DUPLICATE ** DUPLICATE

DO NOT PAY – THIS IS NOT A BILL										
2023	2023 PROPOSED AD VALOREM TAXES				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 next year. The purpose of					
				these PUBLIC HEARINGS is to receive opinions from the general public and to answer						
	0.0541.00004.00	24.0	•	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.						
PARCEL IDENTIFICATION: 02-25-16-051L-00001-2810					Each taxing authority may AMEND OR ALTER its proposals at the hearing.					
		Taxing Dis	strict:	LAST YEAR 620	0 THIS YEAR 6200					
				Legal Des	cription:	BEACON WOODS VILLAGE 5-C PB				
BENWARE B	RENT D & TAYL	OR CHERYL M				11 PG 130 LOT 12				
							5-D PB 14 PG 17			
8804 MILL CREEK LN ROL				HX	LOT 1281-A					
				Dhusiaal		8804 MILL CREEK LANE				
HUDSON, FL 34667				Physical A	Address:	HUDSON, FL 346				
	Taxing Authorities					67 23966				
						a .4:				
	Colum	ın 1*	Colur	nn 2*		umn 3*				
To it to A the site	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's PROPOSED	Your Taxes This	A Public Hearing On the Proposed Taxes and			
Taxing Authority			IF NO Budget Change is Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate (Millage)	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:			
County	7.60760	505.53	6.90100	482.66	7.60760	532.08	9/5/23 5:15PM HISTORIC C'HSE 37918			
MS FIRE	1.80360	119.85	1.63430	114.30	2.30000	160.86	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY			
	1.00000	113.00	1.00+00	114.00	2.00000	100.00				
Public Schools							SET BY STATE LAW			
By State Law	4.01600	367.26	2.91930	277.16	3.20100		9/11/23 6:00PM BOARD MEETING ROOM			
By Local Board	1.50000	137.18	2.00810	190.65	3.24800	308.37	7205 LAND O'LAKES BLVD 813-794-2268			
Municipality						255				
Water Management							9/12/23 5:01PM 7601 US HWY 301			
	0.22600	15.02	0.20430	14,29	0.20430	14.29	TAMPA FL 33637 352-796-7211			
Independent Districts			5	$\mathcal{A}(\mathbb{O})$			9/6/23 5:01PM MOSQUITO CTRL, 2308			
	0.25450	16.91	0.23060	16.13	0.25450	17.80	MARATHON RD, ODESSA FL 727-376-4568			
Voted Debt Payment JAIL BOND 19	0.03360	2.23	0.02930	2.05	0.02930	2.05	SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 19	0.02680	1.78	0.02340	1.64	0.02340	1.64	SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 19 LIBRARIES BOND 19	0.01260 0.01230	0.84 0.82	0.01090	0.76 0.75	0.01090 0.01070	0.76	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 20	0.05570	3.70	0.05260	3.68	0.05260	3.68	SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.66 7.93	0.00980 0.12280	0.69 8.59	0.00980 0.12280	0.69 8.59				
PARKS BOND 22	0.01030	0.68	0.01220	0.85	0.01220		SAME TIME AND LOCATION AS COUNTY			

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

116,450

116,450

0

0

116,450

15.68840

Assessed Value

Total Property Taxes

County

School

Voted Debt

Municipality

(School)

Independe

. Water

Manag

	Last Year	This Year			
Just Value	151,945	177,710			

This Year

119,940

119,940

0

0

119,940

1180.39

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

This Year

50,000

25,000

0

0

50,000

Last Year

50,000

25,000

0

0

50,000



This Year

69,940

94,940

0

0

69,940

1356.31

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

110,430	119,940	30,000	50,000	00,430	09,940	5/12/2	.023		
	NOTICE	OF PROPOSE	D OR ADOPT	ED NON-AD	ALOREM ASS	ESSMENTS			
YING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEET	NG TIMES		UNITS	RATE	ASSESSMENT
ASTE	9	9/5/23 9AM HIST	C'HSE DC 727-	847-8123					100.00
VATER	7	727-834-3611							95.00
lGHT	5	SERVICE AREA	. QUESTIONS: 8	13-235-6196 X69	68				43.60
	.,	NOTICE (VYING AUTHORITY ASTE VATER	NOTICE OF PROPOSE VYING AUTHORITY PURPOSE C VASTE 9/5/23 9AM HIST VATER 727-834-3611	NOTICE OF PROPOSED OR ADOPT VYING AUTHORITY PURPOSE OF ASSESSMENT ASTE 9/5/23 9AM HIST C'HSE DC 727- VATER 727-834-3611	NOTICE OF PROPOSED OR ADOPTED NON-AD VYING AUTHORITY PURPOSE OF ASSESSMENT AND / OR MEETI 'ASTE 9/5/23 9AM HIST C'HSE DC 727-847-8123 VATER 727-834-3611	NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASS VYING AUTHORITY PURPOSE OF ASSESSMENT AND / OR MEETING TIMES VASTE 9/5/23 9AM HIST C'HSE DC 727-847-8123 VATER 727-834-3611	NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS VYING AUTHORITY PURPOSE OF ASSESSMENT AND / OR MEETING TIMES VASTE 9/5/23 9AM HIST C'HSE DC 727-847-8123 VATER 727-834-3611	NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS VYING AUTHORITY PURPOSE OF ASSESSMENT AND / OR MEETING TIMES UNITS VASTE 9/5/23 9AM HIST C'HSE DC 727-847-8123 VATER 727-834-3611	NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS VYING AUTHORITY PURPOSE OF ASSESSMENT AND / OR MEETING TIMES UNITS RATE ASTE 9/5/23 9AM HIST C'HSE DC 727-847-8123 727-834-3611 VATER 727-834-3611

	assessments which may not be reflected on this notice such as e, water, sewer, or other governmental services and facilities which	VALOREM
may be levied by your county, city, or any special distri	ict.	TOTAL 238.60
Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	57,770
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).



1114.20

17.08710

Taxable Value

Last Year

66,450

91,450

0

0

66,450

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