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 HE	PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of					
				these PUB	LIC HEARIN	GS is to receive op	S 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 IDENTIFIC	ATION: 02-25-1	6-051L-00001-20	080	Each taxin	Each taxing authority may AMEND OR ALTER its proposals at the hearing.					
					strict:	LAST YEAR 620	0 THIS YEAR 6200			
				Legal Des	cription:	BEACON WOODS VILLAGE NO 5C PB				
OWNERS SE	ELF FINANCE IN	IC			11 PG 130 LOT 1208 OR 9666 PG					
						2494				
801 W BAY I	OR STE 438		ROLL= R							
LARGO, FL 3	33770-3223			Physical A	Address:	12713 RIVER MILL DRIVE				
2	0.10 0220			, nyeleta y		HUDSON, FL 346				
Taxing Authorities										
	Colum	าn 1*	Colur	_		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	Year IF NO Budget	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	424.66	6.90100	423.72	7.60760	467.11	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980			
MS FIRE	1.80360	100.68	1.63430	100.35	2.30000	141.22	SAME TIME AND LOCATION AS COUNTY			
Public Schools							SET BY STATE LAW			
By State Law	4.01600	290.48	2.91930	250.71	3.20100	274.90	9/11/23 6:00PM BOARD MEETING ROOM			
By Local Board	1.50000	108.50	2.00810	172.46	3.24800	278.94	7205 LAND O'LAKES BLVD 813-794-2268			
Municipality						253				
Water Management							9/12/23 5:01PM 7601 US HWY 301			
	0.22600	12.62	0.20430	12,54	0.20430	12.54	TAMPA FL 33637 352-796-7211			
Independent Districts				\mathcal{A}			9/6/23 5:01PM MOSQUITO CTRL, 2308			
	0.25450	14.21	0.23060	14.16	0.25450	15.63	MARATHON RD, ODESSA FL 727-376-4568			
Voted Debt Payment JAIL BOND 19	0.03360	1.88	0.02930	1.80	0.02930	1 20	SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 19	0.02680	1.50	0.02340	1.44	0.02340	1.44	SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 19 LIBRARIES BOND 19	0.01260 0.01230	0.70 0.69	0.01090	0.67 0.66	0.01090 0.01070	0.67	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 20	0.05570	3.11	0.05260	3.23	0.05260	3.23	SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.56 6.66	0.00980 0.12280	0.60 7.54	0.00980 0.12280	0.60	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 22	0.01030	0.57	0.12280	7.54 0.75	0.12280		SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			

990.63

17.08710

Taxable Value

Last Year

55,820

72,331

0

0

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

55,820

72,331

0

0

15.68840

Assessed Value

Total Property Taxes

County

School

Voted Debt

Municipality

(School)

Independent 8

. Water

	Last Year	This Year		
Just Value	72,331	85,880		

This Year

61,400

85,880

0

0

966.82

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

0

0

0

0

This Year

0

0

0

0

Last Year



This Year

61,400

85,880

0

0

1207.03

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) 929-27	80
(727) 84	7-8151	

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

Management Districts	55,820	61,400	0	0	55,820	61,400	BEFORE: 9/12/	/2023		
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS										
LE	VYING AUTHORIT	Y	PURPOSE (OF ASSESSMENT	AND / OR MEET	ING TIMES		UNITS	RATE	ASSESSMENT
COUNTY SOLID W	ASTE		9/5/23 9AM HIS	T C'HSE DC 727-	847-8123					100.00
COUNTY STORMV	VATER		727-834-3611							95.00
COUNTY STREETI	LIGHT	:	SERVICE AREA	. QUESTIONS: 8	13-235-6196 X69	68				43.60

	essments which may not be reflected on this notice such as	NON-AD	
	ter, sewer, or other governmental services and facilities which	VALOREM	
may be levied by your county, city, or any special district.	TOTAL	238.60	
r			
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		0
10% Cap on Non-homestead	Non-School Taxes		24,480
Agricultural Classification	All Taxes		0
Other			0
Exemptions	Applicable to:		
First Homestead Exemption	All Taxes		0
Additional Homestead Exemption	Non-School Taxes		0
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