DUPLICATE ** DUPLI

			DO NOT	PAY - THI	5 15 NU	I A BILL			
2023	B PROPOSED A	D VALOREM TA	XES	The taxing	g authorities	which levy prope	rty taxes against your property will soon hold		
REAL-ESTATE 8/18/2023			3/2023	PUBLIC HI	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of				
				these PUE	BLIC 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 IDENTIFI	CATION: 20-26-1	8-0110-00200-0	180	Each taxir	g authority	may AMEND OR A	LTER its proposals at the hearing.		
				Taxing Di	strict:	LAST YEAR 91S	C THIS YEAR 91SC		
				Legal Des		SUNCOAST POIN	ITE VILLAGES 2A.		
CHANCE A	DA A					2B, AND 3 PB 59	PG 031 BLOCK		
						2 LOT 18 OR 744	0 PG 850		
17029 TOR	VEST CT		ROLL= F	HX					
LAND O LA	KES, FL 34638-8	115		Physical A	Physical Address: 17029 TORVEST COURT				
	1					LAND O LAKES, F	FL 34638 158972		
				Taxing Aut	horities				
	Colun	nn 1*	Colur	nn 2*	Col	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		Tax Rate	Year IF PROPOSED Budget is Adopted	Budget Will Be Held:		
Country	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	<u> </u>			
County	7.60760	438.58	6.90100	420.13	7.60760	463.15	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	103.98	1.63430	99.50	2.30000	140.02	SAME TIME AND LOCATION AS COUNTY		
Public Schools									
By State Law	4.01600	331.92	2.91930	250.71	3.20100	274.90	SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	123.98	2.00810	172.46	3.24800	278.94	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					7 [[
				<pre></pre>		∇			
Water Management							9/12/23 5:01PM 7601 US HWY 301		
	0.22600	13.03	0.20430	12.44	0.20430	12.44	TAMPA FL 33637 352-796-7211		
Independent Districts			5	\mathcal{A}			9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	14.67	0.23060	14.04	0.25450	15.49	MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment						. =0			
JAIL BOND 19 FIRE RESC BOND 19	0.03360 0.02680	1.94 1.55	0.02930	1.78 1.42	0.02930 0.02340	1.78	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 19	0.01260	0.73	0.01090	0.66	0.01090	0.66	SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 19	0.01230	0.71	0.01070	0.65	0.01070		SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570 0.01000	3.21 0.58	0.05260	3.20 0.60	0.05260 0.00980	3.20 0.60	SAME TIME AND LOCATION AS COUNTY		
JAIL BOND 21	0.11940	6.88	0.12280	7.48	0.12280	7.48	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 22	0.01030	0.59	0.01220	0.74	0.01220	0.74	SAME TIME AND LOCATION AS COUNTY		
Total Property Taxes									

985.81

17.08710

* SEE REVERSE SIDE FOR EXPLANATION

15.68840

	Last Year	This Year
Just Value	258,670	293,815
	YOUR VALUE AS O	F JANUARY 1ST



1201.47

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

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			
SUNCOAST CDD	813-873-7300			1,140.63			

** Your final tax bill may contain non-ad valorem a	assessments which may not be reflected on this notice such as	NON-AD	
	water, sewer, or other governmental services and facilities which	VALOREM	
may be levied by your county, city, or any special district	t	TOTAL	1,335.63
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		182,935
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).

1042.35

14.16930

	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	107,650	110,880	50,000	50,000	57,650	60,880	
School	107,650	110,880	25,000	25,000	82,650	85,880	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	0	0	0	0	0	0	
Independent & Water Management Districts	107,650	110,880	50,000	50,000	57,650	60,880	



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