## DUPLICATE \*\* DUPLI

DO NOT PAY – THIS IS NOT A BILL											
2023 PROPOSED AD VALOREM TAXES					The taxing authorities which levy property taxes against your property will soon hold						
REAL-ESTATE 8/18/2023				PUBLIC HI	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						
				questions	on the prop	oosed tax change	and budget PR	IOR TO TAKING FINAL ACTION.			
PARCEL IDENTIFICATION: 05-24-17-0260-00000-0270				Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.						
				Taxing Di	• •	LAST YEAR 62⊢		HIS YEAR 62HP			
					scription:	HERITAGE PINES VILLAGE 14					
				Legal Des	cription.	UNITS 1 AND 2 PB 46 PG 070					
QUANSAH J	EFFESON F & L	INDA DIXON			LOT 27						
11318 HOLL	ANDER AVE		ROLL= R	ł		2012/					
11318 HOLLANDER AVE ROLL= R											
HUDSON, FL 34667-5745				Physical Add		Address: 11318 HOLLANDE		ER AVENUE			
						HUDSON, FL 346	4667 107339				
				<b>Taxing Aut</b>	horities						
	Colun	าn 1*	Colur	nn 2*	Column 3*						
	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's	Your Taxes This	A Public He	earing On the Proposed Taxes and	b		
Taxing Authority	Actual Tax	Taxes	IF NO Budget Change is	Year IF NO Budget	PROPOSED Tax Rate	Year IF PROPOSED		Budget Will Be Held:			
	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted					
County	7.60760	344.93	6.90100	1,819.20	7.60760	2,005.47	7 9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980				
MS FIRE	1.80360	81.78	1.63430	430.82	2.30000	606.31	31 SAME TIME AND LOCATION AS COUNTY				
						1					
Public Schools							SET BY STATE	E LAW			
By State Law	4.01600	282.49		769.57	3.20100						
By Local Board	1.50000	105.51	2.00810	529.36	3.24800	856.22	22 7205 LAND O'LAKES BLVD 813-794-2268				
Municipality						21-2-					
Water Management					$\sqrt{\langle \cdot \rangle}$		0/12/22 5:01 DN	1 7601 US HWY 301			
water wanagement	0.22600	10.25	0.20430	53.86	0.20430	53.86		37 352-796-7211			
Independent Districts				$\sim $			0/6/22 5:01 PM	MOSQUITO CTRL, 2308			
	0.25450	11.54	0.23060	60.79	0.25450	67.09		D, ODESSA FL 727-376-4568			
Voted Debt Payment			= ( )	+							
JAIL BOND 19	0.03360	1.52		7.72	0.02930			ND LOCATION AS COUNTY			
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	1.22 0.57	0.02340	6.17 2.87	0.02340 0.01090			ND LOCATION AS COUNTY ND LOCATION AS COUNTY			
LIBRARIES BOND 19	0.01260	0.56	0.01070	2.82	0.01070	2.82	SAME TIME AN	ND LOCATION AS COUNTY			
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	2.53 0.45	0.05260 0.00980	13.87 2.58	0.05260 0.00980	13.87	SAME TIME AN	ND LOCATION AS COUNTY ND LOCATION AS COUNTY			
JAIL BOND 21	0.11940	5.41	0.12280	32.37	0.12280	32.37	SAME TIME AN	ND LOCATION AS COUNTY			
PARKS BOND 22	0.01030	0.47	0.01220	3.22	0.01220	3.22	SAME TIME AN	ND LOCATION AS COUNTY			

3735.22

17.08710

Taxable Value

Last Year

45,340

70,340

0

0

45,340

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

95,340

95,340

0

0

95,340

15.68840

**Assessed Value** 

**Total Property Taxes** 

County

School

**Voted Debt** 

**Municipality** 

(School)

Independe

Water

Manag

	Last Year	This Year				
Just Value	221,085	263,614				

**This Year** 

263,614

263,614

0

0

263,614

849.23

YOUR VALUE AS OF JANUARY 1ST

14.16930

**Exemptions** 

**This Year** 

0

0

0

0

0

Last Year

50,000

25,000

0

0

50,000



**This Year** 

263,614

263,614

0

0

263,614

4504.40

# 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

Districts	55,540	200,014	30,000		-0,04	Ŭ	200,014		5/12/2025		
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS											
LEV	YING AUTHORIT	Y	PURPOSE O	F ASSESSMENT	AND / OR ME	TING T	IMES		UNITS	RATE	ASSESSMENT
HERITAGE PINES	CDD	8	377-276-0889								216.67
COUNTY SOLID W/	ASTE	ę	/5/23 9AM HIST	C'HSE DC 727	-847-8123						100.00
COUNTY STORMW	/ATER	7	27-834-3611								95.00

l l	8-,, 8	VALOREM TOTAL 411.67
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