DUPLICATE ** DUPLI

DO NOT PAY – THIS IS NOT A BILL									
2023					The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023			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	oosed tax change	and budget PRIOR TO TAKING FINAL ACTION.		
PARCEL IDENTIFICATION: 34-24-16-013A-00000-2160				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 Description: LAKESIDE		ODLANDS SEC 2 PB		
BRADFORD DAVID M & DOROTHY E					18 PGS 48 & 49 L	OT 216 OR			
TRUST						4758 PG 422 & O	R 8333 PG 876		
7706 WILLO	W BROOK CT		ROLL= F	R HX					
HUDSON, FI	_ 34667-1470			Physical A	Address:	7706 WILLOW BR HUDSON, FL 346			
				Taxing Aut	houition	HUDSON, FL 340	67 19376		
	Colum	ın 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 Rate (Millage)	Taxes Last Year	IF NO Budget Change is Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate (Millage)	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:		
County	7.60760	190.19	1 (8)	415.23	7.60760	457.75			
MS FIRE	1.80360	45.09	1.63430	98.34	2.30000	138 39	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY		
					2.00000	100100			
Public Schools							SET BY STATE LAW		
By State Law	4.01600	186.14	2.91930	248.64	3.20100		9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	69.53	2.00810	171.03	3.24800	276.63	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					$\sum / [$	255			
Water Management						2	9/12/23 5:01PM 7601 US HWY 301		
	0.22600	5.65	0.20430	12.29	0.20430	12.29	TAMPA FL 33637 352-796-7211		
Independent Districts							9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	6.36	0.23060	13.88	0.25450	15.31	MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment JAIL BOND 19	0.03360	0.84	0.02930	1.76	0.02930	1 76	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19	0.02680	0.67	0.02340	1.41	0.02340	1.41	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 19 LIBRARIES BOND 19	0.01260 0.01230	0.32 0.31	0.01090	0.66 0.64	0.01090 0.01070	0.66	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20	0.05570	1.39	0.05260	3.16	0.05260	3.16	SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.25 2.99	0.00980 0.12280	0.59 7.39	0.00980 0.12280	7.39	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 22	0.01030	0.26	0.01220	0.73	0.01220	0.73	SAME TIME AND LOCATION AS COUNTY		

975.75

17.08710

Taxable Value

Last Year

25,000

46,350

0

0

25,000

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

71,350

71,350

0

0

71,350

15.68840

Assessed Value

Total Property Taxes

County

School

Voted Debt

Municipality

Independent &

Management

. Water

Districts

(School)

	Last Year	This Year		
Just Value	137,669	253,988		

This Year

110,170

110,170

0

0

509.99

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

Last Year

46,350

25,000

0

0

46,350

This Year

50,000

25,000

0

0

50,000

0	TH	E S	ATE	
				FEG
CRE				RIDA
1.2	COD COD	WE 1	RUST	

This Year

60,170

85,170

0

0

60,170

1189.34

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) 9	929-2780
(727) 84	7-8151	

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	
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00	
COUNTY STORMWATER	727-834-3611			95.00	

** Your final tax bill may contain non-ad valorem a	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	195.00
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		143,818
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).

110,170

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