DUPLICATE ** DUPLICATE ** DUPLIC NOTICE OF <u>PROPOSED</u> PROPER ** DUPLICATE ** DUPLICATE AD VALOREM ASSESSMENTS PROPOSED OR ADOP

			DU NUT	PAY - IHI	5 15 NU	I A BILL			
2023	3 PROPOSED A	D VALOREM TA	XES	The taxing	g authorities	which levy prope	erty taxes against your property will soon hold	l i	
REAL-ESTATE 8/18/2023				PUBLIC HE	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of				
PARCEL IDENTIFICATION: 26-24-16-0080-00000-0460					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. 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	SEAST VILLAGES 16		
VANNUCCH	II LYDIA REVOC	TRUST			AND 17 PB 32 PGS 117-121 LOT				
VANNUCCH	II LYDIA TRUST	E				46 OR 4429 PG 8	07		
14042 ROLL	ER LN		ROLL= R	HX					
HUDSON, F	L 34667-8044			Physical A	Address:	14042 ROLLER L	ANE		
						HUDSON, FL 346	67	1447	
				Taxing Aut	horities				
	Colun	nn 1*	Colun	nn 2*	Со	lumn 3*			
Taxing Authority	Last Year's Actual Tax		Your Tax Rate This Year IF NO Budget Change is	Your Taxes This Year IF NO Budget	This Year's PROPOSED Tax Bate	Your Taxes This Year IF PROPOSED	A Public Hearing On the Proposed Taxe Budget Will Be Held:	es 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	461.78	6.90100	410.82	7.60760	452.88	9/5/23 5:15PM HISTORIC C'HSE 37918
MS FIRE	1.80360	109.48	1.63430	97.29	2.30000	136.92	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY
Public Schools							SET BY STATE LAW
By State Law	4.01600	344.17	2.91930	246.77	3.20100	270.58	9/11/23 6:00PM BOARD MEETING ROOM
By Local Board	1.50000	128.55	2.00810	169.74	3.24800		7205 LAND O'LAKES BLVD 813-794-2268
Municipality					2/	PL->-	
Water Management	0.22600	13.72	0.20430	12,16	0.20430	12.16	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211
Independent Districts	0.25450	15.45	0.23060	13.73	0.25450	15.15	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	2.04 1.63 0.76 0.75 3.38 0.61 7.25 0.63	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	1.39 0.65 0.64 3.13	0.01090 0.01070 0.05260	1.39 0.65 0.64 3.13 0.58 7.31	SAME TIME AND LOCATION AS COUNTY
Total Property Taxes	15.68840	1090.20	14.16930	966.68	17.08710	1178.41	

* SEE REVERSE SIDE FOR EXPLANATION

111,200

. Water

Managen Districts

	Last Year	This Year
Just Value	240,071	272,086

S	FT	ES	ATE	
20		P A		SE E
NEA			力位	
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14	COD	WE 1	RU	

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) 84	17-8151

Or you ma	ay visit our	website at:
www.	pasco	pa.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 R								
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00				
COUNTY STORMWATER	727-834-3611			95.00				

60,700

55,000

** Your final tax bill may contain non-ad valo			
assessments for roads, fire, garbage, lighting, drai may be levied by your county, city, or any special of	TOTAL	195.00	
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		157,556
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).

COD WE TRUST		272,086		240,071			
		1ST	F JANUARY	R VALUE AS O	YOU		
e Value	Taxabl	ptions	Exem	Assessed Value			
This Year	Last Year	This Year	Last Year	Last Year This Year			
50.52	60 700	55.000	50 500	114 530	111 200		

County	111,200	114,530	50,500	55,000	60,700	59,530
School	111,200	114,530	25,500	30,000	85,700	84,530
Voted Debt (School)	0	0	0	0	0	0
Municipality	0	0	0	0	0	0
Independent &						

50,500

114,530



59,530

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