

## VALUE INFORMATION

### Market Value

| Last Year ( 2024 ) | This Year ( 2025 ) |
|--------------------|--------------------|
| 510,491            | 487,174            |

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.

| Taxing Authority          | Assessed Value |           | Exemptions |           | Taxable Value |           |
|---------------------------|----------------|-----------|------------|-----------|---------------|-----------|
|                           | Last Year      | This Year | Last Year  | This Year | Last Year     | This Year |
| County Operating          | 408,874        | 449,761   | 0          | 0         | 408,874       | 449,761   |
| County Debt               | 408,874        | 449,761   | 0          | 0         | 408,874       | 449,761   |
| County Dependent Dists    | 408,874        | 449,761   | 0          | 0         | 408,874       | 449,761   |
| Public Schools            | 510,491        | 487,174   | 0          | 0         | 510,491       | 487,174   |
| Municipality Operating    | 408,874        | 449,761   | 0          | 0         | 408,874       | 449,761   |
| Independent Special Dists | 408,874        | 449,761   | 0          | 0         | 408,874       | 449,761   |
|                           |                |           |            |           |               |           |
|                           |                |           |            |           |               |           |

**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 | 37,413 |
|                                           |                               |        |
|                                           |                               |        |
|                                           |                               |        |

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 |
|--------------------|------------|--------------|
|                    |            |              |
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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.pbcapao.gov](http://www.pbcapao.gov)

