DUPLICATE ** DUPLI

_			DO NOT	PAY - THIS	S IS NO	Г A BILL		
2023	PROPOSED AI	D VALOREM TA	XES	The taxing	g authorities	which levy prope	erty taxes against your property will soon hold	
REA	L-ESTATE	8/18	3/2023	PUBLIC HE	ARINGS to	adopt budgets an	d tax rates for the next year. The purpose of	
				these PUB	LIC HEARIN	GS is to receive o	pinions from the general public and to answer	
				questions	on the prop	posed tax change	and budget PRIOR TO TAKING FINAL ACTION.	
PARCEL IDENTIFIC	CATION: 03-25-1	7-003A-00000-0	590	Each taxin	g authority	may AMEND OR A	LTER its proposals at the hearing.	
				Taxing Dis	strict:	LAST YEAR 620	0 THIS YEAR 6200	
				Legal Des	cription:	SHADOW LAKES	ESTATES PB 19	
CANORA BE	RNADETTE					PGS 140-142 LOT	59 OR 5153 PG	
						1720 OR 8288 PG	i 39	
C/O DESIRE	E CANORA		ROLL= F	R HX				
12716 BALS								
HUDSON, F	L 34669-2823			Physical A	Address:	12716 BALSAM A	-	
						HUDSON, FL 346	69 1 [.]	1561
				Taxing Aut	horities			
	Colum	าท 1*	Colur	nn 2*	Col	umn 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 a	and
Taxing Authority	Actual Tax Rate (Millage)	Taxes Last Year	IF NO Budget Change is Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:	
County	7.60760	292.74		252.85	(Millage) 7.60760		9/5/23 5:15PM HISTORIC C'HSE 37918	
						-	MERIDIAN AVE DADE CITY 727-847-8980	
MS FIRE	1.80360	69.40	1.63430	59.88	2.30000	84.27	SAME TIME AND LOCATION AS COUNTY	
Public Schools							SET BY STATE LAW	
By State Law	4.01600	254.94	2.91930	179.95	3.20100	197.31	9/11/23 6:00PM BOARD MEETING ROOM	
By Local Board	1.50000	95.22	2.00810	123.78	3.24800	200.21	7205 LAND O'LAKES BLVD 813-794-2268	
Municipality					7/1			

7.49

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642.36

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0.25450

0.02930 0.02340 0.01090 0.01070

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0.22600

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0.03360 0.02680 0.01260 0.01230 0.05570

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15.68840

Water Management

Independent Districts

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 DADKS BOND 22

Total Property Taxes

PARKS BOND 22

	Last Year	This Year		
Just Value	246,429	293,629		

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0.45

787.30

Mike Wells Property Appraiser Proudly Serving Pasco County, Florida

9/12/23 5:01PM 7601 US HWY 301

9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568

SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY

TAMPA FL 33637 352-796-7211

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 PROPOSE	D OR ADOPT	ED NON-AD	VALOREM ASS	ESSMENTS			
								LINUTC	DATE	ACCECCATENT
LEV	VYING AUTHORIT	Ŷ	PURPOSE C	JF ASSESSIVIEN I	AND / OR MEET	ING TIMES		UNITS	RATE	ASSESSMENT
COUNTY SOLID W	INGTE	C	0/5/22 0AM LIST	C'HSE DC 727-	9/7 9122					100.00
COUNT & SOLID W	ASTE		9/3/23 9AIVI HIS I	CH3E DC 727-	-047-0123					100.00
COUNTY STORMV	VATER	7	727-834-3611							95.00
COUNTY STREETI	LIGHT		SERVICE AREA	. QUESTIONS: 8	13-235-6196 X69	968				38.22

•	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	233.22
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		201,989
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		5,000
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).



741.57

8.70

9.79

	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	88,980	91,640	50,500	55,000	38,480	36,640	
School	88,980	91,640	25,500	30,000	63,480	61,640	
Voted Debt (School)	0	0	0	0	0	(
Municipality	0	0	0	0	0	(
Independent & Water Management Districts	88,980	91,640	50,500	55,000	38,480	36,640	

1.29 1.03 0.48 0.47 2.14 0.38 4.59 0.02930 0.02340 0.01090 0.01070 0.05260 1.07 0.86 0.40 0.39 1.93 0.36 4.50 0.00980 0.40 0.01220 0.45

14.16930

0.20430

0.23060

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