VALUE INFORMATION

BRYAN JOSEPH ST AUBYN &
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4662 CANOPY GROVE DR
LOXAHATCHEE FL 33470-7049

77-40-43-12-10-000-1180 77486 HOMESTEAD

Market Value	
Last Year (2025)	This Year (2026)
601,292	590,289

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 14, 2026** 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	409,880	420,947	50,722	51,411	359,158	369,536
County Debt	409,880	420,947	50,722	51,411	359,158	369,536
County Dependent Dists	409,880	420,947	50,722	51,411	359,158	369,536
Public Schools	409,880	420,947	25,000	25,000	384,880	395,947
Municipality Operating	409,880	420,947	50,722	51,411	359,158	369,536
Independent Special Dists	409,880	420,947	50,722	51,411	359,158	369,536

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- 2.7 percent in 2026	All Taxing Authorities	169,342

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	26,411

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.pbcpao.gov

2026 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

Real Estate Parcel ID: 77-40-43-12-10-000-1180

Legal Description:
GROVES OF WESTLAKE PHASE 1
LT 118

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.

See www.pbcpao.gov for public hearing updates

Taxing Authority *Dependent Special Districts	COLUMN 1 Your Property Taxes Last Year			COLUMN 2 Your Property Taxes This Year if no budget change is made			COLUMN 3 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	
COUNTY										
County Operating	359,158	4.5000	1,616.21	369,536	4.2678	1,577.11	369,536	4.5000	1,662.91	9/03 5:05 PM (561) 355-3996
County Debt	359,158	.0330	11.85	369,536	.0210	7.76	369,536	.0210	7.76	301 N Olive Ave 6th Fl WPB 33401
* Fire/Rescue	359,158	3.4581	1,242.00	369,536	3.2856	1,214.15	369,536	3.4581	1,277.89	
* Library Operating	359,158	.5491	197.21	369,536	.5213	192.64	369,536	.5491	202.91	
* Library Debt	359,158	.0000	.00	369,536	.0000	.00	369,536	.0000	.00	
PUBLIC SCHOOLS										
By State Law	384,880	3.0730	1,182.74	395,947	2.9449	1,166.02	395,947	3.0390	1,203.28	9/9 5:05 PM (561) 434-8837
By Local Board	384,880	3.2480	1,250.09	395,947	3.1126	1,232.42	395,947	3.2480	1,286.04	3300 Forest Hill Blvd WPB 33406
MUNICIPALITY										
Westlake Operating	359,158	4.6000	1,652.13	369,536	4.2866	1,584.05	369,536	4.6000	1,699.87	9/08 6:00 PM (561) 530-5880 5490 Kingfisher Blvd Westlake33470
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	359,158	.1026	36.85	369,536	.0977	36.10	369,536	.1026	37.91	9/10 5:15 PM (561) 686-8800
So. Fla. Water Mgmt. Dist.	359,158	.0948	34.05	369,536	.0906	33.48	369,536	.0948	35.03	3301 Gun Club Rd Bldg WPB 33406
Everglades Construction	359,158	.0327	11.74	369,536	.0312	11.53	369,536	.0327	12.08	
FL Inland Navigation District	359,158	.0270	9.70	369,536	.0257	9.50	369,536	.0270	9.98	9/10 5:05 PM (561) 627-3386 1912 NE Jen Bch Blvd Jen Bch 34957
Children's Services Council	359,158	.4908	176.27	369,536	.4642	171.54	369,536	.4908	181.37	9/10 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426
Health Care District	359,158	.6561	235.64	369,536	.6205	229.30	369,536	.6561	242.45	9/16 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
Total Millage Rate & Tax Amount		20.8652	7,656.48		19.7697	7,465.60		20.8192	7,859.48	** 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
SEMINOLE IMPROVEMENT DISTRICT MAINT	STRWTR RDS IRRIG UTILITY OPS	1	1,282.93	1,282.93	(561) 790-1742
SOLID WASTE AUTHORITY OF PBC	GARBAGE SERVICES	1	217.00	217.00	(561) 697-2700
SOLID WASTE - WESTLAKE	SOLID WASTE	1	324.00	324.00	(561) 530-5880
			Total Non-Ad Valorem Assessment	1,823.93	

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.