DUPLICATE ** DUPLICATE ** DUPLICATE NOTICE OF <u>PROPOSED</u> PROPERTY 7 JPLICATE ** DUPLICATE ** DUPLICATE TED NON-AD VALOREM ASSESSMENTS i ADOF DO NOT PAY – THIS IS NOT A BILL

2023 PROPOSED AD VALOREM TAXES				The taxin	The taxing authorities which levy property taxes against your property will soon hold					
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: 15-26-20-003A-01600-0110					Each taxing authority may AMEND OR ALTER its proposals at the hearing.					
				Taxing Di	strict:	LAST YEAR 310	B THIS YEAR 310B			
				Legal Des	scription:	FOX RIDGE PHAS	SE THREE UNIT			
VIERA OSVALDO & ELVIRA						ONE PB 24 PGS 1	105-106 LOT 11			
					BLOCK 16 OR 9346 PG 409					
31535 BUGL	E LN		ROLL= F	R HX						
WESLEY CH	HAPEL, FL 33543	-4755		Physical	Physical Address: 31535 BUG					
				WESLEY CHAPEL, FL 33543			_, FL 33543222352			
Taxing Authorities										
	Colun	าn 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 and			
Taxing Authority	Actual Tax	Taxes	IF NO Budget Change is		Tax Rate	Year IF PROPOSED	Budget Will Be Held:			
Country	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	1 .0-1	Budget is Adopted				
County	7.60760	1,890.96	6.90100	1,767.06	7.60760	1,947.99	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980			
MS FIRE	1.80360	448.31	1.63430	418.48	2.30000	588.94	SAME TIME AND LOCATION AS COUNTY			
Public Schools						_ []				
By State Law	4.01600	1,098.62	2.91930	820.50	3.20100	800.67	SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM			
By Local Board	1.50000	410.34	2.00810	564.39			7205 LAND O'LAKES BLVD 813-794-2268			
Municipality					17	D H P > P				
manicipancy					\rightarrow \setminus	715				
Water Management					$\langle \rangle \rangle$		9/12/23 5:01PM 7601 US HWY 301			
	0.22600	56.18	0.20430	52,31	0.20430	52.31	TAMPA FL 33637 352-796-7211			
Independent Districts			5	$ \mathcal{A} \cup $			9/6/23 5:01PM MOSQUITO CTRL, 2308			
	0.25450	63.26	0.23060	59.05	0.25450	65.17	MARATHON RD, ODESSA FL 727-376-4568			
Voted Debt Payment										
JAIL BOND 19 FIRE RESC BOND 19	0.03360 0.02680	8.35 6.66		7.50 5.99			SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 19	0.01260	3.13	0.01090	2.79	0.01090	2.79	SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 19 FIRE RESC BOND 20	0.01230 0.05570	3.06 13.84		2.74 13.47	0.01070	2.74				
LIBRARIES BOND 21	0.01000	2.49	0.00980	2.51	0.00980	2.51	SAME TIME AND LOCATION AS COUNTY			
JAIL BOND 21 PARKS BOND 22	0.11940 0.01030	29.68 2.56		31.44 3.12	0.12280		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
			0.0.220	0.12		0.12				
Total Property Taxes										

3751.35

17.08710

Taxable Value

* SEE REVERSE SIDE FOR EXPLANATION

Districts

15.68840

298,562

	Last Year	This Year	
Just Value	438,717	498,761	
	YOUR VALUE AS O	F JANUARY 1ST	



This Year

256,059

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

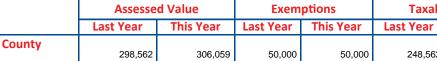
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS							
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT			
FOX RIDGE MSBU	813-235-6196			0.00			
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00			
COUNTY STORMWATER	727-834-3611			95.00			

248,562

50,000

** Your final tax bill may contain non-ad valorem ass	NON-AD		
assessments for roads, fire, garbage, lighting, drainage, wa may be levied by your county, city, or any special district.	VALOREM TOTAL	195.00	
may be levied by your county, city, or any special district.		IUIAL	193.00
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		192,702
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).



306,059

4037.44

14.16930

County	298,562	306,059	50,000	50,000	248,562	256,059
School	298,562	306,059	25,000	25,000	273,562	281,059
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water						

50,000



4536.52

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