UPLICATE ** DUPLICATE ** DUPLICATE TED NON-AD VALOREM ASSESSMENTS DUPLICATE ** DUPLICATE ** DUPLICATE NOTICE OF PROPOSED PROPERTY 1 PROPOSED OR ADOPT TON 21 21H

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2023 PROPOSED AD VALOREM TAXES				The taxing	The taxing authorities which levy property taxes against your property will soon hold				
REAI	REAL-ESTATE 8/18/2023		3/2023		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.					
PARCEL IDENTIFICATION: 34-24-16-0120-00002-2230				Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Di	strict:	LAST YEAR 620	0 THIS YEAR 6200		
				Legal Des	cription:	BEACON WOODS	SMOKEHOUSE		
WOLFF ALA	WOLFF ALAN K & BARBARA A					VILLAGE PB 16 P			
						& EAST 3.60 FT C 4172 PG 1941	OF LOT 2222 OR		
7707 SUNDOWN CT R			ROLL= F	C HX		4172 FG 1941			
HUDSON, FL 34667-3074				Physical A	Physical Address: 7707 SUNDOWN COURT		COURT		
				HUDSON, FL 3466		HUDSON, FL 346	67 19140		
				Taxing Aut	horities				
	Colun	าn 1*	Colur	nn 2*	Col	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	405.10	6.90100	388.80	7.60760	428.61	9/5/23 5:15PM HISTORIC C'HSE 37918		
MS FIRE	1.80360	96.04	1.63430	92.08	2.30000	129.58	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY		
Public Schools							SET BY STATE LAW		
By State Law	4.01600	314.25	2.91930	237.46	3.20100		9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	117.38	2.00810	163.34	3.24800	264.19	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality						255			
Water Management	0.22600	12.03	0.20430	11.51	0.20430	11.51	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	13.55	0.23060	12.99	0.25450	14.34	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	1.79 1.43 0.67 0.65 2.97 0.53 6.36 0.55	0.02930 0.02340 0.01090 0.01070 0.05260 0.00980 0.12280 0.01220	1.65 1.32 0.61 0.60 2.96 0.55 6.92 0.69	0.02930 0.02340 0.01090 0.01070 0.05260 0.00980 0.12280 0.01220	1.32 0.61 0.60 2.96 0.55 6.92	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
Total Property Taxes									

921.48

17.08710

Taxable Value

Last Year

53,250

78,250

0

0

53,250

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

103,250

103,250

0

0

15.68840

Assessed Value

	Last Year	This Year		
Just Value	227,772	266,912		
	YOUR VALUE AS OF JANUARY 1ST			

This Year

106,340

106,340

0

0

106,340

973.30

14.16930

Exemptions

Last Year

50,000

25,000

0

0

50,000

This Year

50,000

25,000

0

0

50,000

3		AL OF
EAT		FLOR
5		
	GOD WE TH	Contract of the second

This Year

56,340

81,340

0

0

56,340

CONTRACTOR OF

1123.90

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						
PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT			
9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00			
727-834-3611			95.00			
SERVICE AREA. QUESTIONS: 813-235-6196 X6968			43.60			
	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES9/5/23 9AM HIST C'HSE DC 727-847-8123727-834-3611	9/5/23 9AM HIST C'HSE DC 727-847-8123 727-834-3611	PURPOSE OF ASSESSMENT AND / OR MEETING TIMESUNITSRATE9/5/23 9AM HIST C'HSE DC 727-847-8123727-834-36111			

	nents which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, water	, sewer, or other governmental services and facilities which	VALOREM	
may be levied by your county, city, or any special district.		TOTAL	238.60
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		160,572
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).

. Water Manag 103,250 Districts

County

School

Voted Debt

Municipality

(School)

Independent 8

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