DUPLICATE ** DUPLI

			DO NOT	PAY – THI	S IS NO'	Γ A BILL			
2023 PROPOSED AD VALOREM TAXES					The taxing authorities which levy property taxes against your property will soon hold				
REAI	ESTATE	8/18	8/2023	PUBLIC HI	EARINGS to	adopt budgets an	d tax rates for the next year. The purpose of		
				these PUE	these PUBLIC HEARINGS is to receive opinions from the general public and to answer				
				questions	questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.				
PARCEL IDENTIFIC	ATION: 26-24-1	6-0080-00000-0	930	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 Des	scription:	BEACON WOODS	S EAST VILLAGES 16		
SIMON DEB	RA					AND 17 PB 32 PG	6 117 LOT 93		
14104 AGUA	CLARA DR		ROLL= F	е нх					
HUDSON, FI	_ 34667-8040			Physical /	Address:	14104 AGUA CLA			
						HUDSON, FL 346	67 14	4518	
			_	Taxing Aut	horities				
	Colum	nn 1*	Colur	nn 2*	Co	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 ar	nd	
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	1,288.86	6.90100	1,214.58	7.60760	1,338.94	9/5/23 5:15PM HISTORIC C'HSE 37918
MS FIRE	1.80360	305.56	1.63430	287.64	2.30000	404.80	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY
Public Schools By State Law	4.01600	780.78	2.91930	586.78	3.20100	643.40	SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM
By Local Board	1.50000	291.63		403.63	3.24800		7205 LAND O'LAKES BLVD 813-794-2268
Municipality					2/[2620	
Water Management						2	9/12/23 5:01PM 7601 US HWY 301
	0.22600	38.29	0.20430	35,96	0.20430	35.96	TAMPA FL 33637 352-796-7211
Independent Districts	0.25450	43.12	0.23060	40.59	0.25450	44.79	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 0.01280 0.01230 0.05570 0.01000 0.11940 0.01030	4.54 2.13 2.08 9.44 1.69	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	5.16 4.12 1.92 1.88 9.26 1.72 21.61 2.15	0.02930 0.02340 0.01090 0.05260 0.00980 0.12280 0.01220	4.12 1.92 1.88 9.26 1.72 21.61	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY
Total Property Taxes	15.68840	2795.79	14.16930	2617.00	17.08710	3168.56	

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

219,418

219,418

0

0

219,418

County

School

Voted Debt

Municipality

Independent &

Management

. Water

Districts

(School)

	Last Year	This Year
Just Value	219,418	251,466

This Year

226,000

226,000

226,000

0

0

Assessed Value

YOUR VALUE AS OF JANUARY 1ST

Exemptions

This Year

50,000

25,000

0

0

50,000

Last Year

50,000

25,000

0

0

50,000



This Year

176,000

201,000

176,000

0

0

Taxable Value

Last Year

169,418

194,418

0

0

169,418

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 ma	ay visit our	website at:	
www.	pasco	pa.con	1

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 value			
assessments for roads, fire, garbage, lighting, drai	s which VALOREM TOTAL		
may be levied by your county, city, or any special of	195.00		
r			
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes	7	25,466
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).

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