DUPLICATE ** DUPLI

DO NOT PAY – THIS IS NOT A BILL									
2023 PROPOSED AD VALOREM TAXES					The taxing authorities which levy property taxes against your property will soon hold				
REAL-ESTATE 8/18/2023					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								
PARCEL IDENTIFICATION: 03-25-17-0040-00000-0260					questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.				
TARGE IDENTIFICATION. 03-23-17-00-0-00000-0200					Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Di		LAST YEAR 620			
				Legal Des	Legal Description: PINE RIDGE AT SUGAR CREEK PHASE 1 PB 51 PG 041 LOT 26				
DUKETTE S	HAYNE & MONIC	CA				OR 9401 PG 0373			
12210 FALL	CREEK CT		ROLL= R	нх					
HUDSON, FL 34669-2888				Physical A	Address:	12210 FALL CREEK COURT HUDSON, FL 34669			
					69 115648				
Taxing Authorities									
	Colurr	ın 1*	Colur	nn 2*	* Colur				
	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	980.01	6.90100	927.01	7.60760	<u> </u>	9/5/23 5:15PM HISTORIC C'HSE 37918		
MS FIRE	1.80360	232.34	1.63430	219.54	2.30000	308.96	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY		
	1.00000	202.01	1.00100	210.01	2.00000	000.00			
Public Schools							SET BY STATE LAW		
By State Law	4.01600	617.74	2.91930	465.13	3.20100		9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	230.73	2.00810	319.95	3.24800	517.50	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					$\langle \rangle$				
Water Management						\square	9/12/23 5:01PM 7601 US HWY 301		
	0.22600	29.11	0.20430	27.44	0.20430	27.44	TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	32.78	0.23060	30.98	0.25450	24.10	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568		
	0.25450	32.70	0.23060	30.90	0.25450	54.19	MARATHON RD, ODESSA FL 121-576-4566		
Voted Debt Payment JAIL BOND 19	0.03360	4.33	0.02930	3.94	0.02930	3.94	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	3.45 1.62	0.02340	3.14 1.46	0.02340 0.01090	3.14	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 19	0.01230	1.58	0.01070	1.44	0.01070	1.44	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	7.18 1.29	0.05260	7.07 1.32	0.05260	1.32	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
JAIL BOND 21 PARKS BOND 22	0.11940 0.01030	15.38 1.33	0.12280 0.01220	16.50 1.64	0.12280	16.50	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
	0.01030	1.55	0.01220	1.04	0.01220	1.04			

2026.56

17.08710

Taxable Value

Last Year

128,820

153,820

0

0

128,820

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

183,820

183,820

0

0

183,820

15.68840

Assessed Value

Total Property Taxes

County

School

Voted Debt

Municipality

Independent &

Management

. Water

(School)

	Last Year	This Year			
Just Value	283,774	330,136			

This Year

189,330

189,330

0

0

189,330

2158.87

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

This Year

55,000

30,000

0

0

55,000

Last Year

55,000

30,000

0

0

55,000



This Year

134,330

159,330

134,330

0

0

2456.55

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	47-8151

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	100,020	100,000	33,000	55,000	120,020	104,000	5/12	2020		
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	9	9/5/23 9AM HIST	C'HSE DC 727-	847-8123					100.00
COUNTY STORMW	/ATER	-	727-834-3611							95.00

** Your final tax bill may contain non-ad valorem assessmen	NON-AD		
assessments for roads, fire, garbage, lighting, drainage, water, se			
may be levied by your county, city, or any special district.	195.00		
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		140,806
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			5,000

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).

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