

VALUE INFORMATION

Market Value

Last Year (2025)	This Year (2026)
12,055,058	24,166,260

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	636,692	634,376	0	0	636,692	634,376
County Debt	636,692	634,376	0	0	636,692	634,376
County Dependent Dists	636,692	634,376	0	0	636,692	634,376
Public Schools	1,941,646	1,711,625	0	0	1,941,646	1,711,625
Municipality Operating	636,692	634,376	0	0	636,692	634,376
Independent Special Dists	636,692	634,376	0	0	636,692	634,376

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	1,077,249
Classified Agricultural Use	All Taxing Authorities	22,454,635

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

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

77-41-43-08-00-000-1010 77486

PALM BEACH WEST ASSOCIATES VILLLP
1600 SAWGRASS CORPORATE PKWY STE 400
FORT LAUDERDALE FL 33323-2890



Real Estate Parcel ID: 77-41-43-08-00-000-1010 Legal Description: 8-43-41, N 1/2 (LESS NLY 1240.71 FT OF SLY 1415.16 FT OF ELY 4181.73 FT OF WLY 4231.73 FT, SLY 113.88 FT OF E 275 FT OF W 325 FT, OR35445P1547, PB133P88, PB134P58, PB135P179,				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 2			COLUMN 3			See www.pbcpar.org for public hearing updates	
Taxing Authority *Dependent Special Districts				Your Property Taxes Last Year Taxable Value Millage Rate Tax Amount			Your Property Taxes This Year if no budget change is made Taxable Value Millage Rate Tax Amount			Your Property Taxes This Year if proposed budget change is made Taxable Value Millage Rate Tax Amount	A public hearing on the proposed taxes and budget will be held at the locations and dates below.
COUNTY County Operating 636,692 4.5000 2,865.11 634,376 4.2678 2,707.39 634,376 4.5000 2,854.69 County Debt 636,692 .0330 21.01 634,376 .0210 13.32 634,376 .0210 13.32 * Fire/Rescue 636,692 3.4581 2,201.74 634,376 3.2856 2,084.31 634,376 3.4581 2,193.74 * Library Operating 636,692 .5491 349.61 634,376 .5213 330.70 634,376 .5491 348.34 * Library Debt 636,692 .0000 .00 634,376 .0000 .00 634,376 .0000 .00				PUBLIC SCHOOLS By State Law 1,941,646 3.0730 5,966.68 1,711,625 2.9449 5,040.56 1,711,625 3.0390 5,201.63 By Local Board 1,941,646 3.2480 6,306.47 1,711,625 3.1126 5,327.60 1,711,625 3.2480 5,559.36			MUNICIPALITY Westlake Operating 636,692 4.6000 2,928.78 634,376 4.2866 2,719.32 634,376 4.6000 2,918.13			9/03 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401	
INDEPENDENT SPECIAL DISTRICTS So. Fla. Water Mgmt. Basin 636,692 .1026 65.32 634,376 .0977 61.98 634,376 .1026 65.09 So. Fla. Water Mgmt. Dist. 636,692 .0948 60.36 634,376 .0906 57.47 634,376 .0948 60.14 Everglades Construction 636,692 .0327 20.82 634,376 .0312 19.79 634,376 .0327 20.74 FL Inland Navigation District 636,692 .0270 17.19 634,376 .0257 16.30 634,376 .0270 17.13				Children's Services Council 636,692 .4908 312.49 634,376 .4642 294.48 634,376 .4908 311.35 Health Care District 636,692 .6561 417.73 634,376 .6205 393.63 634,376 .6561 416.21			9/08 6:00 PM (561) 530-5880 5490 Kingfisher Blvd Westlake33470			9/10 5:15 PM (561) 686-8800 3301 Gun Club Rd Bldg WPB 33406	
Total Millage Rate & Tax Amount				20.8652 21,533.31			19.7697 19,066.85			20.8192 19,979.87	** 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 SOLID WASTE - WESTLAKE		STRWTR RDS IRRIG UTILITY OPS SOLID WASTE		1 1		102,573.87 39,149.34		102,573.87 39,149.34		(561) 790-1742 (561) 530-5880	
Total Non-Ad Valorem Assessment								141,723.21			
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.											