# DUPLICATE \*\* DUPLICATE

NOTICE OF <u>PROPOSED</u> PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS DO NOT PAY – THIS IS NOT A BILL										
2023					The taxing authorities which levy property taxes against your property will soon hold					
REAL-ESTATE 8/18/2023			PUBLIC H	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of						
				these PUB	LIC HEARIN	GS is to receive o	pinions from the general public and to answer			
		<b></b>		questions	on the prop	oosed tax change	and budget PRIOR TO TAKING FINAL ACTION.			
PARCEL IDENTIFIC	ATION: 34-24-1	6-014F-00000-4	130	Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.					
				Taxing Di	Taxing District:LAST YEAR6200THIS YEAR6200					
				Legal Des			COUNTRY OAKS I A CONDOMINIUM			
BAKER JAM	ES K & BAKER A	ANDREA R				PHASE VI CB 2 P				
3402 PUMP			ROLL= R		UNIT 413 & COMMON ELEMENTS					
3402 FUNIF	HOUSE KD		NOLL- N							
BEDFORD , IN 47421				Physical A	Address:	7725 COSME DRI	VE UNIT 2			
						HUDSON, FL 346	67 19496			
				<b>Taxing Aut</b>	horities					
	Colun	าn 1*	Colur	nn 2*	Col	umn 3*				
	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	Actual Tax Rate (Millage)	Taxes Last Year	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	27.39		597.92	7.60760		9/5/23 5:15PM HISTORIC C'HSE 37918			
MS FIRE	1.80360	6.49	1.63430	141.60	2.30000	199.28	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY			
					2.00000	100120				
Public Schools							SET BY STATE LAW			
By State Law	4.01600	14.46		252.94	3.20100		9/11/23 6:00PM BOARD MEETING ROOM			
By Local Board	1.50000	5.40	2.00810	173.99	3.24800	281.42	7205 LAND O'LAKES BLVD 813-794-2268			
Municipality				<pre></pre>	$\langle \rangle$	PL-				
Water Management						$\square$	9/12/23 5:01PM 7601 US HWY 301			
	0.22600	0.81	0.20430	17.70	0.20430	17.70	TAMPA FL 33637 352-796-7211			
Independent Districts	0.25450	0.92	0.23060	19.98	0.25450	22.05	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568			
Valad Dala Damant	0.20400	0.02	0.25000	10.00	0.20400	22.00				
Voted Debt Payment JAIL BOND 19	0.03360	0.12		2.54	0.02930		SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	0.10 0.05		2.03 0.94	0.02340 0.01090	0.94	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 19 FIRE RESC BOND 20	0.01230 0.05570	0.04 0.20	0.01070	0.93 4.56	0.01070 0.05260	0.93	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 21	0.01000	0.04	0.00980	0.85	0.00980	0.85	SAME TIME AND LOCATION AS COUNTY			
JAIL BOND 21 PARKS BOND 22	0.11940 0.01030	0.43 0.04	0.12280 0.01220	10.64 1.06	0.12280 0.01220		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			

1227.68

17.08710

Taxable Value

Last Year

3,600

3,600

0

0

3,600

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

28,600

28,600

0

0

28,600

15.68840

**Assessed Value** 

**Total Property Taxes** 

County

School

(School)

Independent &

Management

. Water

Districts

**Voted Debt** 

Municipality

	Last Year	This Year
Just Value	62,872	86,643
	YOUR VALUE AS O	F JANUARY 1ST

**This Year** 

86,643

86,643

0

0

86,643

56.49

14.16930

**Exemptions** 

**This Year** 

0

0

0

0

0

Last Year

25,000

25,000

0

0

25,000

all a		
CALL I		
	VO WE TRA	

**This Year** 

86,643

86,643

0

0

86,643

1480.49

# 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 ma	ay visit our	website at:
www.	pasco	pa.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	
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			77.00	
COUNTY STORMWATER	727-834-3611			95.00	

** Your final tax bill may contain non-ad valorem assess	ments which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, wate	r, sewer, or other governmental services and facilities which	VALOREM	
may be levied by your county, city, or any special district.		TOTAL	172.00
			-
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		0
10% Cap on Non-homestead	Non-School Taxes		0
Agricultural Classification	All Taxes		0
Other			0
Exemptions	Applicable to:		
First Homestead Exemption	All Taxes		0
Additional Homestead Exemption	Non-School Taxes		0
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