DUPLICATE ** DUPLI

DO NOT PAY – THIS IS NOT A BILL					
	The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023 PUBLIC HEARINGS to adopt budgets and tax rates for the	ie 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 PRIC	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.				
PARCEL IDENTIFICATION: 05-24-17-0340-00000-0560 Each taxing authority may AMEND OR ALTER its proposal	Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
Taxing District: LAST YEAR 62HP	THIS YEAR 62HP				
Legal Description: HERITAGE PINES VILLAGE 30 PB					
SCHOULTZ NILS & CAROLYN 55 PG 084 LOT 56					
11612 HERITAGE POINTE DR ROLL= R HX					
HUDSON, FL 34667 Physical Address: 11612 HERITAGE POINT DRIVE					
HUDSON, FL 34667	107821				
Taxing Authorities					
Column 1* Column 2* Column 3*					
	ring On the Proposed Taxes and				
Taxing Authomy Actual Tax Taxes IF NO Budget Change is Year IF NO Budget Tax Rate Tear IF PROPOSED	Budget Will Be Held:				
	ISTORIC C'HSE 37918				
MERIDIAN AVE I	DADE CITY 727-847-8980				
MS FIRE 1.80360 0.00 1.63430 140.46 2.30000 197.67 SAME TIME AND	D LOCATION AS COUNTY				
Public Schools	Δ\//				
	BOARD MEETING ROOM				
By Local Board 1.50000 0.00 2.00810 222.78 3.24800 360.34 7205 LAND O'LA	KES BLVD 813-794-2268				
Municipality					
Water Management 9/12/23 5:01PM 7	7601 US HWY 301				
0.22600 0.00 0.20430 17.56 0.20430 17.56 TAMPA FL 3363	7 352-796-7211				
	IOSQUITO CTRL, 2308				
0.25450 0.00 0.23060 19.82 0.25450 21.87 MARATHON RD	, ODESSA FL 727-376-4568				
Voted Debt Payment 0.03360 0.00 0.02930 2.52 0.02930 2.52 SAME TIME AND					
	D LOCATION AS COUNTY D LOCATION AS COUNTY				
PARKS BOND 19 0.01260 0.00 0.01090 0.94 0.01090 0.94 SAME TIME AND					
PARKS BOND 19 0.01260 0.00 0.01090 0.94 0.01090 0.94 SAME TIME AND LIBRARIES BOND 19 0.01230 0.00 0.01070 0.92 0.01070 0.92 SAME TIME AND FIRE RESC BOND 20 0.05570 0.00 0.05260 4.52 0.05260 4.52	D LOCATION AS COUNTY D LOCATION AS COUNTY				
PARKS BOND 19 0.01260 0.00 0.01090 0.94 0.01090 0.94 SAME TIME AND LIBRARIES BOND 19 0.01230 0.00 0.01070 0.92 0.01070 0.92 SAME TIME AND FIRE RESC BOND 20 0.05570 0.00 0.05260 4.52 SAME TIME AND LIBRARIES BOND 21 0.01000 0.00 0.0980 0.84 0.0980 0.84	D LOCATION AS COUNTY				

1340.94

17.08710

Taxable Value

0

0

0

0

0

Last Year

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

186,600

186,600

0

0

186,600

15.68840

Assessed Value

Total Property Taxes

County

School

Voted Debt

Municipality

(School)

Independe

Water

Manag

	Last Year	This Year			
Just Value	245,406	289,663			

This Year

135,943

135,943

0

0

135,943

0.00

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

Last Year

186,600

186,600

0

0

186,600

This Year

50,000

25,000

0

0

50,000



This Year

85,943

110,943

0

0

85,943

1629.74

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

Districts	100,000	100,040	100,000	50,000		0	00,040	3/12/2020		
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS										
LEV	YING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEE	TING T	IMES	UNITS	RATE	ASSESSMENT
HERITAGE PINES	CDD	8	377-276-0889							216.67
COUNTY SOLID W/	ASTE	ę	9/5/23 9AM HIST	C'HSE DC 727-	-847-8123					100.00
COUNTY STORMW	/ATER	7	27-834-3611							95.00

** Your final tax bill may contain non-ad valorem assessment assessments for roads, fire, garbage, lighting, drainage, water, sev may be levied by your county, city, or any special district.		NON-AD VALOREM TOTAL	411.67
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		153,720
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).

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