DUPLICATE ** DUPLI

DO NOT PAY – THIS IS NOT A BILL					
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 FIN	AL ACTION.				
PARCEL IDENTIFICATION: 24-26-21-0020-00000-0440 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					
WILLIAMS MARK PHASE ONE PB 34 PGS 87-90 LOT					
44					
3341 MALACHITE DR ROLL= R HX					
ZEPHYRHILLS, FL 33540 Physical Address: 3341 MALACHITE DRIVE					
ZEPHYRHILLS, FE 33540	274778				
Taxing Authorities	214110				
Column 1* Column 2* Column 3*					
Last Year's Your Property Your Tax Rate This Year 'Your Taxes This PROPOSED Your Taxes This PROPOSED A Public Hearing On the Prop	osed Taxes and				
Actual Iax I Iaxes IF NO Budget Change IS Year IF NO Budget Tay Rate Fed IF PROPOSED Budget Will Re H					
Rate (Millage) Last Year Adopted (Millage) Change is Adopted (Millage) Budget is Adopted					
County 7.60760 544.55 6.90100 464.11 7.60760 511.63 9/5/23 5:15PM HISTORIC C'HSE 37 MERIDIAN AVE DADE CITY 727-84					
MS FIRE 1.80360 129.10 1.63430 109.91 2.30000 154.68 SAME TIME AND LOCATION AS CO					
Public Schools SET BY STATE LAW					
By State Law 4.01600 393.49 2.91930 269.31 3.20100 295.30 9/11/23 6:00PM BOARD MEETING I By Local Board 1.50000 146.97 2.00810 185.25 3.24800 299.63 7205 LAND O'LAKES BLVD 813-794					
	-2200				
Municipality 9/12/23 6 PM CITY HALL ZEPHYRHILLS 6.25000 447.38 5.67680 381.78 6.25000 420.33 5335 8TH STREET 813-780-0000					
Water Management 9/12/23 5:01PM 7601 US HWY 301					
0.22600 16.18 0.20430 13.74 0.20430 13.74 TAMPA FL 33637 352-796-7211					
Independent Districts 9/6/23 5:01PM MOSQUITO CTRL, 2	308				
0.25450 18.22 0.23060 15.51 0.25450 17.12 MARATHON RD, ODESSA FL 727-3	76-4568				
Voted Debt Payment					
JAIL BOND 19 0.03360 2.41 0.02930 1.97 0.02930 1.97 SAME TIME AND LOCATION AS CO FIRE RESC BOND 19 0.02680 1.92 0.02340 1.57 0.02340 1.57 SAME TIME AND LOCATION AS CO	DUNTY				
PARKS BOND 19 0.01260 0.90 0.01090 0.73 0.01090 0.73 SAME TIME AND LOCATION AS CO	DUNTY				
EIRE RESC BOND 20 0 05570 3 99 0 05260 3 54 0 05260 3 54 SAME TIME AND LOCATION AS CO	DUNTY				
LIBRARIES BOND 21 0.01000 0.72 0.00980 0.66 0.00980 0.66 SAME TIME AND LOCATION AS CO JAIL BOND 21 0.11940 8.55 0.12280 8.26 0.12280 8.26 SAME TIME AND LOCATION AS CO	DUNTY				
Land Rob 21 0.11940 8.55 0.12280 8.26 0.12280 8.26 SAME TIME AND LOCATION AS CO					

1457.88

23.33710

Taxable Value

Last Year

71,580

97,980

0

* SEE REVERSE SIDE FOR EXPLANATION

Last Year

71,580

97,980

0

21.93840

Assessed Value

Total Property Taxes

County

School

Voted Debt

(School)

	Last Year	This Year
Just Value	97,980	117,252

This Year

117,252

117,252

0

1716.00

YOUR VALUE AS OF JANUARY 1ST

19.84610

Exemptions

0

0

0

Last Year

This Year

50,000

25,000

0

0	THE	STATE	
			NE.
GREA			RIDA
1.2	COD W	TRUST	

This Year

67,252

92,252

0

1730.70

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 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 adjustment on forms are iled ON OR

Municipality	71,580	117,252	0	50,000	71,580	67,252	exemption, you may file a petition for with the Value Adjustment Board. Petiti
Independent & Water Management Districts	71,580	117,252	0	50,000	71,580	67,252	available with our office and must be f BEFORE: 9/12/2023
NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS							

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

	sessments which may not be reflected on this notice such as	NON-AD VALOREM	
may be levied by your county, city, or any special district.	ater, sewer, or other governmental services and facilities which	TOTAL	100.00
Assessment Reductions	Applicable to:		Values
Assessment reductions			values
Save Our Homes	All Taxes		0
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).

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