PORT MYRA S PORT MYRA S TR 5559 CAPTIVA LN WESTLAKE FL 33470-6915

Market Value

Last Year (2024) This Year (2025)
567.165 582.508

77-40-43-01-20-000-2330 77486 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	Assessed Value		Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County Operating	336,913	346,683	50,000	50,722	286,913	295,961	
County Debt	336,913	346,683	50,000	50,722	286,913	295,961	
County Dependent Dists	336,913	346,683	50,000	50,722	286,913	295,961	
Public Schools	336,913	346,683	25,000	25,000	311,913	321,683	
Municipality Operating	336,913	346,683	50,000	50,722	286,913	295,961	
Independent Special Dists	336,913	346,683	50,000	50,722	286,913	295,961	

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	235,825

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.



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

Real Estate Parcel ID: 77-40-43-01-20-000-2330

Legal Description:

CRESSWIND PALM BEACH PHASE 2 LT 233 **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.pbcpao.gov for public hearing updates			
Taxing Authority *Dependent Special Districts	Your Prop	erty Taxes	s Last Year		erty Taxe	s This Year e 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.	
1	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	field at the locations and dates below.	
COUNTY											
County Operating	286,913		1,291.11	295,961	4.2413	1,255.26	295,961	4.5000	1,331.82		
County Debt	286,913	.0396	11.36	295,961	.0330	9.77	295,961		9.77	301 N Olive Ave 6th FI WPB 33401	
* Fire/Rescue	286,913	3.4581	992.17	295,961	3.2554	963.47	295,961		1,023.46		
* Library Operating	286,913		157.54	295,961	.5164	152.83	295,961	.5491	162.51		
* Library Debt	286,913	.0098	2.81	295,961	.0000	.00	295,961	.0000	.00		
PUBLIC SCHOOLS											
By State Law	311,913		956.33		2.9497	948.87	321,683		988.53		
By Local Board	311,913	3.2480	1,013.09	321,683	3.1248	1,005.20	321,683	3.2480	1,044.83	3300 Forest Hill Blvd WPB 33406	
MUNICIPALITY											
Westlake Operating	286,913	4.7000	1,348.49	295,961	4.3269	1,280.59	295,961	4.7000	1,391.02	9/03 6:00 PM (561) 530-5880 5490 Kingfisher Blvd Westlake33470	
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	286,913		29.44	295,961	.0961	28.44	295,961		30.37		
So. Fla. Water Mgmt. Dist.	286,913		27.20	295,961	.0889	26.31	295,961		28.06		
Everglades Construction	286,913	.0327	9.38	295,961	.0306	9.06	295,961	.0327	9.68		
FL Inland Navigation District	286,913	.0288	8.26	295,961	.0270	7.99	295,961	.0288	8.52		
										121 SW Flagler Ave Stuart FL 34994	
Children's Services Council	286,913	.4908	140.82	295,961	.4611	136.47	295,961	.4908	145.26		
										2300 High Ridge Rd ByntnBch FL33426	
Health Care District	286,913	.6561	188.24	295,961	.6164	182.43	295,961	.6561	194.18	9/17 5:15 PM (561) 659-1270	
										1515 N Flagler Dr Ste 101 WPB 33401	
Total Millage Rate & Tax Amount		20.9764	6,176.24		19.7676	6,006.69		20.9670	6.368.01	** 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

NON-AD VALOREIN ASSESSIVENT								
LEVYING AUTHORITY		PURPOSE OF ASSESSMENT	UNITS	RATE	ASSESSMENT	CONTACT NUMBER		
	SEMINOLE IMPROVEMENT DISTRICT MAINT SOLID WASTE AUTHORITY OF PBC SOLID WASTE - WESTLAKE	STRWTR RDS IRRIG UTILITY OPS GARBAGE SERVICES SOLID WASTE	1 1 1	1,047.66 207.00 324.00	207.00	(561) 793-1676 (561) 697-2700 (561) 530-5880		
		1 578 66						

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.