JPLICATE ** DUPLICATE ** DUPLICATE TED NON-AD VALOREM ASSESSMENTS DUPLICATE ** DUPLICATE ** DUPLICATE NOTICE OF PROPOSED PROPERTY 1 DO NOT PAY - THIS IS NOT A BILL

2023 PROPOSED AD VALOREM TAXES REAL-ESTATE 8/18/2023

The taxing authorities which levy property taxes against your property will soon hold 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. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

> BEACON WOODS VILLAGE 3-B PB 11 PG 41 LOT 281 & NORTH 2 FT

THIS YEAR 6200

26863

PARCEL IDENTIFICATION: 03-25-16-051E-00000-2810

MCFADDEN SHEILA CASH CARTER & JOSEPH ELLIOTT

12217 QUAIL RUN ROW

HUDSON, FL 34667-2332

ROLL= R HX

Physical Address:

Taxing District:

Legal Description:

12217 QUAIL RUN ROW HUDSON, FL 34667

OF LOT 280

LAST YEAR 6200

	Taxing Authorities							
	Colum	וn 1*	Column 2* Column 3*					
Taxing Authority	Last Year's Actual Tax Rate (Millage)	Your Property Taxes Last Year	Your Tax Rate This Year IF NO Budget Change is Adopted (Millage)	Your Taxes This Year IF NO Budget Change is Adopted	This Year's PROPOSED Tax Rate (Millage)	Your Taxes This Year IF PROPOSED Budget is Adopted	A Public Hearing On the Proposed Taxes and Budget Will Be Held:	
County MS FIRE	7.60760 1.80360	500.20 118.59		477.69 113.13			9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY	
Public Schools By State Law By Local Board	4.01600 1.50000	364.45 136.13		275.06 189.20	3.20100 3.24800		SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268	
Municipality					2/5	262		
Water Management	0.22600	14.86	0.20430	14.14	0.20430	14.14	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211	
Independent Districts	0.25450	16.73	0.23060	15.96	0.25450	17.62	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	2.21 1.76 0.83 0.81 3.66 0.66 7.85 0.68	0.01090 0.01070 0.05260	2.03 1.62 0.75 0.74 3.64 0.68 8.50 0.84	0.02340 0.01090 0.01070 0.05260 0.00980	1.62 0.75 0.74 3.64 0.68 8.50	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY	
Total Property Taxes	15.68840	1169.42	14.16930	1103.98	17.08710	1344.00		

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

115,750

115,750

0

	Last Year	This Year		
Just Value	157,164	178,159		

This Year

119,220

119,220

0

0

119,220

Assessed Value

YOUR VALUE AS OF JANUARY 1ST

Exemptions

This Year

50,000

25,000

0

0

50,000

Last Year

50,000

25,000

0

0

50,000



This Year

69,220

94,220

0

0

69,220

Taxable Value

Last Year

65,750

90,750

0

0

65,750

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	110,700	113,220	30,000	30,000	00,700	00,220	5/12/2	.020		
		NOTICE	OF PROPOSE	D OR ADOPT	ED NON-AD	ALOREM ASS	ESSMENTS			
LEV	VYING AUTHORIT	Y	PURPOSE C	OF ASSESSMENT	AND / OR MEET	NG TIMES		UNITS	RATE	ASSESSMENT
COUNTY SOLID W	ASTE		9/5/23 9AM HIS	C'HSE DC 727	-847-8123					100.00
COUNTY STORMV	VATER		727-834-3611							95.00
COUNTY STREET	_IGHT	:	SERVICE AREA	. QUESTIONS: 8	313-235-6196 X69	68				43.60

	rem assessments which may not be reflected on this notice sunage, water, sewer, or other governmental services and facilities		
may be levied by your county, city, or any special d		TOTAL	238.60
Assessment Reductions	Applicable to:		Values
Save Our Homes	All Taxes		58,939
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).

Municipality 0 Independent 8 115,750

LEVYING A
COUNTY SOLID WASTE
COUNTY STORMWATER

County

School

Voted Debt

(School)

. Water

Manag

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