DUPLICATE ** DUPLI

DO NOT PAY – THIS IS NOT A BILL									
2023 PROPOSED AD VALOREM TAXES					The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023			3/2023	PUBLIC HI	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.				
PARCEL IDENTIFIC	ATION: 05-24-1	7-0030-00000-0	340	Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Di	strict:	LAST YEAR 62H	IP THIS YEAR 62HP		
				Legal Des	cription:	HERITAGE PINES	S VILLAGE 5 UNIT		
FAST BREN	T D & MARY C					1 PB 36 PGS 27-2	29 LOT 34		
11144 BRAM	IBLELEAF WAY		ROLL= R	R HX					
HUDSON FI	_ 34667-5513			Physical /	Adress	11144 BRAMBLEI	ΕΔΕ ΜΔΧ		
1000000,11	_ 54007-5515			i nysicai /	-uui 633.	HUDSON, FL 346			
				Taxing Aut	horities		100424		
	Colum	ות 1*	Colur						
	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's	Your Taxes This	A Public Hearing On the Proposed Taxes and		
Taxing Authority	Actual Tax	Taxes	IF NO Budget Change is	Year IF NO Budget	PROPOSED Tax Rate	Year IF PROPOSED	Budget Will Be Held:		
	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted			
County	7.60760	1,912.83	6.90100	1,833.04	7.60760	2,020.73	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	453.49	1.63430	434.10	2.30000	610.93	SAME TIME AND LOCATION AS COUNTY		
Public Schools						~1			
By State Law	4.01600	1,110.17	2.91930	848.41	3.20100	930.27	SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	414.66	2.00810	583.59	3.24800	943.93			
Municipality						p_{1}			
					$\left\langle \right\rangle$	ΓL			
Water Management	0.22600	56.82	0.20430	54.27	0.20430	54.27	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
la den en dent Districte	0.22600	50.62	0.20430	54.27	0.20430	54.27			
Independent Districts	0.25450	63.99	0.23060	61.25	0.25450	67.60	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568		
Vatad Dakt Dawn ant	0.20100	00.00	0.20000	01.20	0.20100	01.00			
Voted Debt Payment JAIL BOND 19	0.03360	8.45	0.02930	7.78	0.02930		SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	6.74 3.17	0.02340 0.01090	6.22 2.90	0.02340 0.01090	6.22 2.90	SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 19	0.01230	3.09	0.01070	2.84	0.01070	2.84	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	14.01 2.51	0.05260 0.00980	13.97 2.60	0.05260 0.00980				
JAIL BOND 21	0.11940	30.02	0.12280	32.62	0.12280	32.62	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 22	0.01030	2.59	0.01220	3.24	0.01220	3.24	SAME TIME AND LOCATION AS COUNTY		

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

15.68840

Assessed Value

Total Property Taxes

County

	Last Year	This Year		
Just Value	301,437	354,428		

This Year

4082.54



This Year

265,620

4699.90

Mike Wells Property Appraiser Proudly Serving Pasco County, Florida

If you feel the just value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected, contact our office at: 14236 6th Street, Ste. 101, Dade City, FL 33523.

(352) 521-4433 (813) 929-2780 (727) 847-8151

Or you may visit our website at: www.pascopa.com

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 with our office and must be filed ON OR BEFORE: 9/12/2023

NOTICE	OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT
HERITAGE PINES CDD	877-276-0889			216.67
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00
COUNTY STORMWATER	727-834-3611			95.00

	sessments which may not be reflected on this notice such as vater, sewer, or other governmental services and facilities which	NON-AD VALOREM TOTAL 411.67
Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	38,808
10% Cap on Non-homestead	Non-School Taxes	0
Agricultural Classification	All Taxes	0
Other		0
Exemptions	Applicable to:	
First Homestead Exemption	All Taxes	25,000
Additional Homestead Exemption	Non-School Taxes	25,000
Additional Exemptions	All Taxes	0
Other		0

Exemptions that apply to your property are listed in this section along with their corresponding exemption 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 exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

315,620 50,000 301,437

School	301,437	315,620	25,000	25,000	276,437	290,620
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	301,437	315,620	50,000	50,000	251,437	265,620

YOUR VALUE AS OF JANUARY 1ST

This Year

50,000

Exemptions

Last Year

3886.83

17.08710

Taxable Value

Last Year

251,437

14.16930

EXPLANATIONS

TAXING AUTHORITIES

*COLUMN 1 – "LAST YEAR'S ACTUAL TAX RATE" AND "YOUR PROPERTY TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

<u>*COLUMN 2 – "YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" AND "YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED"</u>

These columns show what your tax rate and 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.

<u>*COLUMN 3 – "THIS YEAR'S PROPOSED TAX RATE" AND "YOUR TAXES IF PROPOSED BUDGET</u> CHANGE IS ADOPTED"

These columns show what your tax rate and 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 on the front side of this notice. 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.

*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 on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

PROPERTY APPRAISER

Market Value

Market or Just Value is the most probable sale price for your property in a competitive, open market as of January 1. It is based on a willing buyer and a willing seller, after proper consideration of all eight factors in section F.S. 193.011.

Assessed Value

Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different tax authorities.

Assessment Reductions

Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below:

- There are limits on how much the assessment of your property can increase each year. Examples: Save Our Homes program and the limitation for non-homestead property.
- Certain types of property are valued on their current use rather than their market value. Examples: agricultural land and land used for conservation.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled, "Assessment Reductions".

Exemptions

Specific dollar or percentage reductions in value based on certain qualifications of the property owner. The primary example is the homestead exemption.

Taxable Value

Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

For details on Independent Special Districts and voter-approved debt contact the Tax Collector at: (352) 521-4360; (727) 847-8165; (813) 235-6020