 .0288 .4908	24.81 21.85	3301 Gun Club Rd B-1 Bldg WPB 33406 9/05 5:05 PM (561) 627-3386 1707 NE Indian River Dr Jensen Bch 9/11 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426
Total Millage Rate & Tax Amount		20.6022	18,795.73		19.5607	17,531.04		20.4535	18,304.01	** 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			
CITY OF WEST PALM BEACH SOLID WASTE AUTHORITY OF PBC	FIRE SERVICE GARBAGE SERVICES	1 1	100.00 107.00		(561) 822-1310 (561) 697-2700			
	Tota	207.00						

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.