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			3/2023		PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of					
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 IDENTIFICATION: 26-24-16-0030-00000-0150				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	cription:	THE ESTATES OF BEACON WOODS				
STAYSKAL S	SUZANNE REVO	CABLE TR					RY CLUB PHASE 4			
	SUZANNE TRUS	TEE				PB 29 PGS 113-1				
14227 TEAS	DALE AVE		ROLL= F	DLL= R HX 3054 PG 860 OR 9467 PG 1096			9467 PG 1096			
	24667 9594						TEASDALE AVENUE			
HUDSON, FL 34667-8581				Physical Address:		HUDSON, FL 346				
Taxing Authorities										
	Colum					lumn 3*				
							A Dublic Userian On the Descend Trans and			
Taxing Authority			Your Tax Rate This Year IF NO Budget Change is		This Year's PROPOSED	Your Taxes This Year IF PROPOSED	A Public Hearing On the Proposed Taxes and			
Tuxing Authority	Rate (Millage)			Change is Adopted	Tax Rate (Millage)	Budget is Adopted	Budget Will Be Held:			
County	7.60760	542.42	6.90100	486.18	7.60760	535.96	9/5/23 5:15PM HISTORIC C'HSE 37918			
MS FIRE	1.80360	128.60	1.63430	115.14	2.30000	162.04	MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY			
						1				
Public Schools							SET BY STATE LAW			
By State Law	4.01600	386.74	2.91930		3.20100		9/11/23 6:00PM BOARD MEETING ROOM			
By Local Board	1.50000	144.45	2.00810	191.67	3.24800	310.02	7205 LAND O'LAKES BLVD 813-794-2268			
Municipality					$ \land \land \land$					
					$\langle \langle \rangle \rangle$					
Water Management	0.22600	16.11	0.20430	14.39	0.20430	14.39	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211			
Independent Districts	0.22000	10.11	0.20100		0.20100	11.00				
independent Districts	0.25450	18.15	0.23060	16.25	0.25450	17.93	9/6/23 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568			
Voted Debt Payment										
JAIL BOND 19	0.03360	2.40		2.06	0.02930		SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 19 PARKS BOND 19	0.02680 0.01260	1.91 0.90	0.02340	1.65 0.77	0.02340 0.01090					
LIBRARIES BOND 19	0.01230	0.88	0.01070	0.75	0.01070	0.75	SAME TIME AND LOCATION AS COUNTY			
FIRE RESC BOND 20	0.05570	3.97	0.05260	3.71	0.05260	3.71	SAME TIME AND LOCATION AS COUNTY			
LIBRARIES BOND 21 JAIL BOND 21	0.01000 0.11940	0.71 8.51	0.00980 0.12280	0.69 8.65	0.00980 0.12280	0.69	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY			
PARKS BOND 22	0.01030	0.73	0.01220	0.86			SAME TIME AND LOCATION AS COUNTY			

1121.42

17.08710

Taxable Value

Last Year

71,300

96,300

0

0

71,300

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

15.68840

Assessed Value

County

School

Voted Debt

Independent 8

. Water

Manag

Total Property Taxes

	Last Year	This Year			
Just Value	254,555	292,658			

This Year

125,450

125,450

125,450

1256.48

YOUR VALUE AS OF JANUARY 1ST

14.16930

Exemptions

Last Year

50,500

25,500

0

0

50,500

This Year

55,000

30,000

0

0

55,000

This Year

70,450

95,450

0

0

70,450

1365.02

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	121,000	125,450	50,500	55,000	71,300	70,430	5/12/	/2023		
		NOTICE	OF PROPOSE	D OR ADOPT	ED NON-AD	VALOREM ASS	ESSMENTS			
LEV	YING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEET	ING TIMES		UNITS	RATE	ASSESSMENT
COUNTY SOLID W	ASTE	Ś	9/5/23 9AM HIS	T C'HSE DC 727-	847-8123					100.00
COUNTY STORMV	VATER	-	727-834-3611							95.00
COUNTY STREET	IGHT	5	SERVICE AREA	. QUESTIONS: 8	13-235-6196 X69	68				43.60

e e	ssessments which may not be reflected on this notice such as water, sewer, or other governmental services and facilities which	NON-AD 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		167,208
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		5,000
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).

0 0 (School) Municipality 0 0

121,800

121,800

121,800

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