

2023 **PROPOSED** AD VALOREM TAXES
REAL-ESTATE 8/18/2023

Taxing District:	LAST YEAR 6200	THIS YEAR 6200
Legal Description:	VIVA VILLAS 1ST ADD PHASE II MB 16 PGS 75 & 76 LOT 148 OR 9298 PG 924	

Physical Address: 16201 PINE RIDGE DRIVE
HUDSON, FL 34667

11277

Taxing Authorities							
	Column 1*		Column 2*		Column 3*		
Taxing Authority	Last Year's Actual Tax Rate (Millage)	Your Property Taxes Last Year	Your Tax Rate This Year IF NO Budget Change is Adopted (Millage)	Your Taxes This Year IF NO Budget Change is Adopted	This Year's PROPOSED Tax Rate (Millage)	Your Taxes This Year IF PROPOSED Budget is Adopted	A Public Hearing On the Proposed Taxes and Budget Will Be Held:
County	7.60760	845.74	6.90100	843.85	7.60760	930.26	9/5/23 5:15PM HISTORIC C'HSE 37918
MS FIRE	1.80360	200.51	1.63430	199.84	2.30000	281.24	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY
Public Schools							
By State Law	4.01600	687.47	2.91930	620.55	3.20100	680.43	SET BY STATE LAW
By Local Board	1.50000	256.77	2.00810	426.86	3.24800	690.42	9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268
Municipality							
Water Management	0.22600	25.12	0.20430	24.98	0.20430	24.98	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211
Independent Districts	0.25450	28.29	0.23060	28.20	0.25450	31.12	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568
Voted Debt Payment							
JAIL BOND 19	0.03360	3.74	0.02930	3.58	0.02930	3.58	SAME TIME AND LOCATION AS COUNTY
FIRE RESC BOND 19	0.02680	2.98	0.02340	2.86	0.02340	2.86	SAME TIME AND LOCATION AS COUNTY
PARKS BOND 19	0.01260	1.40	0.01090	1.33	0.01090	1.33	SAME TIME AND LOCATION AS COUNTY
LIBRARIES BOND 19	0.01230	1.37	0.01070	1.31	0.01070	1.31	SAME TIME AND LOCATION AS COUNTY
FIRE RESC BOND 20	0.05570	6.19	0.05260	6.43	0.05260	6.43	SAME TIME AND LOCATION AS COUNTY
LIBRARIES BOND 21	0.01000	1.11	0.00980	1.20	0.00980	1.20	SAME TIME AND LOCATION AS COUNTY
JAIL BOND 21	0.11940	13.27	0.12280	15.02	0.12280	15.02	SAME TIME AND LOCATION AS COUNTY
PARKS BOND 22	0.01030	1.15	0.01220	1.49	0.01220	1.49	SAME TIME AND LOCATION AS COUNTY
Total Property Taxes	15.68840	2075.11	14.16930	2177.50	17.08710	2671.67	

The Seal of the State of Florida is a circular emblem. It features a central scene with a woman in a long dress standing on a shore, holding a torch. A palm tree stands behind her. In the background, a ship is visible on the water. The words "GREAT SEAL OF THE STATE OF FLORIDA" are inscribed around the top inner edge, and "IN GOD WE TRUST" is at the bottom. The entire seal is rendered in red.

	Last Year	This Year
Just Value	171,182	212,568

Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

(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

	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	111,170	122,280	0	0	111,170	122,280
School	171,182	212,568	0	0	171,182	212,568
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	111,170	122,280	0	0	111,170	122,280

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			100.00
COUNTY STORMWATER	727-834-3611			95.00
COUNTY STREETLIGHT	SERVICE AREA. QUESTIONS: 813-235-6196 X6968			35.08

** Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.	NON-AD VALOREM TOTAL	230.08
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Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	0
10% Cap on Non-homestead	Non-School Taxes	90,288
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.

***COLUMN 2 – “YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED” AND “YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED”**

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.

***COLUMN 3 – “THIS YEAR’S PROPOSED TAX RATE” AND “YOUR TAXES IF PROPOSED BUDGET 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