DUPLICATE ** DUPLI

			DO NOT	PAY – THIS	S IS NOT	Г A BILL			
2023	PROPOSED A	D VALOREM TAX	XES	The taxing	g authorities	which levy prope	rty 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 PUB	these PUBLIC HEARINGS is to receive opinions from the general public and to answer				
				questions	on the prop	oosed tax change	and budget PRIOR TO TAKING FINAL ACTION.		
PARCEL IDENTIFICATION: 05-24-17-0260-00000-0080				Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
				Taxing Di	strict:	LAST YEAR 62H	IP THIS YEAR 62HP		
				Legal Des		HERITAGE PINES			
REIS MICHA	EL E & RAYNA I	R		Ū	•	UNITS 1 AND 2 P			
						LOT 8			
18123 BREL	AND DR		ROLL= R	R HX					
HUDSON, FI	_ 34667-5738			Physical A	Address:	18123 BRELAND	DRIVE		
						HUDSON, FL 346	67 107320		
				Taxing Aut	horities				
	Colum	าn 1*	Colur	nn 2*	Column 3*				
	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's	Your Taxes This	A Public Hearing On the Proposed Taxes and		
Taxing Authority	Actual Tax	Taxes	IF NO Budget Change is	Year IF NO Budget	PROPOSED Tax Rate	Year IF PROPOSED	Budget Will Be Held:		
	Rate (Millage)	Last Year	Adopted (Millage)	Change is Adopted	(Millage)	Budget is Adopted			
County	7.60760	1,303.58	6.90100	1,228.31	7.60760	1,354.08	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		
MS FIRE	1.80360	309.05	1.63430	290.89	2.30000	409.38			
						- 1			
Public Schools							SET BY STATE LAW		
By State Law	4.01600	788.55	2.91930	592.59	3.20100				
By Local Board	1.50000	294.53	2.00810	407.62	3.24800	659.31	7205 LAND O'LAKES BLVD 813-794-2268		
Municipality					$\neg \land$	21-25			
Water Management				- E	$\sqrt{(-)}$	3 F	9/12/23 5:01PM 7601 US HWY 301		
water wanagement	0.22600	38.73	0.20430	36.36	0.20430	36.36	TAMPA FL 33637 352-796-7211		
Independent Districts			5	$\sim $			9/6/23 5:01PM MOSQUITO CTRL, 2308		
	0.25450	43.61	0.23060	41.04	0.25450	45.30	MARATHON RD, ODESSA FL 727-376-4568		
Voted Debt Payment			= ()	+					
JAIL BOND 19	0.03360	5.76	0.02930	5.22	0.02930				
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	4.59 2.16	0.02340	4.16 1.94	0.02340 0.01090	4.16			
LIBRARIES BOND 19	0.01230	2.11	0.01070	1.90	0.01070	1.90	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20 LIBRARIES BOND 21	0.05570	9.54	0.05260 0.00980	9.36 1.74	0.05260 0.00980				
JAIL BOND 21	0.01000 0.11940	1.71 20.46	0.12280	21.86	0.12280	21.86	SAME TIME AND LOCATION AS COUNTY		
PARKS BOND 22	0.01030	1.76	0.01220	2.17	0.01220	2.17	SAME TIME AND LOCATION AS COUNTY		

2645.16

17.08710

* SEE REVERSE SIDE FOR EXPLANATION

15.68840

Total Property Taxes

	Last Year	This Year		
Just Value	221,352	260,482		



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 $\ensuremath{\textbf{ON OR}}$ 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			
HERITAGE PINES CDD	877-276-0889			216.67			
COUNTY SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00			
COUNTY STORMWATER	727-834-3611			95.00			

	sinage, water, sewer, or other governmental services and facilities which	VALOREM
may be levied by your county, city, or any special		TOTAL 411.67
Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	32,492
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).

YOUR VALUE AS OF JANUARY 1ST

2826.14

14.16930

	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	221,352	227,990	50,000	50,000	171,352	177,990	
School	221,352	227,990	25,000	25,000	196,352	202,990	
Voted Debt (School)	0	0	0	0	0	0	
Municipality	0	0	0	0	0	0	
Independent & Water Management	004.050	007.000	50.000	50.000	474.050	477.000	
Districts	221,352	227,990	50,000	50,000	171,352	177,990	



3202.55

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