DUPLICATE ** DUPLI

	KOTOBED			PAY – THI			AD VALOREN ASSESSMENTS		
2023 PROPOSED AD VALOREM TAXES					The taxing authorities which levy property taxes against your property will soon hold				
	L-ESTATE	8/18	3/2023	PUBLIC H	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 on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.				
PARCEL IDENTIFIC	ATION: 35-24-1	6-0160-00000-0	050	Each taxir	Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
					strict:	LAST YEAR 620	0 THIS YEAR 6200		
				Legal Des	cription:	THE ESTATES OF BEACON WOODS			
DEMARCO	GREGORY & JO	ANNE				PB 28 PGS 77-82	ITRY CLUB PHASE 3		
13945 TENN	IYSON DR		ROLL= F	R HX		1 0 201 00 77 02			
	04007 0540			Dhuningh	A .l				
HUDSON, F	HUDSON, FL 34667-8519			Physical <i>i</i>	Address:	13945 TENNYSO HUDSON, FL 346			
				Taxing Aut	horitios	1000011,12010	20964		
	Colum	an 1*	Colur			umn 3*			
		umn 1* Column 2'			This Year's		A Dublic Llooving On the Dupped Jourse and		
Taxing Authority	Last Year's Actual Tax	Your Property Taxes	Your Tax Rate This Year IF NO Budget Change is	Your Taxes This Year IF NO Budget	PROPOSED Tax Rate	Your Taxes This Year IF PROPOSED	A Public Hearing On the Proposed Taxes and Budget Will Be Held:		
	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted	Budget will be Held.		
County	7.60760	1,619.79	6.90100	1,489.24	7.60760	1,641.72	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	384.02	1.63430	352.68	2.30000	496.34			
Public Schools							SET BY STATE LAW		
By State Law	4.01600	955.47	2.91930	702.97	3.20100	770.80	9/11/23 6:00PM BOARD MEETING ROOM		
By Local Board	1.50000	356.88	2.00810	483.55	3.24800	782.12	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					$\sum ($	255			
Water Management							9/12/23 5:01PM 7601 US HWY 301		
	0.22600	48.12	0.20430	44.09	0.20430	44.09	TAMPA FL 33637 352-796-7211		
Independent Districts	0.25450	54.19	0.23060	49.76	0.25450	54.92	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	7.15 5.71 2.68 2.62 11.86 2.13 25.42 2.19	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	6.32 5.05 2.35 2.31 11.35 2.11 26.50 2.63	0.02930 0.02340 0.01090 0.01070 0.05260 0.00980 0.12280 0.01220	5.05 2.35 2.31 11.35 2.11 26.50	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY		

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

262,917

262,917

0

15.68840

Assessed Value

Total Property Taxes

County

School

Voted Debt

(School)

	Last Year	This Year		
Just Value	262,917	300,938		

This Year

270,800

270,800

0

0

3478.23

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

This Year

55,000

30,000

0

0

55,000

Last Year

50,000

25,000

0

0

50,000



This Year

215,800

240,800

0

0

215,800

3848.61

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	202,317	270,000	50,000	35,000	212,317	210,000	5,	12/2020		
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS										
LEV	YING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEET	ING TIMES		UNITS	RATE	ASSESSMENT
COUNTY SOLID W	ASTE	9	9/5/23 9AM HIS	C'HSE DC 727-	847-8123					100.00
COUNTY STORMW	VATER	-	727-834-3611							95.00
COUNTY STREETL	lGHT	:	SERVICE AREA	. QUESTIONS: 8	13-235-6196 X69	68				43.60

	essments which may not be reflected on this notice such as	NON-AD	
assessments for roads, fire, garbage, lighting, drainage, wa	ater, sewer, or other governmental services and facilities which	VALOREM	
may be levied by your county, city, or any special district.		TOTAL	238.60
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		30,138
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).

Municipality 0 Independent 8 . Water Manag 262,917 270,800

LEVYING	AU'
COUNTY SOLID WASTE	
COUNTY STORMWATER	



3180.91

17.08710

Taxable Value

Last Year

212,917

237,917

0

0

212,917

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