## DUPLICATE \*\* DUPLICATE

NOTICE OF P	ROPOSED	PROPERTY					AD VALOREM ASSESSMENTS	
			DO NOT	PAY – THIS	S IS NO	Γ A BILL		
2023	PROPOSED AI	D VALOREM TAX	XES		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			
							pinions from the general public and to answer	
PARCEL IDENTIFIC	ATION: 30 26 1	6 0270 00000 0	210	•		•	and budget PRIOR TO TAKING FINAL ACTION.	
PARCEL IDENTIFIC	ATION. 30-20-1	6-0270-00000-02	210		• •	may AMEND OR A	LTER its proposals at the hearing.	
				Taxing Di		LAST YEAR 620		
				Legal Des	cription:	S UNIT 1 PB 9 PGS		
ULLAH RIJW	AN & KHAN FA	TEMA				115 & 116 LOT 21		
4140 SUNR	AY DR		ROLL= F	к нх				
HOLIDAY, F	3/601			Physical /	ddross:	4140 SUNRAY DF		
Hoelb/(I, I	2 0 400 1			i nysiou /	Physical Address: 4140 SUNRAY DRI HOLIDAY, FL 3469			
				Taxing Aut	horities			
	Colum	n 1*	Colur	nn 2*		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 and	
Taxing Authority	Actual Tax	Taxes	IF NO Budget Change is	Year IF NO Budget	PROPOSED Tax Rate	Year IF PROPOSED	Budget Will Be Held:	
	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted		
County	7.60760	456.23	6.90100	436.56	7.60760	481.26	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980	
MS FIRE	1.80360	108.16	1.63430	103.39	2.30000	145.50	SAME TIME AND LOCATION AS COUNTY	
Public Schools							SET BY STATE LAW	
By State Law	4.01600	341.24	2.91930	257.66	3.20100	282.52		
By Local Board	1.50000	127.46	2.00810	177.23	3.24800	286.67	7205 LAND O'LAKES BLVD 813-794-2268	
Municipality					> /	255		
Water Management					$\left( \right)$		9/12/23 5:01PM 7601 US HWY 301	
	0.22600	13.55	0.20430	12.92	0.20430	12.92	TAMPA FL 33637 352-796-7211	
Independent Districts	0.25450	15.26	0.23060	14,59	0.25450	16.10	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568	
Voted Debt Payment								
JAIL BOND 19	0.03360	2.01	0.02930	1.85	0.02930			
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	1.61 0.76	0.02340	1.48	0.02340 0.01090	1.48	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
LIBRARIES BOND 19 FIRE RESC BOND 20	0.01230 0.05570	0.74 3.34		0.68 3.33	0.01070 0.05260	0.68	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
LIBRARIES BOND 21	0.01000	0.60	0.00980	0.62	0.00980	0.62	SAME TIME AND LOCATION AS COUNTY	
JAIL BOND 21 PARKS BOND 22	0.11940 0.01030	7.16 0.62	0.12280 0.01220	7.77 0.77	0.12280 0.01220		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
	1		1			1		

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

County

**Total Property Taxes** 

15.68840

	Last Year	This Year		
Just Value	144,890	193,010		

YOUR VALUE AS OF JANUARY 1ST

1078.74



This Year

1242.16

# **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

NOTIC	NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS					
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			24.00		

	orem assessments which may not be reflected on this notice such a inage, water, sewer, or other governmental services and facilities whic district.		219.00
Assessment Reductions	Applicable to:	V	/alues
Save Our Homes	All Taxes		79,750
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).

100 070 113 2 

This Year

**Assessed Value** 

county	109,970	113,260	50,000	50,000	59,970	63,260
School	109,970	113,260	25,000	25,000	84,970	88,260
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent & Water Management Districts	109,970	113,260	50,000	50,000	59,970	63,260

Last Year



14.16930

**Exemptions** 

**This Year** 

1019.54

17.08710

Taxable Value

Last Year

## **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