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2021 PEOPOSED AVALOREM TAKEs The taking authorities within levy property takes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of tax handse ard budget PRIOR TO TAKING FINAL ACTION. PARCEL IDENTIFICATION: 29-26-17-0310-00000-0000 End taking authorities of the proposed tax handse ard budget PRIOR TO TAKING FINAL ACTION. PARCEL IDENTIFICATION: 29-26-17-0310-00000-0000 ROLL: P Control Participation of the proposed tax handse ard budget PRIOR TO TAKING FINAL ACTION. FUNITY 54 LLC Service Property and Participation of the proposed tax handse ard budget PRIOR TO TAKING FINAL ACTION. The taxing Distributive may AMEND OR LITER its proposals at the hearing. TRINITY 54 LLC ROLL: P ROLL: P Control Participation of the proposed tax handse ard budget PRIOR TO TAKING FINAL ACTION. SUITE 201 Participation of the proposed tax handse ard budget PRIOR TO TAKING FINAL ACTION. Property taxes against your property will some hadred tax handse ard budget PRIOR TO TAKING FINAL ACTION. Taxing Authority Land O LAKES, FL 34638 ROLL: P Property taxes against your property will some hadred tax hadre	DO NOT PAY – THIS IS NOT A BILL									
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FIRE RESC BOND 19 0.02680 51.90 0.02340 49.84 0.02340 49.84 SAME TIME AND LOCATION AS COUNTY PARKS BOND 19 0.01260 24.40 0.01090 23.22 0.01090 23.22 SAME TIME AND LOCATION AS COUNTY LIBRARIES BOND 19 0.01230 23.82 0.01070 22.79 0.01070 22.79 SAME TIME AND LOCATION AS COUNTY FIRE RESC BOND 20 0.05570 107.86 0.05260 112.04 0.05260 112.04 SAME TIME AND LOCATION AS COUNTY	Voted Debt Payment	0.03360	65.07	0 02020	62.41	0 02030	62.41	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20 0.05570 107.86 0.05260 112.04 SAME TIME AND LOCATION AS COUNTY	FIRE RESC BOND 19	0.02680	51.90	0.02340	49.84	0.02340	49.84	SAME TIME AND LOCATION AS COUNTY		
FIRE RESC BOND 20 0.05570 107.86 0.05260 112.04 0.05260 112.04 SAME TIME AND LOCATION AS COUNTY			24.40 23.82	0.01090		0.01090	23.22	SAME TIME AND LOCATION AS COUNTY		
	FIRE RESC BOND 20	0.05570	107.86	0.05260	112.04	0.05260	112.04	SAME TIME AND LOCATION AS COUNTY		
LIBRARIES BOND 21 0.01000 19.36 0.00980 20.88 0.00980 20.88 SAME TIME AND LOCATION AS COUNTY JAIL BOND 21 0.11940 231.21 0.12280 261.58 0.12280 261.58 SAME TIME AND LOCATION AS COUNTY			19.36 231 21	0.00980				SAME TIME AND LOCATION AS COUNTY		
	PARKS BOND 22			0.01220						

31243.14

17.08710

* SEE REVERSE SIDE FOR EXPLANATION

15.68840

30380.14

14.16930

Total Property Taxes

	Last	Year	This	Year			
Just Value		1,936,471		2,345,432			
	YOU	R VALUE AS O	F JANUARY :	1ST		WL	
	Assesse	d Value	Exem	ptions	Taxable Value		
	Last Year	This Year	Last Year	This Year	Last Year	This Year	
County	1,936,471	2,130,110	0	0	1,936,471	2,130,11	
School	1,936,471	2,345,432	0	0	1,936,471	2,345,43	
Voted Debt (School)	0	0	0	0	0		
Municipality	0	0	0	0	0		
Independent & Water Management Districts	1,936,471	2,130,110	0	0	1,936,471	2,130,11	



37786.00

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

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS						
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT		
COUNTY STORMWATER	727-834-3611			1,187.50		

** Your final tax bill may contain non-ad valorem asso assessments for roads, fire, garbage, lighting, drainage, wa			
may be levied by your county, city, or any special district.	tter, sewer, or other governmental services and facilities which	VALOREM TOTAL	1,187.50
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		0
10% Cap on Non-homestead	Non-School Taxes		215,322
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