DUPLICATE ** DUPLICATE ** DUPLICA NOTICE OF <u>PROPOSED</u> PROPERT ICATE ** DUPLICATE ** DUPLICATE ** DUPLICATE ND PROPOSED OR ADOPTED NON-AD VALOREM

			DO NOT	PAY – THIS	5 IS NO .	I 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	ARINGS to	adopt budgets an	d tax rates for the next year. The purpose of			
PARCEL IDENTIFIC	:ATION: 24-26-2	1-0040-00000-12	270	questions	on the pro	posed tax change	pinions from the general public and to answer and budget PRIOR TO TAKING FINAL ACTION. LTER its proposals at the hearing.		
				Taxing Di	strict:	LAST YEAR 30Z	THIS YEAR 30ZH		
				Legal Des	cription:	THE EMERALD P	OINTE RV RESORT		
SMITH FAM	ILY TRUST					PHASE TWO PB	35 PGS 127-129		
SMITH KEIT	H W & MARION	E TTEES				LOT 127 OR 8898	3 PG 2117		
5498 RAUBI	NGER RD		ROLL= R	R					
SWARTZ CF	REEK, MI 48473-	1619		Physical A	Address:	3534 MALACHITE	DRIVE		
					ZEPHYRHILLS, F	L 33540 27487			
				Taxing Aut	horities				
	Colun	าn 1*	Colur	nn 2*	Col	umn 3*			
Taxing Authority	Last Year's	Your Property	Your Tax Rate This Year	Your Taxes This	This Year's PROPOSED	Your Taxes This Year IF PROPOSED	A Public Hearing On the Proposed Taxes and		
Taxing Authority	Actual Tax Rate (Millage)	Taxes Last Year	IF NO Budget Change is Adopted (Millage)	Year IF NO Budget Change is Adopted	Tax Rate (Millage)	Budget is Adopted	Budget Will Be Held:		
County	7.60760	622.99	6.90100	621.57	7.60760	685.22	9/5/23 5:15PM HISTORIC C'HSE 37918 MERIDIAN AVE DADE CITY 727-847-8980		

MS FIRE	1.80360	147.70	1.63430	147.20	2.30000	207.16	SAME TIME AND LOCATION AS COUNTY
Public Schools By State Law By Local Board	4.01600 1.50000	400.56 149.61		350.18 240.88			SET BY STATE LAW 9/11/23 6:00PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268
Municipality ZEPHYRHILLS	6.25000	511.81	5.67680	511.31	6.25000	562.94	9/12/23 6 PM CITY HALL 5335 8TH STREET 813-780-0000
Water Management	0.22600	18.51	0.20430	18,40	0.20430	18.40	9/12/23 5:01PM 7601 US HWY 301 TAMPA FL 33637 352-796-7211
Independent Districts	0.25450	20.84	0.23060	20.77	0.25450	22.92	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	2.19 1.03 1.01 4.56 0.82 9.78	0.02340 0.01090 0.01070 0.05260 0.00980 0.12280	2.64 2.11 0.98 0.96 4.74 0.88 11.06 1.10	0.05260 0.00980	2.11 0.98 0.96 4.74 0.88 11.06	SAME TIME AND LOCATION AS COUNTY SAME TIME AND LOCATION AS COUNTY
Total Property Taxes	21.93840	1895.00	19.84610	1934.78	23.33710	2294.68	

* SEE REVERSE SIDE FOR EXPLANATION

	Last Year	This Year		
Just Value	99,740	119,952		

	TOOK VALUE AS OF JANOART 151							
	Assesse	d Value	Exem	ptions	Taxable Value			
	Last Year	This Year	Last Year	This Year	Last Year	This Year		
County	81,890	90,070	0	0	81,890	90,070		
School	99,740	119,952	0	0	99,740	119,952		
Voted Debt (School)	0	0	0	0	0	0		
Municipality	81,890	90,070	0	0	81,890	90,070		
Independent & Water Management Districts	81,890	90,070	0	0	81,890	90,070		



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	8 (813) 929-2780
(727) 847-8151
· ·	and the second

Or you ma	ay visit our	website at:
www.	pasco	pa.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 SOLID WASTE	9/5/23 9AM HIST C'HSE DC 727-847-8123			100.00			

** Your final tax bill may contain non-ad valorem assessmer assessments for roads, fire, garbage, lighting, drainage, water, so may be levied by your county, city, or any special district.	100.00								
may be review by your county, eng, or any special district	may be levied by your county, city, or any special district. TOTAL 100.00								
Assessment Reductions	Applicable to:		Values						
Save Our Homes	All Taxes		0						
10% Cap on Non-homestead	Non-School Taxes		29,882						
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						
Othor			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).

YOUR VALUE AS OF JANUARY 1ST

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