DUPLICATE ** DUPLICATE

NOTICE OF <u>P</u>	<u>KOPOSED</u>	PROPERTY		' PAY – THI			AD VALOREM ASSESSMENTS			
					The taxing authorities which levy property taxes against your property will soon hold					
REAL-ESTATE 8/18/2023 t				PUBLIC HI these PUE questions	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 proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.					
SEBERLE DOUGLAS & SHARON				-	Taxing District: LAST YEAR 62HP THIS YEAR 62HP Legal Description: HERITAGE PINES VILLAGE 17 PB 40 PG 053 LOT 18					
11748 WHEATFIELD LOOP ROLL= R HX										
HUDSON, F	L 34667-5607			Physical <i>i</i>	Address:	11748 WHEATFIE HUDSON, FL 346				
Taxing Authorities										
	Colum	ın 1*	Colur			umn 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	0.00		0.00	7.60760	0.00				
MS FIRE	1.80360	0.00	1.63430	0.00	2.30000	0.00	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY			
Public Schools By State Law By Local Board	4.01600 1.50000	0.00 0.00		0.00 0.00	3.20100 3.24800		SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268			
Municipality					2/5	262				
Water Management	0.22600	0.00	0.20430	0.00	0.20430	0.00	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211			
Independent Districts	0.25450	0.00	0.23060	0.00	0.25450	0.00	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	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.02930 0.02340 0.01090 0.01070 0.05260 0.00980 0.12280 0.01220	0.00 0.00 0.00 0.00 0.00 0.00	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			

* SEE REVERSE SIDE FOR EXPLANATION

15.68840

Total Property Taxes

	Last Year	This Year		
Just Value	217,387	256,511		



0.00

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 orms are ON OR

> 216.67 100.00

> > 95.00

Independent & Water Management Districts	163,070	167,960	163,070	167,960	0	o	available with or BEFORE: 9/12/	ur office ar		
		NOTICE	OF PROPOSE	ED OR ADOPT	ED NON-AD	VALOREM ASSI	ESSMENTS			
LEVYING AUTHORITY PUF			PURPOSE (PURPOSE OF ASSESSMENT AND / OR MEETING TIMES					RATE	ASSESSMENT
HERITAGE PINES	CDD	1	877-276-0889							216.6
COUNTY SOLID W	ASTE		9/5/23 9AM HIS	T C'HSE DC 727-	847-8123					100.0

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as NON-AD VALOREM assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which 411.67 may be levied by your county, city, or any special district. TOTAL Assessment Reductions Applicable to: Values Save Our Homes All Taxes 88,551 Non-School Taxes 10% Cap on Non-homestead 0 Agricultural Classification All Taxes 0 Other 0 Applicable to: Exemptions First Homestead Exemption All Taxes 25,000 Additional Homestead Exemption Non-School Taxes 25,000 Additional Exemptions All Taxes 0 Other 117,960

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).

YOUR VALUE AS OF JANUARY 1ST

0.00

	Assesse	d Value	Exem	ptions	Taxable Value		
Last Year Th		This Year	Last Year	This Year	Last Year	This Year	
County	163,070	167,960	163,070	167,960	0	0	
School	163,070	167,960	163,070	167,960	0	0	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	0	0	0	0	0	0	
Independent & Water Management Districts	163,070	167,960	163,070	167,960	0	0	

14.16930

COUNTY STORMWATER

727-834-3611

0.00 17.08710

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