# WILLS MARY C 3800 WASHINGTON RD UNIT 705 WEST PALM BEACH FL 33405-2373

# Market Value

Last Year ( 2024 ) This Year ( 2025 )
430.000 430.000

74-43-43-34-18-000-7050 74402 HOMESTEAD

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.

**VALUE INFORMATION** 

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	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	280,831	288,975	55,000	55,722	225,831	233,253	
County Debt	280,831	288,975	55,000	55,722	225,831	233,253	
Public Schools	280,831	288,975	30,000	30,000	250,831	258,975	
Municipality Operating	280,831	288,975	55,000	55,722	225,831	233,253	
Municipality Debt	280,831	288,975	55,000	55,722	225,831	233,253	
Independent Special Dists	280,831	288,975	55,000	55,722	225,831	233,253	

**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	141,025

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	<b>Exempt Value</b>
Homestead	All Taxing Authorities	25,000
Widow	All Taxing Authorities	5,000
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.



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

Real Estate Parcel ID: 74-43-43-34-18-000-7050

Legal Description:

PORTOFINO SOUTH COND

**UNIT 705** 

# **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.

Taxing Authority		_						221112111				
**Dependent Special Districts**    Taxable Value   Millage Rate   Tax Amount   Taxable Value   Tax		C	<u>OLUMN</u>	1	COLUMN 2		COLUMN 3			See www.pbcpao.gov for public hearing updates		
Taxable Value   Millage Rate   Tax Amount   Taxable Value   Taxable Valu		Your Prop	erty Taxe	s Last 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.	
County Operating 225,831 4,5000 1,016,24 233,253 4,2413 989,30 233,253 4,5000 1,049,64 990,9.50,5 PM (561) 355-3996 County Debt 225,831 0,396 8,94 233,253 0,330 7.70 233,253 4,5000 1,049,64 990,9.50,5 PM (561) 355-3996 301 N Olive Ave 6th FI WPB 33401 989,30 7.70 233,253 0,330 7.70 301 N Olive Ave 6th FI WPB 33401 989,30 7.70 233,253 0,330 7.70 301 N Olive Ave 6th FI WPB 33401 989,30 7.70 233,253 0,330 7.70 301 N Olive Ave 6th FI WPB 33401 989,30 7.70 7.70 7.70 7.70 7.70 7.70 7.70 7.		Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount			Tax Amount		
By State Law	County Operating											
West Palm Beach Operating West Palm Beach Operating West Palm Beach Debt         225,831         8.1308         1,836.19         233,253         7.7152         1,799.59         233,253         8.1308         1,896.53         9/08 5:01 PM (561) 822-1310         401 Clematis Street WPB 33401           INDEPENDENT SPECIAL DISTRICTS           So. Fla. Water Mgmt. Basin         225,831         .026         23.17         233,253         .0961         22.42         233,253         .0948         22.11         3301 Gun Club Rd Bidg WPB 33406           Everglades Construction         225,831         .0327         7.38         233,253         .0306         7.14         233,253         .0327         7.63           FL Inland Navigation District         225,831         .0288         6.50         233,253         .0270         6.30         233,253         .0288         6.72         9/04 5:15 PM (561) 627-3386           121 SW Flagler Ave Stuart FL 34994         114.48         9/15 5:01 PM (561) 740-7000         230 High Ridge Rd ByntnBch FL33426         9/17 5:15 PM (561) 659-1270         9/17 5:15 PM (561) 659-1270         1515 N Flagler Dr Ste 101 WPB 33401	By State Law											
So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. So. Fla. Water Mgmt.	West Palm Beach Operating											
Health Care District 225,831 .6561 148.17 233,253 .6164 143.78 233,253 .6561 153.04 2300 High Ridge Rd ByntnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	So. Fla. Water Mgmt. Basin So. Fla. Water Mgmt. Dist. Everglades Construction	225,831 225,831	.0948 .0327	21.41 7.38	233,253 233,253	.0889 .0306	20.74 7.14	233,253 233,253	.0948 .0327	22.11 7.63	3301 Gun Club Rḋ Bldg WPB 33406 9/04 5:15 PM (561) 627-3386	
Health Care District 225,831 .6561 148.17 233,253 .6164 143.78 233,253 .6561 153.04 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	Children's Services Council	225,831	.4908	110.84	233,253	.4611	107.55	233,253	.4908	114.48		
TILINIUS DI COLORI MARCONI DI COLORI MARCONI DI COLORI D	Health Care District	225,831	.6561	148.17	233,253	.6164	143.78	233,253	.6561	153.04	9/17 5:15 PM (561) 659-1270	
Total Millage Kate & Tax Amount   20.4535   4,776.89   19.4421   4,691.20   20.4486   4,932.29   ** SEE BELOW FOR EXPLANATION	Total Millage Rate & Tax Amount		20.4535	4,776.89		19.4421	4,691.20		20.4486	4,932.29	** 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	100.00 116.00		(561) 822-1310 (561) 697-2700					
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- 1		Tota	216.00								

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.