FERNANDEZ ANGELA M C  
 15649 ORCHARD DR  
 WESTLAKE FL 33470-7041

77-40-43-12-10-000-2480 77486



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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Real Estate Parcel ID: 77-40-43-12-10-000-2480                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                               |                              |                                                                                                                                                                                                                                                                          | <div>DO NOT PAY</div> <div>THIS IS NOT A BILL</div>          |              |            | 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:<br>GROVES OF WESTLAKE PHASE 1<br>LT 248                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |                              |                                                                                                                                                                                                                                                                          |                                                              |              |            |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |            |                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | COLUMN 1                      |                              |                                                                                                                                                                                                                                                                          | COLUMN 2                                                     |              |            | COLUMN 3                                                                                                                                                                                                                                                                                                                                                                                                                             |                |            | See <a href="http://www.pbcpao.gov">www.pbcpao.gov</a> for public hearing updates                                                                                                                              |
| Taxing Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Your Property Taxes Last Year |                              |                                                                                                                                                                                                                                                                          | Your Property Taxes This Year<br>if no budget change is made |              |            | Your Property Taxes This Year<br>if proposed budget change is made                                                                                                                                                                                                                                                                                                                                                                   |                |            | A public hearing on the proposed taxes and budget will be held at the locations and dates below.                                                                                                               |
| *Dependent Special Districts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Taxable Value                 | Millage Rate                 | Tax Amount                                                                                                                                                                                                                                                               | Taxable Value                                                | Millage Rate | Tax Amount | Taxable Value                                                                                                                                                                                                                                                                                                                                                                                                                        | Millage Rate   | Tax Amount |                                                                                                                                                                                                                |
| COUNTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |                              |                                                                                                                                                                                                                                                                          |                                                              |              |            |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |            |                                                                                                                                                                                                                |
| County Operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 408,874                       | 4.5000                       | 1,839.93                                                                                                                                                                                                                                                                 | 449,761                                                      | 4.2413       | 1,907.57   | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.5000         | 2,023.92   | 9/09 5:05 PM (561) 355-3996<br>301 N Olive Ave 6th Fl WPB 33401                                                                                                                                                |
| County Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 408,874                       | .0396                        | 16.19                                                                                                                                                                                                                                                                    | 449,761                                                      | .0330        | 14.84      | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | .0330          | 14.84      |                                                                                                                                                                                                                |
| * Fire/Rescue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 408,874                       | 3.4581                       | 1,413.93                                                                                                                                                                                                                                                                 | 449,761                                                      | 3.2554       | 1,464.15   | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | 3.4581         | 1,555.32   |                                                                                                                                                                                                                |
| * Library Operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 408,874                       | .5491                        | 224.51                                                                                                                                                                                                                                                                   | 449,761                                                      | .5164        | 232.26     | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | .5491          | 246.96     |                                                                                                                                                                                                                |
| * Library Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 408,874                       | .0098                        | 4.01                                                                                                                                                                                                                                                                     | 449,761                                                      | .0000        | .00        | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | .0000          | .00        |                                                                                                                                                                                                                |
| PUBLIC SCHOOLS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                               |                              |                                                                                                                                                                                                                                                                          |                                                              |              |            |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |            |                                                                                                                                                                                                                |
| By State Law                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 510,491                       | 3.0660                       | 1,565.17                                                                                                                                                                                                                                                                 | 487,174                                                      | 2.9497       | 1,437.02   | 487,174                                                                                                                                                                                                                                                                                                                                                                                                                              | 3.0730         | 1,497.09   | 9/10 5:05 PM (561) 434-8837<br>3300 Forest Hill Blvd WPB 33406                                                                                                                                                 |
| By Local Board                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 510,491                       | 3.2480                       | 1,658.07                                                                                                                                                                                                                                                                 | 487,174                                                      | 3.1248       | 1,522.32   | 487,174                                                                                                                                                                                                                                                                                                                                                                                                                              | 3.2480         | 1,582.34   |                                                                                                                                                                                                                |
| MUNICIPALITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |                              |                                                                                                                                                                                                                                                                          |                                                              |              |            |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |            |                                                                                                                                                                                                                |
| Westlake Operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 408,874                       | 4.7000                       | 1,921.71                                                                                                                                                                                                                                                                 | 449,761                                                      | 4.3269       | 1,946.07   | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.7000         | 2,113.88   | 9/03 6:00 PM (561) 530-5880<br>5490 Kingfisher Blvd Westlake33470                                                                                                                                              |
| INDEPENDENT SPECIAL DISTRICTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |                              |                                                                                                                                                                                                                                                                          |                                                              |              |            |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |            |                                                                                                                                                                                                                |
| So. Fla. Water Mgmt. Basin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 408,874                       | .1026                        | 41.95                                                                                                                                                                                                                                                                    | 449,761                                                      | .0961        | 43.22      | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | .1026          | 46.15      | 9/11 5:15 PM (561) 686-8800<br>3301 Gun Club Rd Bldg WPB 33406                                                                                                                                                 |
| So. Fla. Water Mgmt. Dist.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 408,874                       | .0948                        | 38.76                                                                                                                                                                                                                                                                    | 449,761                                                      | .0889        | 39.98      | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | .0948          | 42.64      |                                                                                                                                                                                                                |
| Everglades Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 408,874                       | .0327                        | 13.37                                                                                                                                                                                                                                                                    | 449,761                                                      | .0306        | 13.76      | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | .0327          | 14.71      | 9/04 5:15 PM (561) 627-3386<br>121 SW Flagler Ave Stuart FL 34994<br>9/15 5:01 PM (561) 740-7000<br>2300 High Ridge Rd ByntrnBch FL33426<br>9/17 5:15 PM (561) 659-1270<br>1515 N Flagler Dr Ste 101 WPB 33401 |
| FL Inland Navigation District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 408,874                       | .0288                        | 11.78                                                                                                                                                                                                                                                                    | 449,761                                                      | .0270        | 12.14      | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | .0288          | 12.95      |                                                                                                                                                                                                                |
| Children's Services Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 408,874                       | .4908                        | 200.68                                                                                                                                                                                                                                                                   | 449,761                                                      | .4611        | 207.38     | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | .4908          | 220.74     |                                                                                                                                                                                                                |
| Health Care District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 408,874                       | .6561                        | 268.26                                                                                                                                                                                                                                                                   | 449,761                                                      | .6164        | 277.23     | 449,761                                                                                                                                                                                                                                                                                                                                                                                                                              | .6561          | 295.09     |                                                                                                                                                                                                                |
| Total Millage Rate & Tax Amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               | 20.9764                      | 9,218.32                                                                                                                                                                                                                                                                 |                                                              | 19.7676      | 9,117.94   |                                                                                                                                                                                                                                                                                                                                                                                                                                      | 20.9670        | 9,666.63   | ** SEE BELOW FOR EXPLANATION                                                                                                                                                                                   |
| ** EXPLANATION OF TAX NOTICE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |                              |                                                                                                                                                                                                                                                                          |                                                              |              |            |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |            |                                                                                                                                                                                                                |
| COLUMN 1<br>"YOUR PROPERTY TAXES LAST YEAR"<br><br>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<br>"YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"<br><br>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<br>"YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"<br><br>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                                                            | 1,129.20     | 1,129.20   |                                                                                                                                                                                                                                                                                                                                                                                                                                      | (561) 793-1676 |            |                                                                                                                                                                                                                |
| SOLID WASTE AUTHORITY OF PBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               | GARBAGE SERVICES             |                                                                                                                                                                                                                                                                          | 1                                                            | 207.00       | 207.00     |                                                                                                                                                                                                                                                                                                                                                                                                                                      | (561) 697-2700 |            |                                                                                                                                                                                                                |
| SOLID WASTE - WESTLAKE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               | SOLID WASTE                  |                                                                                                                                                                                                                                                                          | 1                                                            | 324.00       | 324.00     |                                                                                                                                                                                                                                                                                                                                                                                                                                      | (561) 530-5880 |            |                                                                                                                                                                                                                |
| Total Non-Ad Valorem Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |                              |                                                                                                                                                                                                                                                                          |                                                              |              | 1,660.20   |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |            |                                                                                                                                                                                                                |
| 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.<br><b>NOTE:</b> 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.)<br><b>Non-Ad Valorem Assessments:</b> 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. |                               |                              |                                                                                                                                                                                                                                                                          |                                                              |              |            |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |            |                                                                                                                                                                                                                |