# DUPLICATE \*\* DUPLI

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2023 PROPOSED AD VALOREM TAXES					The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023		3/2023	PUBLIC HE	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				
	070	•	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.						
PARCEL IDENTIFIC	ATION: 35-24-1	6-0150-00000-0.	270	Each taxin	g authority	may AMEND OR A	LTER its proposals at the hearing.		
				Taxing Dis		LAST YEAR 620	0 THIS YEAR 6200		
				Legal Des	cription:		F BEACON WOODS		
GUCCIARDO	D JAMES & ANG	ELA					ITRY CLUB PHASE 1		
			ROLL= R	р нх		PB 27 PG 77-80 L PG 1325	01 27 OR 1837		
8533 DANBU			NOLL- N						
HUDSON, F	L 34667-6531			Physical A	Physical Address: 8533 DANBURY LANE				
				HUDSON, FL 34667			67 20865		
				<b>Taxing Aut</b>	horities				
	Colun	nn 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 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	636.00	6.90100	604.53	(Millage) 7.60760	666.43	9/5/23 5:15PM HISTORIC C'HSE 37918		
-							MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	150.78	1.63430	143.16	2.30000	201.48	SAME TIME AND LOCATION AS COUNTY		
Public Schools							SET BY STATE LAW		
By State Law	4.01600	436.14	2.91930	328.71	3.20100	360.43	9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	162.90	2.00810	226.11	3.24800	365.72	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	18.89	0.20430	17.90	0.20430	17.90	TAMPA FL 33637 352-796-7211		
Independent Districts	0.05450	04.00	0.00000		0.05450		9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	21.28	0.23060	20.20	0.25450	22.29	MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment JAIL BOND 19	0.03360	2.81	0.02930	2.57	0.02930	2.57	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19	0.02680 0.01260	2.24	0.02340	2.05 0.95	0.02340	2.05	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 19 LIBRARIES BOND 19	0.01230	1.05 1.03	0.01070	0.94	0.01090 0.01070	0.94	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	4.66 0.84	0.05260	4.61 0.86	0.05260 0.00980	4.61	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
JAIL BOND 21 PARKS BOND 22	0.11940	9.98	0.12280	10.76 1.07	0.12280	10.76	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
	0.01030	0.86	0.01220	1.07	0.01220	1.07	SAME TIME AND LOCATION AS COUNT		
Total Property Taxes									

1364.42

17.08710

Taxable Value

Last Year

83,600

108,600

0

0

83,600

#### \* SEE REVERSE SIDE FOR EXPLANATION

Last Year

133,600

133,600

0

0

15.68840

**Assessed Value** 

	Last Year	This Year		
Just Value	321,168	366,200		

**This Year** 

137,600

137,600

0

0

1449.46

YOUR VALUE AS OF JANUARY 1ST

14.16930

**Exemptions** 

**This Year** 

50,000

25,000

0

0

50,000

Last Year

50,000

25,000

0

0

50,000

6	FT	ES	ATE	
		PA	1	SE EO
GRE				<b>B</b> A
1	GOD	WE	RUS	

**This Year** 

87,600

112,600

0

0

87,600

1658.06

# 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

Districts	133,000	137,000	30,000	30,000	83,000	87,000	3/12/	/2023		
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS										
LEV	YING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEET	NG TIMES		UNITS	RATE	ASSESSMENT
COUNTY SOLID W	ASTE	Ş	9/5/23 9AM HIS	T C'HSE DC 727-	847-8123					100.00
COUNTY STORMV	VATER	-	727-834-3611							95.00
COUNTY STREET	IGHT	5	SERVICE AREA	. QUESTIONS: 8	13-235-6196 X69	68				43.60

	assessments which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage may be levied by your county, city, or any special distri	e, water, sewer, or other governmental services and facilities which	VALOREM TOTAL	238.60
may be review by your county, city, or any special distri-		IUIAL	
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		228,600
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).

Independe Manag 137,600 133,600

County

**School** 

**Voted Debt** 

Municipality

(School)

. Water

## **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