#### DUPLICATE \*\* DUPLICATE \*\* DUPLICATE NOTICE OF PROPOSED PROPERTY 1 \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE \*\* DUPLICATE AXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

-			DO NOT	PAY – THI					
2023 PROPOSED AD VALOREM TAXES REAL-ESTATE 8/18/2023					The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of				
							pinions from the general public and to answer		
PARCEL IDENTIFIC	ATION: 35-25-1	6-0150-00700-7	090	•		•	and budget PRIOR TO TAKING FINAL ACTION. LTER its proposals at the hearing.		
				Taxing Di		LAST YEAR 620			
COURTSIDE	E REAL ESTATE			Legal Des	cription:	COURTSIDE CON CENTER REPLAT	/MONS COMMERCIAL T CB 7 PG 123		
PARTNERS	-					<b>BUILDING 7 UNIT</b>	709 OR 9164		
			ROLL= R	R	PG 2050				
TAMPA, FL 33618-3879				Physical /	Address:	7322 LITTLE ROA	D SUITE 109		
						NEW PORT RICH	EY, FL 34654 56	6420	
	Taxing Authorities								
	Colum	ın 1*	Colur	nn 2*	Column 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 an	d	
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	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:		
County	7.60760	595.83	6.90100	594.52	7.60760	655.39	9/5/23 5:15PM HISTORIC C'HSE 37918		
MS FIRE	1.80360	141.26	1.63430	140.79	2.30000	198.15	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY		
Public Schools							SET BY STATE LAW		
By State Law	4.01600	614.10	2.91930	439.10					
By Local Board	1.50000	229.37	2.00810	302.04	3.24800	488.54	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					2/	2620			
Water Management	0.22600	17.70	0.20430	17.60	0.20430	17.60	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	19.93	0.23060	19.87	0.25450	21.93	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	2.63 2.10 0.99 0.96 4.36 0.78 9.35 0.81	0.02340 0.01090 0.01070 0.05260 0.00980	2.52 2.02 0.94 0.92 4.53 0.84 10.58 1.05	0.02930 0.02340 0.01090 0.01070 0.05260 0.00980 0.12280 0.01220	2.02 0.94 0.92 4.53 0.84 10.58	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		

1537.32

17.08710

#### \* SEE REVERSE SIDE FOR EXPLANATION

15.68840

1640.17

14.16930

**Total Property Taxes** 

	Last	Year	This	Year			
Just Value		152,913		150,412			
	YOU	R VALUE AS O	F JANUARY :	1ST		<b>WE</b>	
	Assessed Value			ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	78,320	86,150	0	0	78,320	86,150	
School	152,913	150,412	0	0	152,913	150,412	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	0	0	0	0	0	0	
Independent & Water Management Districts	78,320	86,150	0	0	78,320	86,150	



1886.48

# 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) 84	7-8151

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 STORMWATER	727-834-3611			95.00	

assessments for roads, fire, garbage, lighting, drainage	assessments which may not be reflected on this notice such as e, water, sewer, or other governmental services and facilities which	NON-AD VALOREM	95.00
may be levied by your county, city, or any special distri	ict.	TOTAL	95.00
Assessment Reductions	Applicable to:	Valu	Jes
Save Our Homes	All Taxes		0
10% Cap on Non-homestead	Non-School Taxes		64,262
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

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