DUPLICATE ** DUPLI

		DO NO	T PAY – THIS IS NC	OT A BILL			
	2023 PROPOSED AD V	ALOREM TAXES	The taxing authorities which levy property taxes against your property will soon hold				
	REAL-ESTATE	8/18/2023	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: 24-26-21-0080-00000-2860			Each taxing authority may AMEND OR ALTER its proposals at the hearing.				
			Taxing District:	LAST YEAR 30ZH	THIS YEAR 30ZH		
			Legal Description: THE EMERALD POINTE RV RESORT				
FERGUSON JAMES MASON				PHASE SIX PB 48 PG 006	LOT		
				286 OR 9030 PG 3580			

2595 CENTURY RD RR 3 RICHMOND ON K0A 2Z0 CANADA

ROLL= R

3422 TOURMALINE DRIVE Physical Address: ZEPHYRHILLS, FL 33540

	Taxing Authorities						
	Column 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	419.56 99.47	6.90100 1.63430	418.61 99.14	7.60760 2.30000		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	241.89 90.35		200.50 137.92	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 ZEPHYRHILLS	6.25000	344.69	5.67680	344.35	6.25000	379.13	9/12/23 6 PM CITY HALL 5335 8TH STREET 813-780-0000
Water Management	0.22600	12.46	0.20430	12.39	0.20430	12.39	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211
Independent Districts	0.25450	14.04	0.23060	13.99	0.25450	15.44	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	1.85 1.48 0.69 0.68 3.07 0.55 6.58 0.57		1.78 1.42 0.66 0.65 3.19 0.59 7.45 0.74	0.02930 0.02340 0.01090 0.05260 0.00980 0.12280 0.01220	1.42 0.66 0.65 3.19 0.59 7.45	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY
Total Property Taxes	21.93840	1237.93	19.84610	1243.38	23.33710	1467.37	

* SEE REVERSE SIDE FOR EXPLANATION

Other

	Last	Year	This	Year		GREAT S
Just Value		60,231				
	Assesse	d Value	Exem	ptions	Taxabl	e
	Assessee Last Year	d Value This Year	Exem Last Year	ptions This Year	Taxabl Last Year	e '
County				-		e '



Value

This Year

Mike Wells Property Appraiser Proudly Serving Pasco County, Florida

275036

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

e Property Appraiser's Office is unable to resolve matter as to market value, classification, or an nption, you may file a petition for adjustment the Value Adjustment Board. Petition forms are lable with our office and must be filed ON OR ORE: 9/12/2023

RATE ASSESSMENT

UNITS

	55,150	60,660	0	0	55,150	60,660	(352) 5
School	60,231	68,682	0	0	60,231	68,682	
Voted Debt (School)	0	0	0	0	0	0	If the Prop the matte
Municipality	55,150	60,660	0	0	55,150	60,660	exemption with the V
Independent & Water Management Districts	55,150	60,660	0	0	55,150	60,660	available v BEFORE
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS							
LE\	YING AUTHORIT	Y	PURPOSE O	OF ASSESSMENT	AND / OR MEET	ING TIMES	

** Your final tax bill may contain non-ad valorer	m assessments which may not be reflected on this notice such as	NON-AD						
assessments for roads, fire, garbage, lighting, drainag	VALOREM							
may be levied by your county, city, or any special dist	TOTAL	0.00						
Assessment Reductions	Applicable to:		Values					
Save Our Homes	All Taxes		0					
10% Cap on Non-homestead	Non-School Taxes		8,022					
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					

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