DUPLICATE ** DUPLICATE ** DUPLICATE NOTICE OF PROPOSED PROPERTY 7 ICATE ** DUPLICATE ** DUPLICATE ** DUPLICATE ** DUPLICATE ND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

			DU NUI	PAY - IHI	5 15 NU .	I A BILL			
2023 PROPOSED AD VALOREM TAXES				The taxing	The taxing authorities which levy property taxes against your property will soon hold				
REA PARCEL IDENTIFIC	L-ESTATE ATION: 33-26-2		3/2023 030	these PUB questions	BLIC HEARIN on the prop	GS is to receive of posed tax change	d tax rates for the next year. The purpose of pinions from the general public and to answer and budget PRIOR TO TAKING FINAL ACTION. LTER its proposals at the hearing.		
MEADOWS	-		ROLL= F	Taxing Dia Legal Des		LAST YEAR 36M MEADOW POINTI 2 PB 37 PGS 48-5 22 OR 4440 PG 10	E PARCEL 14 UNIT 33 LOT 3 BLOCK		
WESLEY CH	IAPEL, FL 33543	8-6788		Physical A	Address:	1407 COSTA MES	SA DRIVE		
						WESLEY CHAPEI	L, FL 33543 231344		
				Taxing Aut	horities				
	Colun	nn 1*	Colur		T	umn 3*			
Taxing Authority	Last Year's Actual Tax Rate (Millage)	Your Property Taxes Last Year	Your Tax Rate This Year IF NO Budget Change is Adopted (Millage)		This Year's PROPOSED Tax Rate (Millage)	Your Taxes This Year IF PROPOSED Budget is Adopted			
County	7.60760	190.19	6.90100	172.53	7.60760	190.19	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	45.09	1.63430	40.86	2.30000	57.50	SAME TIME AND LOCATION AS COUNTY		
Public Schools By State Law By Local Board	4.01600 1.50000	161.24 60.23	2.91930 2.00810	122.90 84.54	3.20100 3.24800		SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268		
Municipality						255			
Water Management	0.22600	5.65	0.20430	5.11	0.20430	5.11	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	6.36	0.23060	5.77	0.25450	6.36	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment JAIL BOND 19 FIRE RESC BOND 19 PARKS BOND 19 LIBRARIES BOND 19 FIRE RESC BOND 20 LIBRARIES BOND 21 JAIL BOND 21 PARKS BOND 22	0.03360 0.02680 0.01260 0.01230 0.05570 0.01000 0.11940 0.01030	0.84 0.67 0.32 0.31 1.39 0.25 2.99 0.26	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	0.73 0.59 0.27 0.27 1.32 0.25 3.07 0.31		0.59 0.27 0.27 1.32 0.25 3.07	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
Total Property Taxes									

438.52

17.08710

Taxable Value

Last Year

* SEE REVERSE SIDE FOR EXPLANATION

	Last Year	This Year		
Just Value	149,940	163,388		

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		XZ	FE
CHE		X S	
1.2	COD W	ETRUS	

This Year

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	
MEADOW POINTE II CDD	954-603-0034			952.71	
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00	
COUNTY STORMWATER	727-834-3611			95.00	

	age, water, sewer, or other governmental services and facilities which	VALOREM
may be levied by your county, city, or any special dis		TOTAL 1,147.71
Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	96,288
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	17,100
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).

Assessed Value Exemptions This Year This Year Last Year Last Year

County	65,150	67,100	40,150	42,100	25,000	25,000
School	65,150	67,100	25,000	25,000	40,150	42,100
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	65,150	67,100	40,150	42,100	25,000	25,000



537.47

YOUR VALUE AS OF JANUARY 1ST

15.68840 475.79 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