DUPLICATE ** DUPLICATE

NOTICE OF <u>P</u>	<u>KUPUSED</u>	PROPERT		PAY – THI			-AD VALOREM ASSESSMENTS		
					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					
							pinions from the general public and to answer and budget PRIOR TO TAKING FINAL ACTION.		
PARCEL IDENTIFIC	ATION: 33-26-2	0-0050-02100-0	080	•	Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Di	strict:	LAST YEAR 36M	M2 THIS YEAR 36M2		
				Legal Des	Legal Description: MEADOW POINTE PARCEL 14 UNIT 2 PB 37 PGS 48-53 LOT 8 BLOCK				
BUITRAGO	RICARDO & CAR	REVIC ANDREA				2 PB 37 PGS 48-5 21 OR 6044 PG 1			
1441 COST#	MESA DR		ROLL= R	к нх					
WESLEY CH	IAPEL, FL 33543	-6788		Physical A	Address:	1441 COSTA MES			
	, 1 EE, 1 E 000 10	0,00		i nyeloar i	1441000.	WESLEY CHAPE			
				Taxing Aut	horities				
	Colum	ın 1*	Colur	nn 2*		umn 3*			
Taxing Authority	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's PROPOSED	Your Taxes This Year IF PROPOSED	A Public Hearing On the Proposed Taxes and		
	Actual Tax Rate (Millage)	Taxes Last Year	IF NO Budget Change is Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate (Millage)	Budget is Adopted	Budget Will Be Held:		
County	7.60760	557.94	6.90100	531.65	7.60760	586.09	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	132.28	1.63430	125.91	2.30000	177.19	SAME TIME AND LOCATION AS COUNTY		
Public Schools							SET BY STATE LAW		
By State Law	4.01600 1.50000	394.93 147.51	2.91930 2.00810	297.89 204.91	3.20100 3.24800	326.63 331.43	9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board Municipality	1.50000	147.31	2.00810	204.91	3.24000	331.43	7203 LAND O LARES BEVD 813-194-2208		
wuncipality					$\langle \rangle$	2 J			
Water Management	0.22600	16.57	0.20430	15.74	0.20430	15.74	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
Independent Districts			1	MID !			9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	18.67	0.23060	17.77	0.25450	19.61			
Voted Debt Payment JAIL BOND 19	0.03360	2.46	0.02930	2.26	0.02930		SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	1.97 0.92	0.02340	1.80 0.84	0.02340 0.01090		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 19 FIRE RESC BOND 20	0.01230 0.05570	0.90 4.09	0.01070	0.82	0.01070	0.82			
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.73 8.76	0.00980	0.75	0.00980	0.75			
PARKS BOND 22	0.01030	0.76	0.012200	0.94	0.012200	0.94	SAME TIME AND LOCATION AS COUNTY		

1214.79

17.08710

* SEE REVERSE SIDE FOR EXPLANATION

15.68840

Total Property Taxes

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

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GRE				RIDA
1	GOD	WE T	RUST	

1477.61

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

l l	nage, water, sewer, or other governmental services and facilities which	
may be levied by your county, city, or any special di	TOTAL 1,147.71	
Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	36,348
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).

Assessed Value

YOUR VALUE AS OF JANUARY 1ST

1288.49

	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	123,340	127,040	50,000	50,000	73,340	77,040	
School	123,340	127,040	25,000	25,000	98,340	102,040	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	0	0	0	0	0	0	
Independent & Water Management Districts	123,340	127,040	50,000	50,000	73,340	77,040	

Exemptions

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