

VALUE INFORMATION

Market Value

Last Year (2024)	This Year (2025)
125,000	431,705

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.

77-41-43-05-02-000-5260 77486 HOMESTEAD
 FRANCISCO BIANCA &
 FRANCISCO JUSTIN A
 5413 PECAN DR
 WESTLAKE FL 33470-3178

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	115,500	431,705	0	50,722	115,500	380,983
County Debt	115,500	431,705	0	50,722	115,500	380,983
County Dependent Dists	115,500	431,705	0	50,722	115,500	380,983
Public Schools	125,000	431,705	0	25,000	125,000	406,705
Municipality Operating	115,500	431,705	0	50,722	115,500	380,983
Independent Special Dists	115,500	431,705	0	50,722	115,500	380,983

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

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.

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcpa.gov



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

Real Estate Parcel ID: 77-41-43-05-02-000-5260			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.					
Legal Description: ORCHARDS OF WESTLAKE PHASE 2 LT 526											
	COLUMN 1		COLUMN 2			COLUMN 3			See www.pbcpa.gov for public hearing updates		
Taxing Authority <small>*Dependent Special Districts</small>	Your Property Taxes Last Year		Your Property Taxes This Year if no budget change is made			Your Property Taxes This Year if proposed budget change is made			A public hearing on the proposed taxes and budget will be held at the locations and dates below.		
	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate		Tax Amount	
COUNTY											
County Operating	115,500	4.5000	519.75	380,983	4.2413	1,615.86	380,983	4.5000	1,714.42	9/09 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401	
County Debt	115,500	.0396	4.57	380,983	.0330	12.57	380,983	.0330	12.57		
* Fire/Rescue	115,500	3.4581	399.41	380,983	3.2554	1,240.25	380,983	3.4581	1,317.48		
* Library Operating	115,500	.5491	63.42	380,983	.5164	196.74	380,983	.5491	209.20		
* Library Debt	115,500	.0098	1.13	380,983	.0000	.00	380,983	.0000	.00		
PUBLIC SCHOOLS											
By State Law	125,000	3.0660	383.25	406,705	2.9497	1,199.66	406,705	3.0730	1,249.80	9/10 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406	
By Local Board	125,000	3.2480	406.00	406,705	3.1248	1,270.87	406,705	3.2480	1,320.98		
MUNICIPALITY											
Westlake Operating	115,500	4.7000	542.85	380,983	4.3269	1,648.48	380,983	4.7000	1,790.62	9/03 6:00 PM (561) 530-5880 5490 Kingfisher Blvd Westlake33470	
INDEPENDENT SPECIAL DISTRICTS											
So. Fla. Water Mgmt. Basin	115,500	.1026	11.85	380,983	.0961	36.61	380,983	.1026	39.09	9/11 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406	
So. Fla. Water Mgmt. Dist.	115,500	.0948	10.95	380,983	.0889	33.87	380,983	.0948	36.12		
Everglades Construction	115,500	.0327	3.78	380,983	.0306	11.66	380,983	.0327	12.46	9/04 5:15 PM (561) 627-3386 121 SW Flagler Ave Stuart FL 34994 9/15 5:01 PM (561) 740-7000 2300 High Ridge Rd BytnBch FL33426 9/17 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401	
FL Inland Navigation District	115,500	.0288	3.33	380,983	.0270	10.29	380,983	.0288	10.97		
Children's Services Council	115,500	.4908	56.69	380,983	.4611	175.67	380,983	.4908	186.99		
Health Care District	115,500	.6561	75.78	380,983	.6164	234.84	380,983	.6561	249.96		
Total Millage Rate & Tax Amount			20.9764	2,482.76		19.7676	7,687.37		20.9670	8,150.66	** SEE BELOW FOR EXPLANATION

** EXPLANATION OF TAX NOTICE

COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR"	COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED"	COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED"
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.	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.	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	1,047.66	1,047.66	(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				1,578.66	

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.